



Charlotte-Mecklenburg Planning Department

DATE: August 5, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2002-144 Euro Lodge, LLC

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.

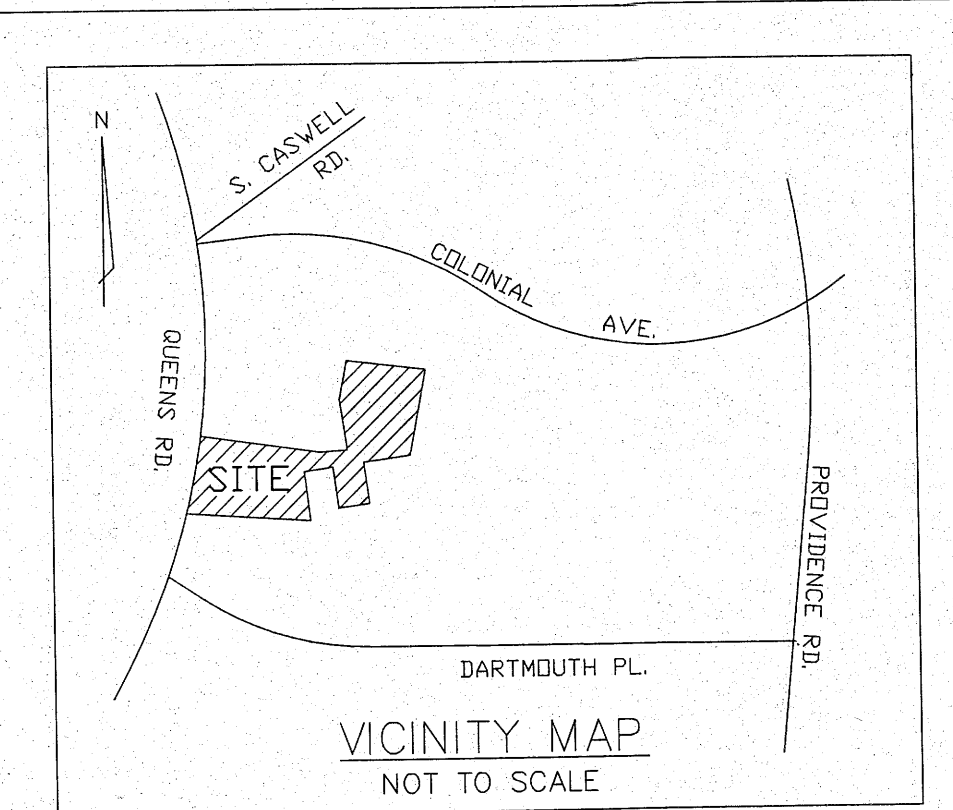
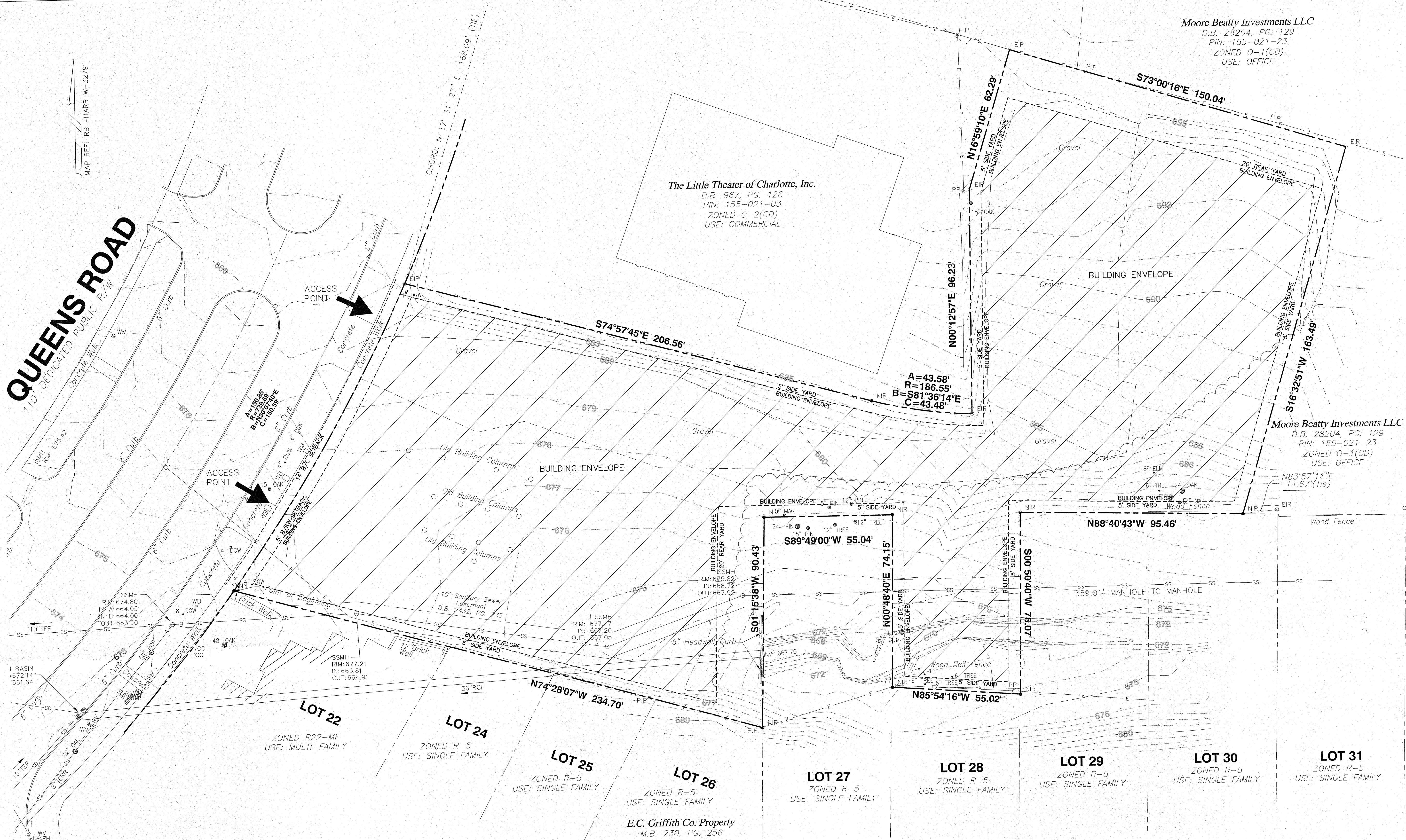
- Site Layout for the proposed residential use
- Building Elevations

