

REZONING PETITION
FOR PUBLIC HEARING
2016-076

REZONING PETITION

EAST 36TH & HOLT ST. SITE
CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE, SUITE 1A
CHARLOTTE, NORTH CAROLINA 29207

SCHEMATIC
SITE PLAN

10 0 10 20
SCALE: 1" = 20'

PROJECT #: 090-021
DRAWN BY: NB
CHECKED BY: NB

MARCH 24, 2016

REVISIONS:
1. 05/23/16 - PER CMPC COMMENTS
2. 02/20/17 - PER SITE UPDATES
3. 03/27/17 - PER SITE COORDINATION

SITE DEVELOPMENT DATA

SITE AREA: ±1.34 AC (±58,494 SQ FT) TOTAL BEFORE RIGHT-OF-WAY DEDICATION
±1.29 AC (±56,100 SQ FT) NET OF EXISTING RIGHT-OF-WAY

TAX PARCEL #: 08316208

EXISTING ZONING: UR-2(CD) - PETITION# 2015-089

PROPOSED ZONING: UR-2(CD) TS (TRANSIT SUPPORTIVE OVERLAY)

EXISTING USE: MULTI-FAMILY APARTMENTS

PROPOSED USE: SINGLE FAMILY ATTACHED TOWNHOMES

EXISTING # OF UNITS: 27 APARTMENTS ONSITE
51 APARTMENTS APPROVED PER PETITION# 2015-089

PROPOSED UNITS: 32 TOWNHOMES

DENSITY PROPOSED: ±25 UNITS PER ACRE

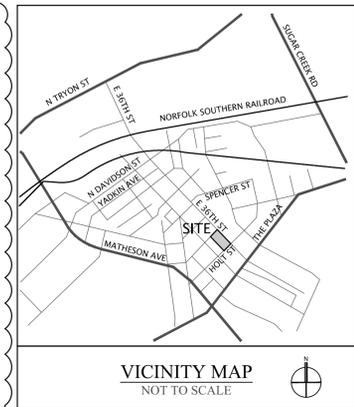
BUILDING HEIGHT: 3 STORIES (45' MAXIMUM)

PARKING PROVIDED: SHALL MEET ORDINANCE REQUIREMENTS

OPEN SPACE: SHALL MEET ORDINANCE REQUIREMENTS

TREE SAVE: SHALL MEET ORDINANCE REQUIREMENTS

TRASH & RECYCLING: SHALL MEET ORDINANCE REQUIREMENTS



VICINITY MAP
NOT TO SCALE

1. GENERAL PROVISIONS.

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN.
- THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

2. PURPOSE

- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM UR-2(CD) TO A UR-2(CD) TS (TRANSIT SUPPORTIVE OVERLAY DISTRICT).

3. PERMITTED USES

- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 ZONING DISTRICT WITH TRANSIT SUPPORTIVE OVERLAY.

4. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM EAST 36TH STREET AND ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM HOLT STREET AS DEPICTED ON THE REZONING PLAN.
- THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES AS DEPICTED ON THE REZONING PLAN. MINOR ADJUSTMENTS TO THE LOCATION OF THE PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.
- THE 38 FEET OF FUTURE RIGHT-OF-WAY FROM THE 36TH STREET CENTERLINE AS SHOWN ON THE REZONING PLAN WILL BE DEDICATED TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

5. ARCHITECTURAL STANDARDS

- BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF 3 STORY WOOD-FRAME TOWNHOME STRUCTURES. FACADES AND BUILDING MATERIALS WILL CONSIST OF LARGE WINDOWS, FIBER CEMENT PANEL/SIDING AND BRICK VENER. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES.
- ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER TO BE CONSTRUCTED ONSITE. ACCORDINGLY, EACH ELEVATION SHALL BE DESIGNED AND CONSTRUCTED SO THEY ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT CONCEPTUAL ARCHITECTURAL RENDERINGS OF THIS SUBMITTAL WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER, NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
- GROUND FLOORS OF EACH UNIT SHALL BE TALLER AND INCLUDE MORE TRANSPARENCY THAN UPPER FLOORS AS SHOWN ON THE ATTACHED CONCEPTUAL ARCHITECTURAL ELEVATION RENDERINGS.
- VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES AND HANDRAIL/BAILINGS.
- UNITS WITH PRIMARY FRONTAGE ALONG A PUBLIC STREET SHALL HAVE NO GARAGES ORIENTED TOWARDS THE PUBLIC STREET.

6. STREETScape, YARDS, AND LANDSCAPING

- AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG EAST 36TH STREET AND HOLT STREET AS DEPICTED ON THE REZONING PLAN.
- SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITES FRONTAGES OF EAST 36TH STREET AND HOLT STREET MAY MEANDER TO SAVE EXISTING TREES.
- A 10' LANDSCAPE BUFFER, WITH AN OPTION TO REDUCE TO 8' WITH WALL, WILL BE ESTABLISHED ALONG THE REAR AND WEST PROPERTY LINES AS DEPICTED ON THE REZONING PLAN.

