



Charlotte-Mecklenburg Planning, Design, & Development

DATE: August 29, 2022

TO: Sonja Sanders
Zoning Supervisor

FROM: Alyson Craig
Interim Planning Director

SUBJECT: Administrative Approval for Petition No. 1999-055 Chris Azar

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow a modification to the proposed stormwater note and requirements.

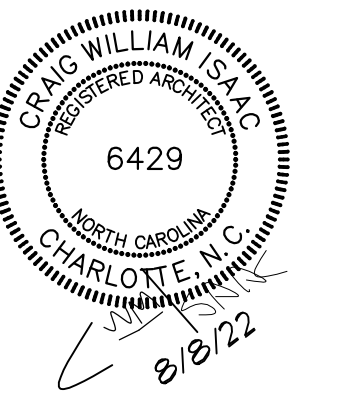
Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Signage was not reviewed as part of this request.

Solomon A. Fortune
Solomon A. Fortune



SWIM BUFFER NOTE

1. NON-COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 sqft.
2. IN THE MANAGED USE ZONE AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6" CALIPER PER 1000 sqft. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
3. THE STREAM ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED

DILWORTH CHURCH OF CHRIST
3843-945
2525 ARCHDALE DR.
UNLISTED
171-222-15 R-4

SITE DATA

Acreage 122 Acres (53,200 Sq Ft)
No. of Proposed Units 14 - 11
Existing Zoning R-8 MF (CD)
Proposed Zoning R-12 MF (CD)
Open Space 50% +

NOTES

Masonry Fencing Will be Erected Along Creek on North & West Side of Property
Roll Out Garbage Cans Will be Used
There are no Opposing Driveways to This Property
The Nearest Fire Hydrant is Less Than 150' From This Development
Driveway Entrances Will Have Drop Curb Ramp, Type II Construction

Temporary Barrier Fencing May Be Used During Construction and Prior to Installation of Permanent Fencing

Planting is Conceptual and Will be Subject to Change on Actual Site Conditions
Buffer Zone = 14' Class "C" (Rear 60/40)
10' High Decorative Residential Street Lights

* Storm Water Detention is Not Required Due to Existing Grade Which Discharges in Creek - Will be Verified by Land Development