Reasons for Staff's support of the request:

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

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

Signage was note reviewed as part of this request.



GENERAL SITE NOTES
A. BOUNDARY AND TOPOGRAPHIC SURVEY DATA PROVIDED BY:
RB PHARR & ASSOCIATES, PA
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
PHONE: (704) 376-2186

Studio FUSION ARCHITECTURE/INTERIORS
2907 Providence Road, Suite 305
Charlotte, NC 28211
704-377-9799
www.studiofusionpa.com

Engineers:
GEOSCIENCE GROUP
500-K Clanton Road
Charlotte, NC 28217
Phone: 704-525-2003
Fax: 704-525-2051
www.geosciencegroup.com
NC FIRM LICENSE: F-0585(ENG)
NC FIRM LICENSE: C-279(LA)

Raison
Built On Reputation

511 Queens Road
511 Queens Road
Charlotte, NC

KEY PLAN

DEVELOPMENT CONDITIONS (NOTES WITH CLOUDS ARE REVISED FOR ADMINISTRATIVE APPROVAL)

A) CONDITIONS REGARDING USE

1. THE SITE WILL BE DEVELOPED AS A MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

B) CONDITIONS REGARDING BUILDING DESIGN

2. BUILDING DEVELOPMENT WILL NOT EXCEED AN FAR OF 2.0 PER UR-3 REQUIREMENTS. THE PETITIONER RESERVES THE RIGHT TO PROVIDE LESS DENSITY IN NUMBER OF UNITS, OR LESS SQUARE FOOTAGE, OR BOTH.
3. THE BUILDING WILL NOT EXCEED SIX STORIES. THE BUILDING WILL NOT EXCEED 75 FEET IN HEIGHT FROM EITHER THE AVERAGE GRADE SURROUNDING THE BUILDING TO THE TOP OF THE PARAPET WALL IF THE BUILDING HAS A FLAT ROOF OR THE AVERAGE GRADE SURROUNDING THE BUILDING TO THE HEIGHT OF ANY SLOPED ROOF AS MEASURED HALF-WAY BETWEEN THE EAVE AND THE PEAK OF THE ROOF.
4. ANY ACCESSORY USE ALLOWED BY THE ORDINANCE SHALL BE PERMITTED ON THE SITE.
5. THE MAIN BUILDING ELEVATIONS WILL HAVE AT LEAST 50% BRICK OR MASONRY VENEER AND THE CARRIAGE HOUSE BUILDING ELEVATIONS WILL HAVE AT LEAST 30% BRICK OR MASONRY VENEER.
6. THE MATERIAL THAT IS NOT MASONRY WILL BE WOOD OR CEMENTITIOUS SIDING, NO VINYL SIDING WILL BE USED, PLASTIC OR METAL MATERIAL MAY BE USED FOR INCIDENTAL ARCHITECTURAL DETAILS INCLUDING WINDOWS, DOORS AND TRIM DETAILS.
7. THE ROOFS OF THE BUILDING MAY BE FLAT OR SLOPED.
8. BALCONY OPENINGS ALONG THE SOUTH ELEVATION OF THE 6 STORY STRUCTURE SHALL BE NO WIDER THAN THE OPENINGS OF THE SAME BALCONIES FACING EAST AND WEST. THE SOUTHERN OPENING OF THE BALCONIES SHALL HAVE A TRANSPARENT SCREENING.

C) CONDITIONS REGARDING SCREENING, WALLS AND DUMPSTERS

9. SCREENING SHALL CONFORM TO THE STANDARDS AND TREATMENTS SPECIFIED IN CHAPTER 12, PART 3, OF THE ORDINANCE, EXCEPT AS STIPULATED IN NOTES #9, #10 AND #11.
10. WALLS SCREENING PARKING AREAS WILL BE COMPRISED OF BRICK PILASTERS WITH PANELS MADE OF WOOD, METAL OR OTHER MATERIAL THAT COMPLIMENT THE BUILDING AS DESCRIBED IN NOTE # 5 BETWEEN PILASTERS. WALLS SCREENING PARKING AREA WILL BE SOLID AND BLOCK VIEWS TO THE PARKING AREA FROM PUBLIC STREETS EXCEPT AT ACCESS POINTS.
11. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
12. A DUMPSTER LOCATED ON THE SITE FOR THE REAR CARRIAGE UNITS SHALL BE SCREENED FROM VIEW BY A SOLID ENCLOSURE WITH A GATE. ADDITIONAL TRASH COLLECTION SHALL OCCUR IN THE ENCLOSED PARKING DECK TO SERVICE THE 6-STORY BUILDING.
13. ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AT STREET LEVEL.

D) CONDITIONS REGARDING PARKING

14. OFF STREET PARKING SPACES WILL SATISFY THE MINIMUM 60 SPACES AND A MAXIMUM OF 120 SPACES AS ESTABLISHED UNDER THE ORDINANCE. THE PETITIONER RESERVES THE RIGHT TO CHANGE THE PARKING COUNT PROVIDED AS LONG AS IT IS WITHIN 10% OF THE NUMBER SHOWN ON THE PARKING PLAN OF THE TECHNICAL DATA SHEET.
15. THE PETITIONER SHALL PROVIDE BICYCLE PARKING IN ACCORDANCE WITH THE PROVISIONS OF THE NEW ORDINANCE WHEN ADOPTED.