7. ENVIRONMENTAL FEATURES/TREE SAVE

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

8. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

9. PUBLIC ART

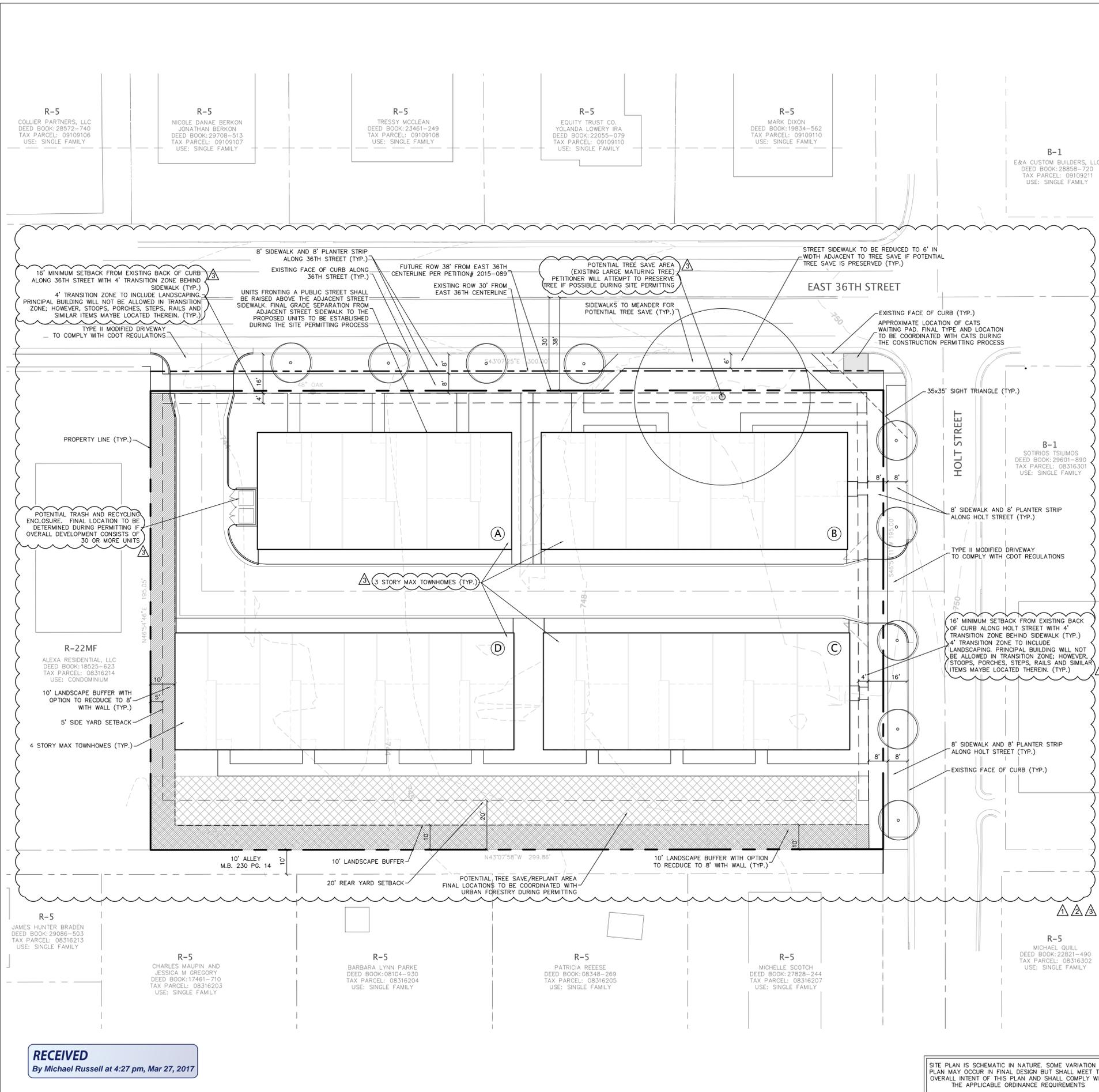
- THE PETITIONER WILL DONATE A MINIMUM ALLOWANCE OF \$7,500 TO THE ART AND SCIENCE COUNCIL FOR THE NEIGHBORHOOD FOR THE PURPOSES OF INSTALLATION AND PURCHASE OF PUBLIC ART. THE PROPOSED ART WORK WILL BE INSTALLED EITHER: AS PART OF A PARTNERSHIP BETWEEN THE PETITIONER AND THE ART AND SCIENCE COUNCIL FOR THE NEIGHBORHOOD; OR BY THE PETITIONER. THIS ART MAYBE FREE STANDING OR INTEGRATED WITHIN THE 36TH STREET FRONTAGE OF THE SITE IN A FORM OR LOCATION AS YET TO BE DETERMINED. PUBLIC ART WILL NOT BE USED FOR ADVERTISEMENT PURPOSES. FINAL SELECTION OF THE ART MUST BE APPROVED BY THE PETITIONER.

10. AMENDMENTS TO THE REZONING PLAN

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS

RECEIVED
By Michael Russell at 4:27 pm, Mar 27, 2017



vertical fiber cement siding
 fiber cement panel

fiber cement panel
 fiber cement lap siding
 brick veneer

recessed entrances to units

elevation **E 36TH ST**

same architectural intent to be provided at rear elevations



fiber cement lap siding
 brick veneer
 vertical fiber cement siding

fiber cement panel
 recessed entrance to unit
 fiber cement panel
 stacked brick course accent

elevation **HOLT ST**