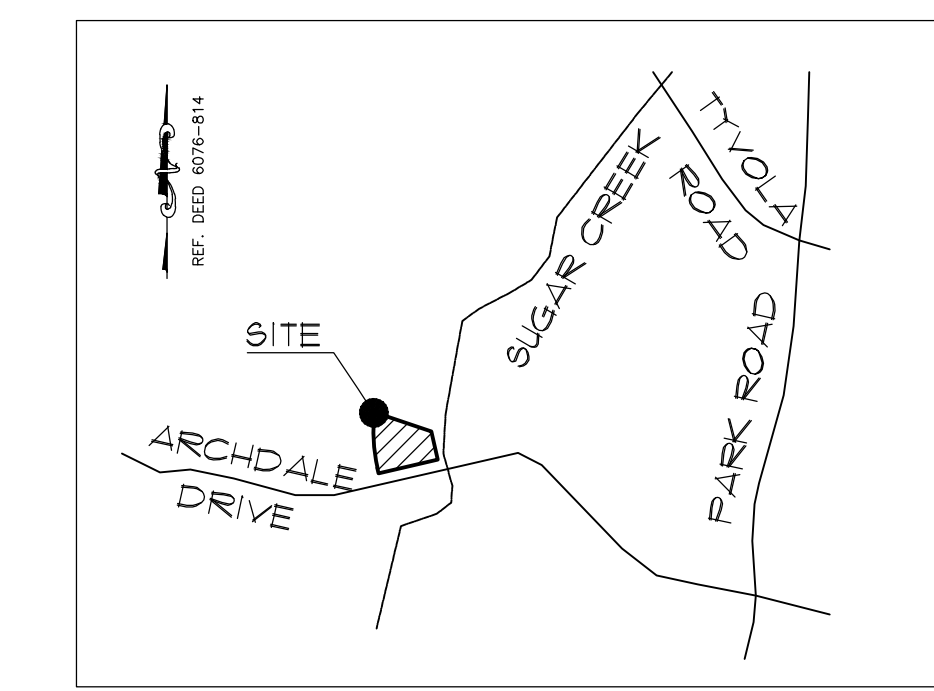
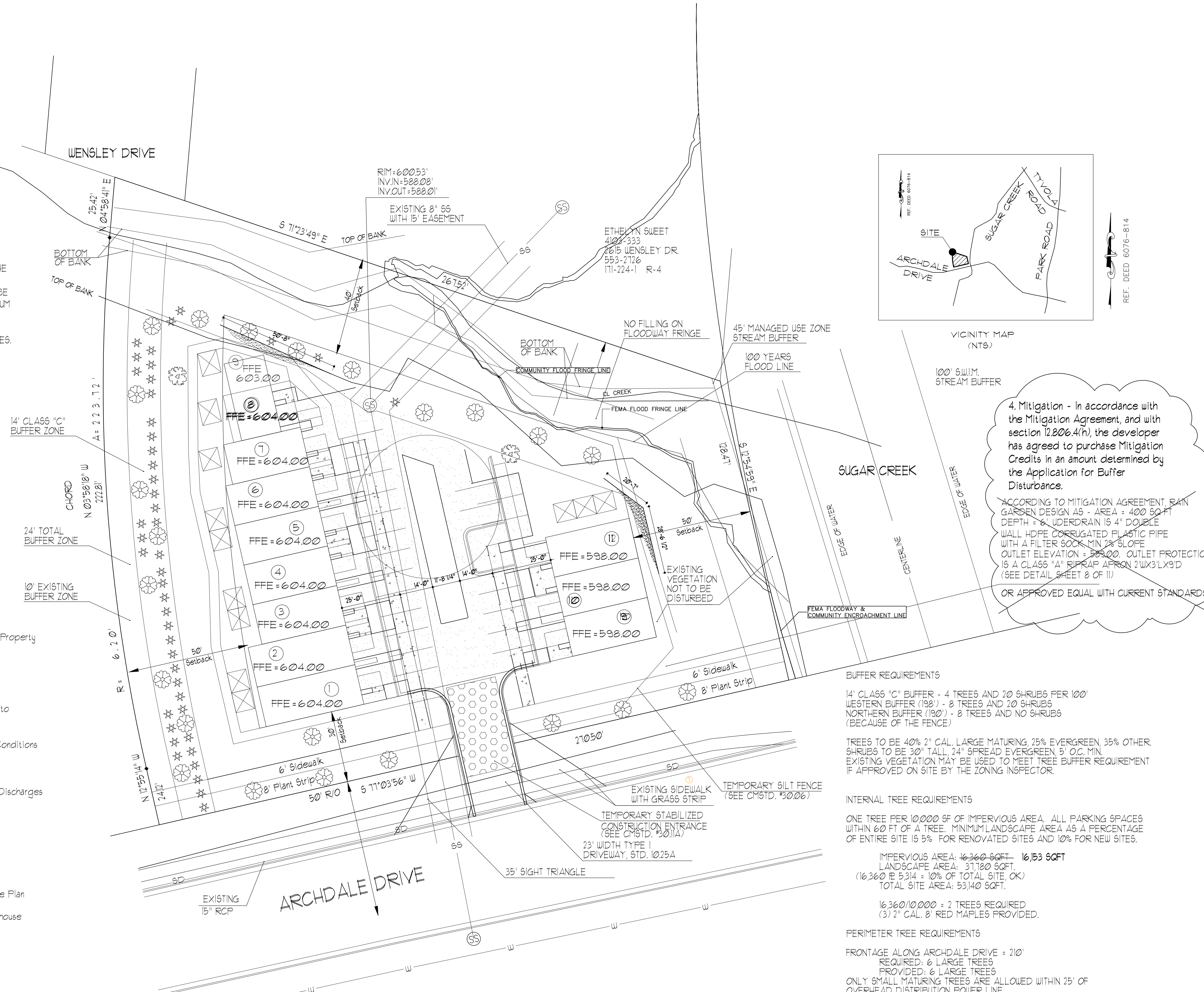
Townhouses Will be For Sale with Land "Lot"

* The Artist Rendering Will be Part of the Site Plan

* Townhouse Units may Vary in Size Between 1230 Sq Ft and 192 Sq Ft

* The Number of Units Will Not be Changed From What is Indicated on the Plan

* Pedestrians Will Not Have Access (Bridge or Walkway) From The Townhouse Project to Wensley Drive



4. Mitigation - In accordance with the Mitigation Agreement, and with section 12.006.4(h), the developer has agreed to purchase Mitigation Credits in an amount determined by the Application for Buffer Disturbance.

ACCORDING TO MITIGATION AGREEMENT, RAIN GARDEN DESIGN AS - AREA = 400 SQFT DEPTH = 6" UNDERDRAIN IS 4" DOUBLE WALL HDPE CORRUGATED PLASTIC PIPE WITH A FILTER SOCK MIN 2% SLOPE OUTLET ELEVATION = 288.00. OUTLET PROTECTION IS A CLASS "A" BURIED APRON 2'WX3'LX9"D (SEE DETAIL SHEET 8 OF 11)

OR APPROVED EQUAL WITH CURRENT STANDARDS

BUFFER REQUIREMENTS

14' CLASS "C" BUFFER - 4 TREES AND 20 SHRUBS PER 100'
WESTERN BUFFER (198') - 8 TREES AND 20 SHRUBS
NORTHERN BUFFER (190') - 8 TREES AND NO SHRUBS (BECAUSE OF THE FENCE)

TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN, 35% OTHER. SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5" O.C. MIN. EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF APPROVED ON SITE BY THE ZONING INSPECTOR.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 SF OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

IMPERVIOUS AREA: 16,360 SQFT - 16,153 SQFT
LANDSCAPE AREA: 37,180 SQFT
(16,360 ÷ 5314 = 10% OF TOTAL SITE, OK)
TOTAL SITE AREA: 53,400 SQFT.