E) CONDITIONS REGARDING BUFFERS, LANDSCAPING, LIGHTING AND SIGNAGE

16. TREES SHALL BE INSTALLED ALONG QUEENS ROAD IN ACCORDANCE WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
17. ALL FREESTANDING LIGHTING FIXTURES WILL BE UNIFORM IN DESIGN AND SHALL NOT EXCEED 20' IN HEIGHTS, INCLUDING BASE AND FIXTURES, EXCEPT AS MAY BE REQUIRED IN THE PUBLIC RIGHT OF WAY.
18. WALL PACK LIGHTING WILL NOT BE ALLOWED.
19. SIGNAGE WILL BE ALLOWED IN ACCORDANCE WITH THE ORDINANCE.
20. PETITIONER WILL WORK WITH A CERTIFIED ARBORIST TO SAVE TREES IN THE SETBACK ALONG QUEENS ROAD. THE PETITIONER AGREES TO IMPLEMENT ALL PRESCRIBED MEASURES DICTATED BY THE CERTIFIED ARBORIST BUT DOES NOT WARRANT THAT THE TREES WILL LIVE AND DOES NOT AGREE TO ANY ADDITIONAL MITIGATION IF THE TREES DO NOT LIVE.
21. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE AND REVIEW OF ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL. THE PETITIONER SHALL WORK WITH URBAN FORESTRY STAFF TO DETERMINE THE NUMBER AND TYPE OF TREES THEY WILL REQUIRE FOR THE SITE DURING LANDSCAPE PLAN REVIEW.
22. THE PETITIONER SHALL HIRE AN ARBORIST TO DEVELOP A PLAN TO SAVE EXISTING TREES ALONG QUEENS ROAD.
23. THE EXISTING SWIMMING POOL SHALL BE REMOVED FROM THE SITE.

F) CONDITIONS REGARDING CITY SERVICES AND REGULATIONS

24. ADEQUATE FIRE PROTECTION WILL BE PROVIDED IN ACCORDANCE WITH THE FIRE MARSHAL'S SPECIFICATIONS.
25. STORM WATER RUNOFF FROM THE SITE WILL BE MANAGED THROUGH PROVEN TECHNIQUES, WHICH SATISFY STANDARDS, IF ANY, IMPOSED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT.
26. STORM WATER DETENTION SHALL NOT BE LOCATED IN ANY SETBACK OR BUFFER.
27. ALL DEVELOPMENT WITHIN THE SITE WILL CONFORM TO THE CHARLOTTE SUBDIVISION REGULATIONS AND THE CHARLOTTE CITY CODE.
28. THE PETITIONER SHALL DEDICATE, AND CONVEY, ANY ADDITIONAL RIGHT OF WAY AS REQUIRED ALONG QUEENS ROAD PRIOR TO ISSUANCE OF A BUILDING PERMIT.

G) CONDITIONS REGARDING SETBACKS, SIDEWALKS & ACCESS

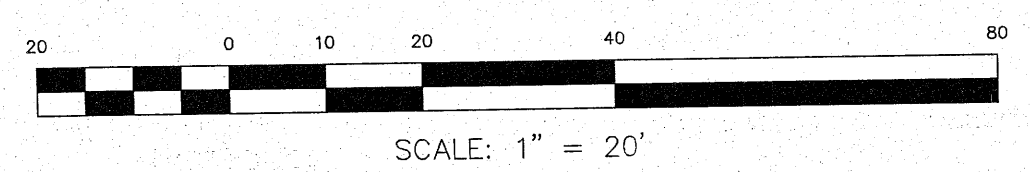
29. THE COURTYARD-URBAN OPEN SPACE SHALL HAVE DIRECT ACCESS VIA SIDEWALKS TO THE STREET AS DEPICTED ON THE SITE PLAN.
30. THE BUILDING SETBACK IS 14 FEET.
31. THE MAXIMUM BUILDING HEIGHT PROPOSED FOR THE STRUCTURE FACING QUEENS ROAD, MEASURED TO THE PEAK, SHALL BE 90 FEET AND 6 STORIES, TO SUPPORT THIS HEIGHT ALL SIDE AND REAR YARDS MUST BE INCREASED 1 FOOT FOR EACH 10 FEET OVER 40 FEET IN HEIGHT. THE MAXIMUM BUILDING HEIGHT FOR THE REAR STRUCTURE, MEASURED TO THE PEAK, SHALL BE 50 FEET AND 4 STORIES, TO SUPPORT THIS HEIGHT ALL SIDE AND REAR YARDS MUST BE INCREASED 1 FOOT FOR EACH 10 FEET OVER 40 FEET IN HEIGHT.
32. QUEENS ROAD IS DESIGNATED AS A MAJOR THOROUGHFARE INSIDE ROUTE 4 REQUIRING A MINIMUM OF 80 FEET OF RIGHT-OF-WAY. THE CURRENT RIGHT-OF-WAY MEETS AND EXCEEDS THIS REQUIREMENT, MEASURING 55 FEET FROM THE CENTERLINE OF THE ROADWAY.
33. ADEQUATE SITE DISTANCE TRIANGLES SHALL BE OBSERVED AT THE EXISTING/PROPOSED ENTRANCES TO QUEENS ROAD. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
34. THE PROPOSED/MODIFIED DRIVEWAY CONNECTIONS TO QUEENS ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON AN OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
35. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S).
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37. SITE TRIANGLES MEASURING 10' X 10' ARE REQUIRED AT EACH PARKING DECK ACCESS ADJACENT TO WALKABLE AREAS FOR VISIBILITY OF PEDESTRIANS.
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OMIT 39. THE CROSS-ACCESS EASEMENT WITH THE LITTLE THEATRE OF CHARLOTTE CAN BE FOUND IN DEED BOOK 4747, PAGES 0673-0680.