16,360/10,000 = 2 TREES REQUIRED
(3) 2" CAL. 8' RED MAPLES PROVIDED.

PERIMETER TREE REQUIREMENTS

FRONTAGE ALONG ARCHDALE DRIVE = 210'
REQUIRED: 6 LARGE TREES
PROVIDED: 6 LARGE TREES
ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF OVERHEAD DISTRIBUTION POWER LINE.

SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	COMMENTS
	Maple, Red	Acer rubrum	22	Large-maturing tree
	Cherry, Yoshino	Prunus yedoensis	2	Small maturing tree
	Azalea	Kaempferi azalea	70	Evergreen shrub

Zoning Petition
1999-055
Arbor Creek
Townhomes
2601 Archdale Drive
Charlotte NC

September 5, 2018
October 29, 2018
December 11, 2018
August 8, 2022



Charlotte-Mecklenburg Planning, Design, & Development

DATE: January 14, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 1999-055 Chris Azar

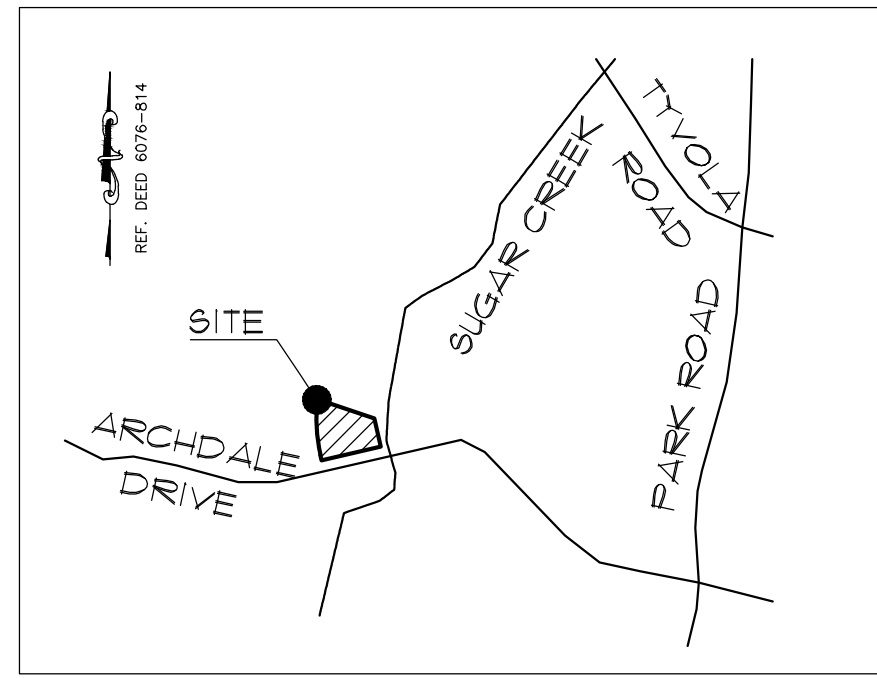
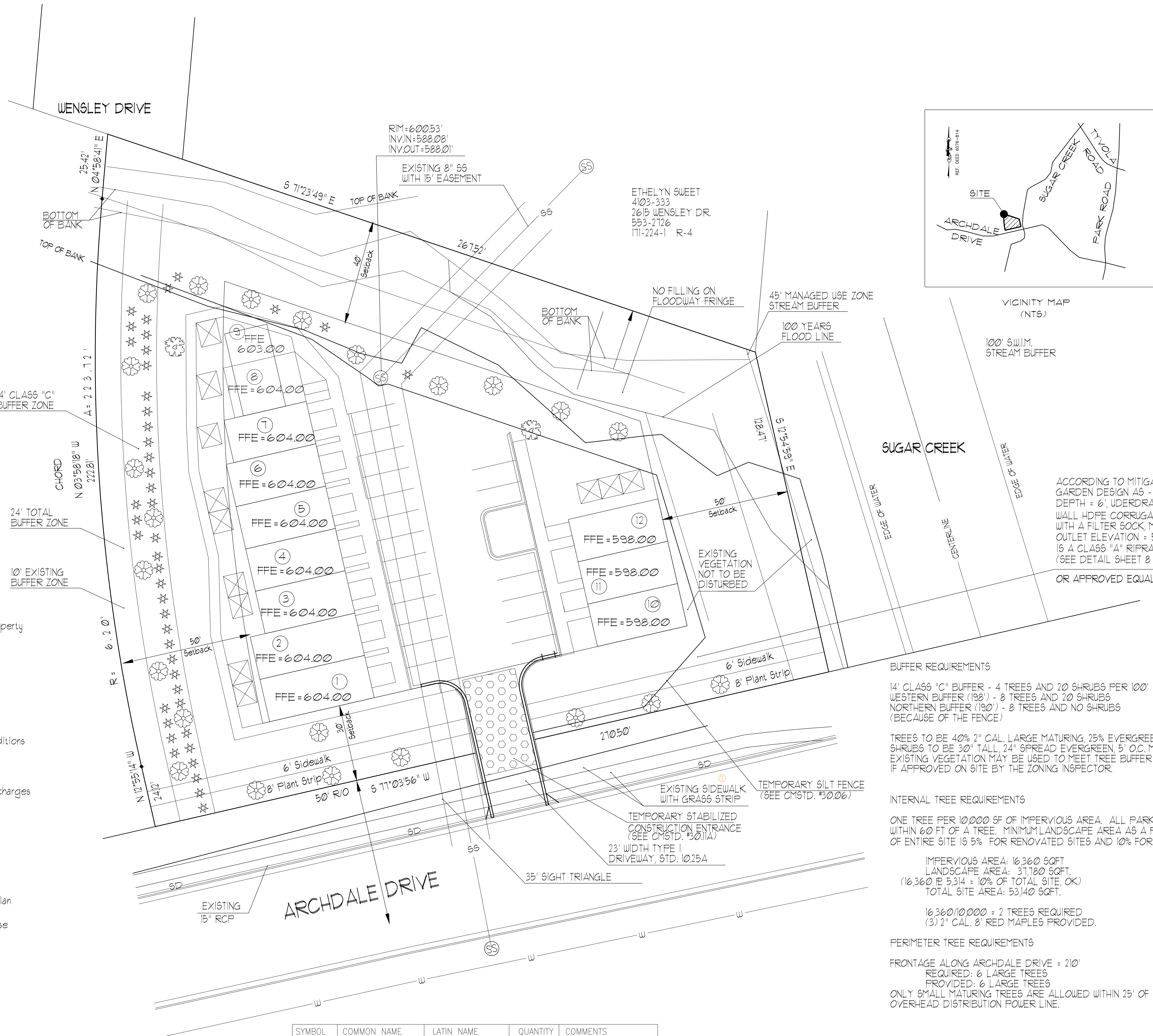
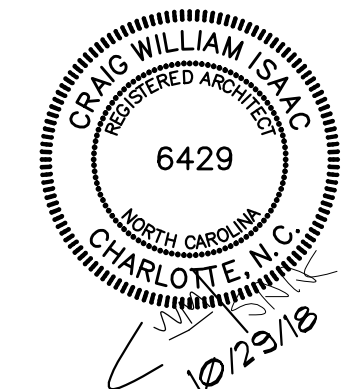
Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Site modifications to allow garage units
- Revised building elevations

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.



REF. DEED 6076-814

SWIM BUFFER NOTE

1. NON-COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 sqft.
2. IN THE MANAGED USE ZONE AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6" CALIPER PER 1000 sqft. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
3. THE STREAM ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED

DILWORTH CHURCH OF CHRIST
3843-945
2525 ARCHDALE DR.
UNLISTED
171-222-15 R-4

SITE DATA

Acreage 122 Acres (53,200 Sq Ft)
No. of Proposed Units 14
Existing Zoning R-8 MF (CD)
Proposed Zoning R-12 MF (CD)
Open Space 50% +

NOTES

Masonry Fencing Will be Erected Along Creek on North & West Side of Property
Roll Out Garbage Cans Will be Used
There are no Opposing Driveways to This Property
The Nearest Fire Hydrant is Less Than 150' From This Development
Driveway Entrances Will Have Drop Curb Ramp, Type II Construction

Temporary Barrier Fencing May Be Used During Construction and Prior to Installation of Permanent Fencing

Planting is Conceptual and Will be Subject to Change on Actual Site Conditions
Buffer Zone = 14' Class "C" (Rear 60/40)
10' High Decorative Residential Street Lights

* Storm Water Detention is Not Required Due to Existing Grade Which Discharges in Creek - Will be Verified by Land Development

Townhouses Will be For Sale with Land "Lot"

* The Artist Rendering Will be Part of the Site Plan

* Townhouse Units may Vary in Size Between 1230 Sq Ft and 192 Sq Ft

* The Number of Units Will Not be Changed From What is Indicated on the Plan

* Pedestrians Will Not Have Access (Bridge or Walkway) From The Townhouse Project to Wensley Drive

ACCORDING TO MITIGATION AGREEMENT, RAIN GARDEN DESIGN AS - AREA = 400 SQ FT DEPTH = 6', UNDERDRAIN IS 4" DOUBLE WALL HDPE CORRUGATED PLASTIC PIPE WITH A FILTER SOCK, MIN 2% SLOPE OUTLET ELEVATION = 589.00. OUTLET PROTECTION IS A CLASS "A" RIFRAP APRON 2'WX3'LX9"D (SEE DETAIL SHEET 8 OF 11) OR APPROVED EQUAL WITH CURRENT STANDARDS

BUFFER REQUIREMENTS

14' CLASS "C" BUFFER - 4 TREES AND 20 SHRUBS PER 100'
WESTERN BUFFER (198') - 8 TREES AND 20 SHRUBS
NORTHERN BUFFER (190') - 8 TREES AND NO SHRUBS (BECAUSE OF THE FENCE)

TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN, 35% OTHER. SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5' O.C. MIN. EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF APPROVED ON SITE BY THE ZONING INSPECTOR.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 SF OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

IMPERVIOUS AREA: 16,360 SQFT
LANDSCAPE AREA: 37,100 SQFT.
(16,360 ÷ 5314 = 10% OF TOTAL SITE, OK)
TOTAL SITE AREA: 53,400 SQFT.

16,360/10,000 = 2 TREES REQUIRED
(3) 2" CAL. 8' RED MAPLES PROVIDED.

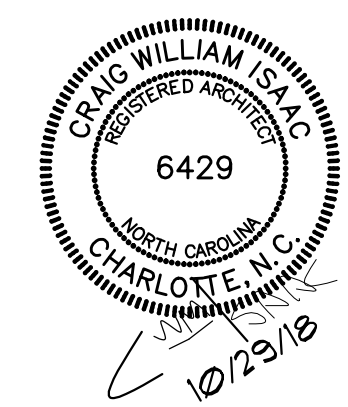
PERIMETER TREE REQUIREMENTS

FRONTAGE ALONG ARCHDALE DRIVE = 210'
REQUIRED: 6 LARGE TREES
PROVIDED: 6 LARGE TREES
ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF OVERHEAD DISTRIBUTION POWER LINE.

SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	COMMENTS
	Maple, Red	Acer rubrum	22	Large-maturing tree
	Cherry, Yoshino	Prunus yedoensis	2	Small maturing tree
	Azalea	Kaempferi azalea	70	Evergreen shrub

Zoning
Petition
1999-055
Arbor
Creek
Townhomes
2601
Archdale
Drive
Charlotte
NC

September 5, 2018
October 23, 2018



SWIM. BUFFER NOTE

1. NON-COMMERCIAL BUILDINGS FOR STORAGE CAN BE PLACED IN THE UPLAND ZONE PROVIDED THEY DO NOT EXCEED 150 sqft.
2. IN THE MANAGED USE ZONE AT A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 6" CALIPER PER 1000 sqft. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES.
3. THE STREAM ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED

NOTE Unit 8/9 Have Been Combined Within Total Footprint To Unit 8, Reducing Total Units to 11

DILWORTH CHURCH OF CHRIST
3843-945
2525 ARCHDALE DR.
UNLISTED
171-222-15 R-4

SITE DATA

Acreage	122 Acres (53,200 Sq Ft)
No. of Proposed Units	14 - 11
Existing Zoning	R-8 MF (CD)
Proposed Zoning	R-12 MF (CD)
Open Space	50% +

NOTES

Masonry Fencing Will be Erected Along Creek on North & West Side of Property
Roll Out Garbage Cans Will be Used
There are no Opposing Driveways to This Property
The Nearest Fire Hydrant is Less Than 150' From This Development
Driveway Entrances Will Have Drop Curb Ramp, Type II Construction

Temporary Barrier Fencing May Be Used During Construction and Prior to Installation of Permanent Fencing

Planting is Conceptual and Will be Subject to Change on Actual Site Conditions
Buffer Zone = 14' Class "C" (Rear 60/40)
10' High Decorative Residential Street Lights

Storm Water Detention is Not Required Due to Existing Grade Which Discharges in Creek - Will be Verified by Land Development

Townhouses Will be For Sale with Land "Sub-Lots"

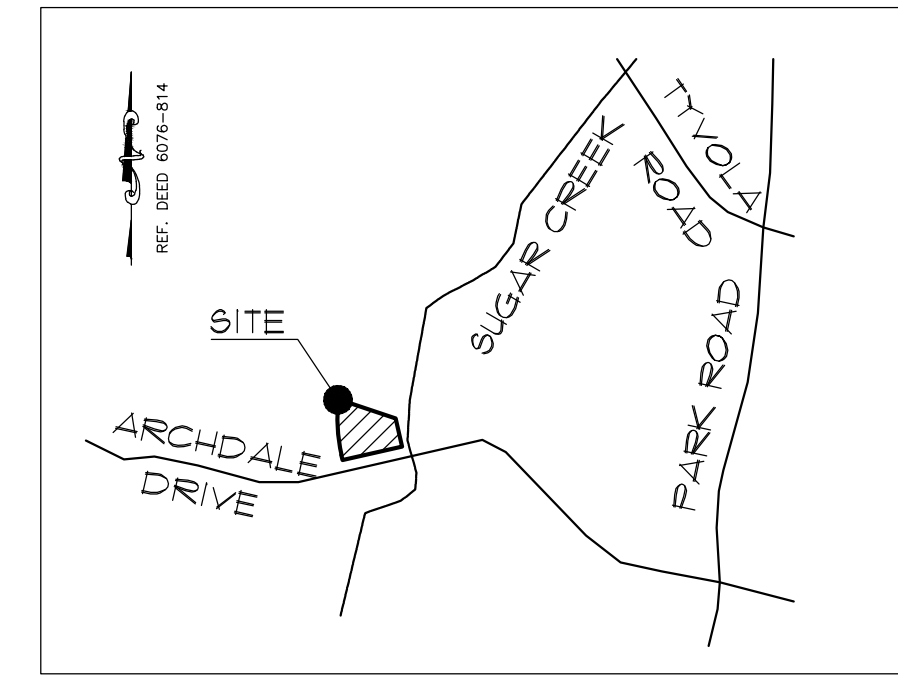
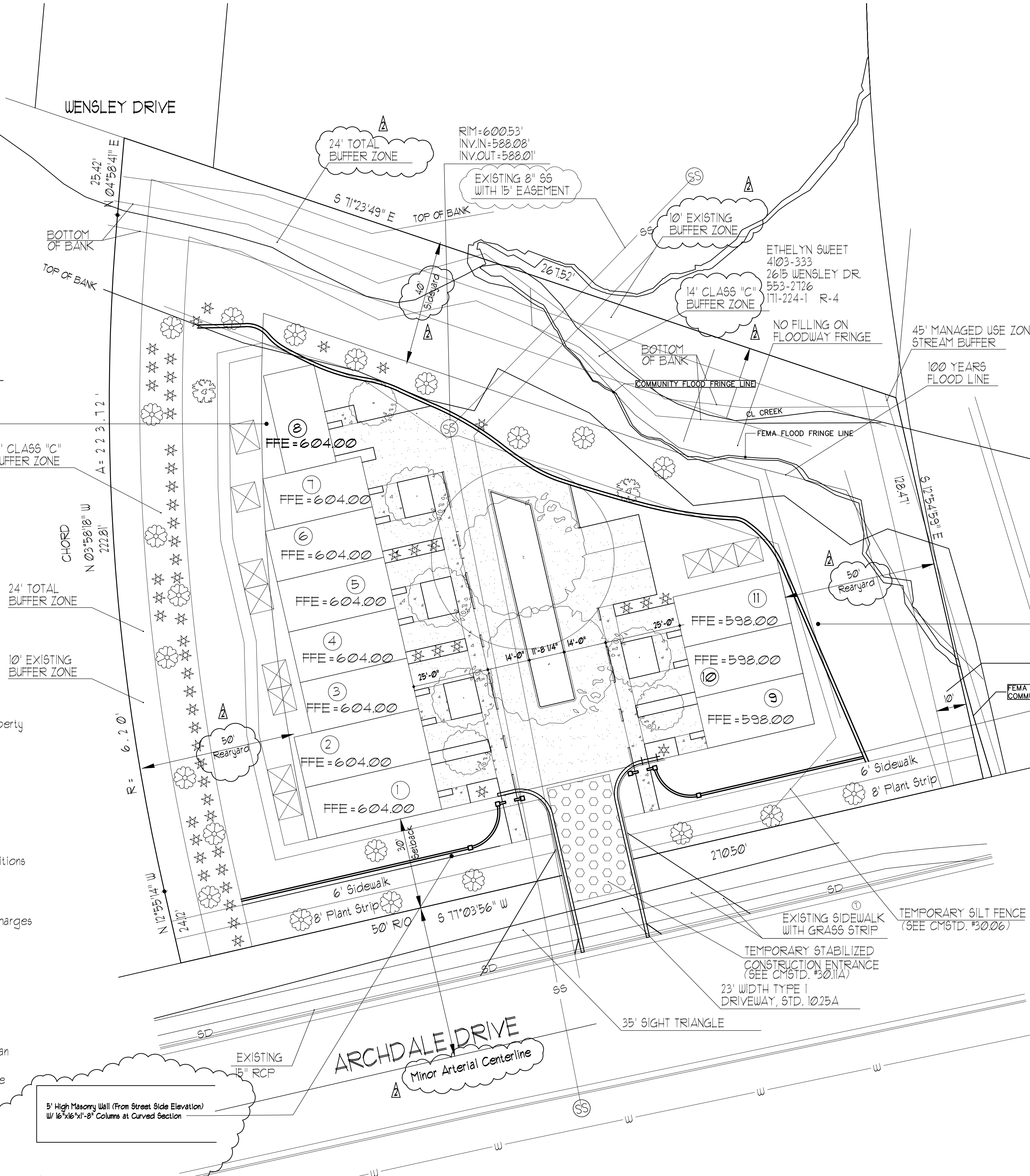
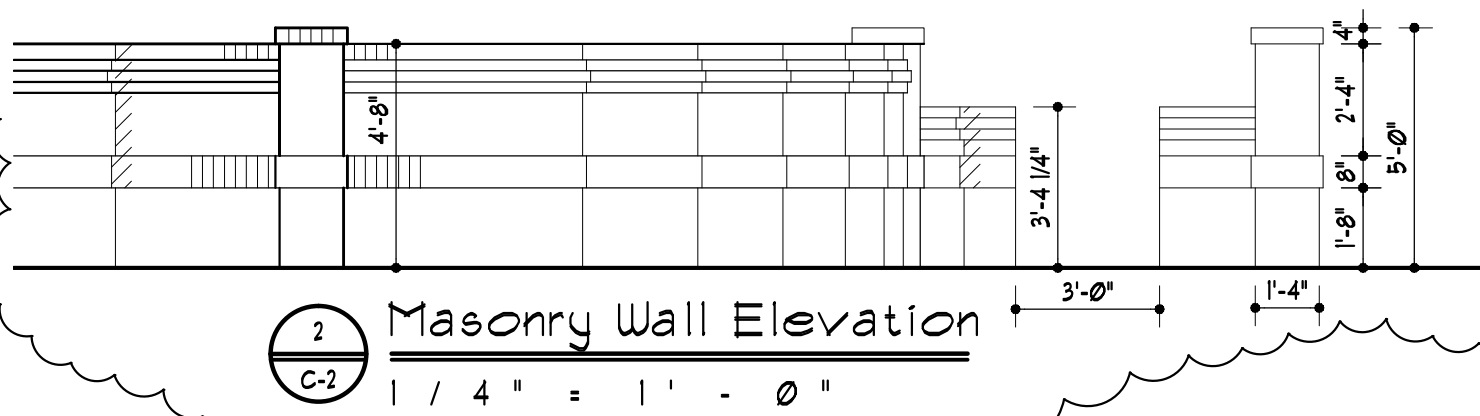
The Artist Rendering Will be Part of the Site Plan

Townhouse Units may Vary in Size Between 1230 Sq Ft and 1362 Sq Ft

The Number of Units Will Not be Changed From What is Indicated on the Plan

Pedestrians Will Not Have Access (Bridge or Walkway) From The Townhouse Project to Wensley Drive

The Units will Alternate Brick Veneer 4 Vinyl Siding Cementitious Siding
All End Elevations will be Brick



ACCORDING TO MITIGATION AGREEMENT, RAIN GARDEN DESIGN AS - AREA = 400 SQ FT DEPTH = 6', UNDERDRAIN IS 4" DOUBLE WALL HDPE CORRUGATED PLASTIC PIPE WITH A FILTER SOCK, MIN 2% SLOPE OUTLET ELEVATION = 589.00. OUTLET PROTECTION IS A CLASS "A" RIFRAP APRON 2'WX3'LX3'D (SEE DETAIL SHEET 8 OF 11)
OR APPROVED EQUAL WITH CURRENT STANDARDS & TO COMPLY WITH PCSO STORMWATER ORDINANCE

BUFFER REQUIREMENTS

14' CLASS "C" BUFFER - 4 TREES AND 20 SHRUBS PER 100'
WESTERN BUFFER (1981) - 8 TREES AND 20 SHRUBS
NORTHERN BUFFER (1901) - 8 TREES AND NO SHRUBS (BECAUSE OF THE FENCE)

TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN, 35% OTHER SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5' O.C. MIN. EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF APPROVED ON SITE BY THE ZONING INSPECTOR.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 SF OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

IMPERVIOUS AREA: 16,360 SQFT - 16,153 SQFT
LANDSCAPE AREA: 37,100 SQFT
(16,360 ÷ 5314 = 10% OF TOTAL SITE, OK)
TOTAL SITE AREA: 53,460 SQFT.
16,360/10,000 = 2 TREES REQUIRED
(3" 2" CAL. 8' RED MAPLES PROVIDED).

PERIMETER TREE REQUIREMENTS

FRONTAGE ALONG ARCHDALE DRIVE = 210'
REQUIRED: 6 LARGE TREES
PROVIDED: 6 LARGE TREES
ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF OVERHEAD DISTRIBUTION POWER LINE.

Parking Summary
Site will Comply with Parking Requirements
15 Spaces per Unit = 18 Spaces Required
11 Garages = 14 Spaces = 24 Spaces provided

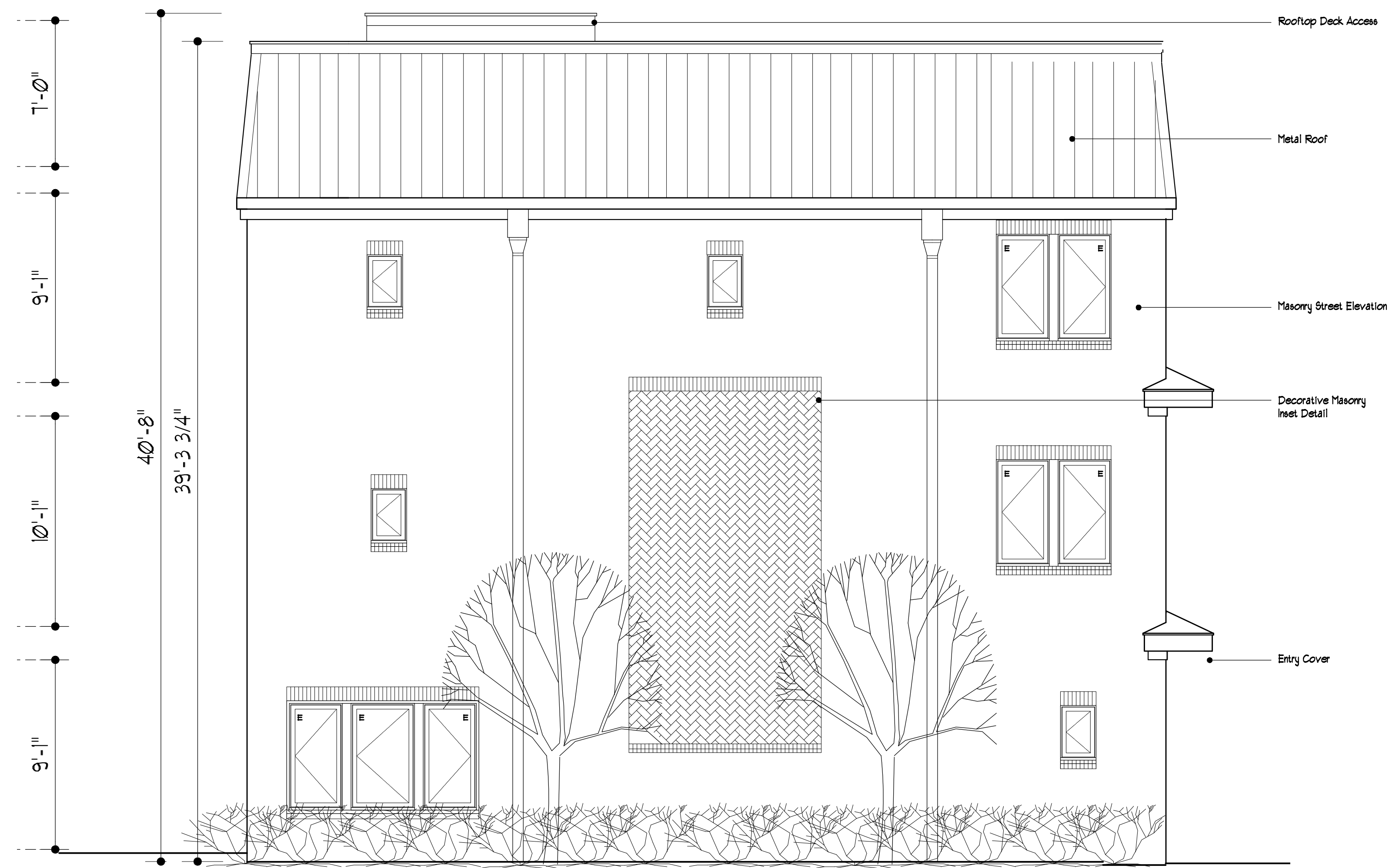
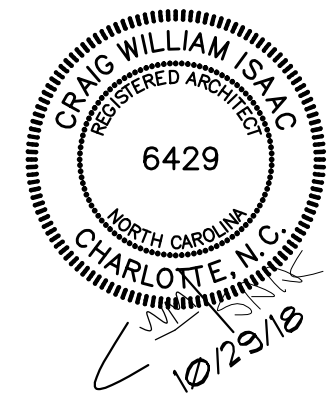
SYMBOL	COMMON NAME	LATIN NAME	QUANTITY	COMMENTS
	Maple, Red	Acer rubrum	22	Large-maturing tree
	Cherry, Yoshino	Prunus yedoensis	2	Small maturing tree
	Azalea	Kaempferi azalea	70	Evergreen shrub

1 Site Plan
1" = 20' - 0" (Revised)

Zoning
Petition
1999-055
Arbor
Creek
Townhomes
2601
Archdale
Drive
Charlotte
NC

September 5, 2018
October 29, 2018
December 11, 2018

C-2



2 Street Elevation
 1/4" = 1' - 0"



1 Front Elevation
 3/16" = 1' - 0"

Zoning
 Petition
 1999-055
 Arbor
 Creek
 Townhomes
 2601
 Archdale
 Drive
 Charlotte
 NC

September 5, 2018
 October 29, 2018

C-3