H) CONDITIONS REGARDING OWNERSHIP AND USE

40. ON-SITE RECYCLING SHALL BE PROVIDED.
41. THE BUILDING MAY BE SOLD AS CONDOMINIUMS OR TOWNHOMES BUT MAY ALSO BE RENTAL APARTMENTS.

SITE DATA:
TAX MAP NO: 155-021-04
EXISTING ZONING: UR-3(CD)
SITE AREA: 1.426 ACRES
PROPOSED USE: 62 RESIDENTIAL UNITS = 64 RESIDENTIAL UNITS



PROJECT NUMBER: 15-012
ISSUED: MAY 20, 2015

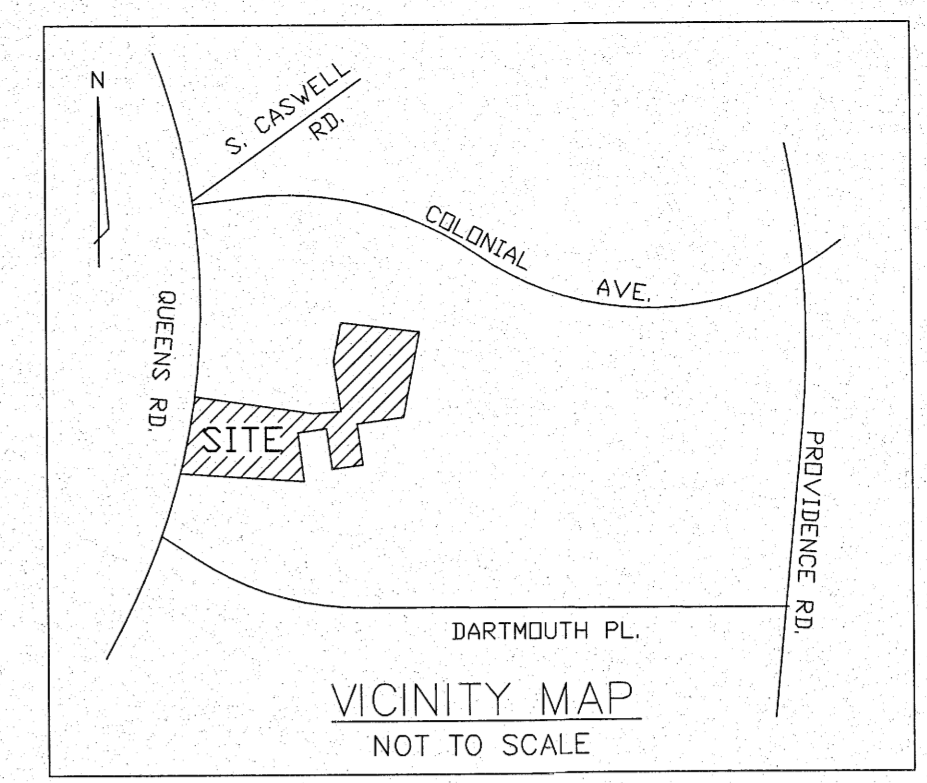
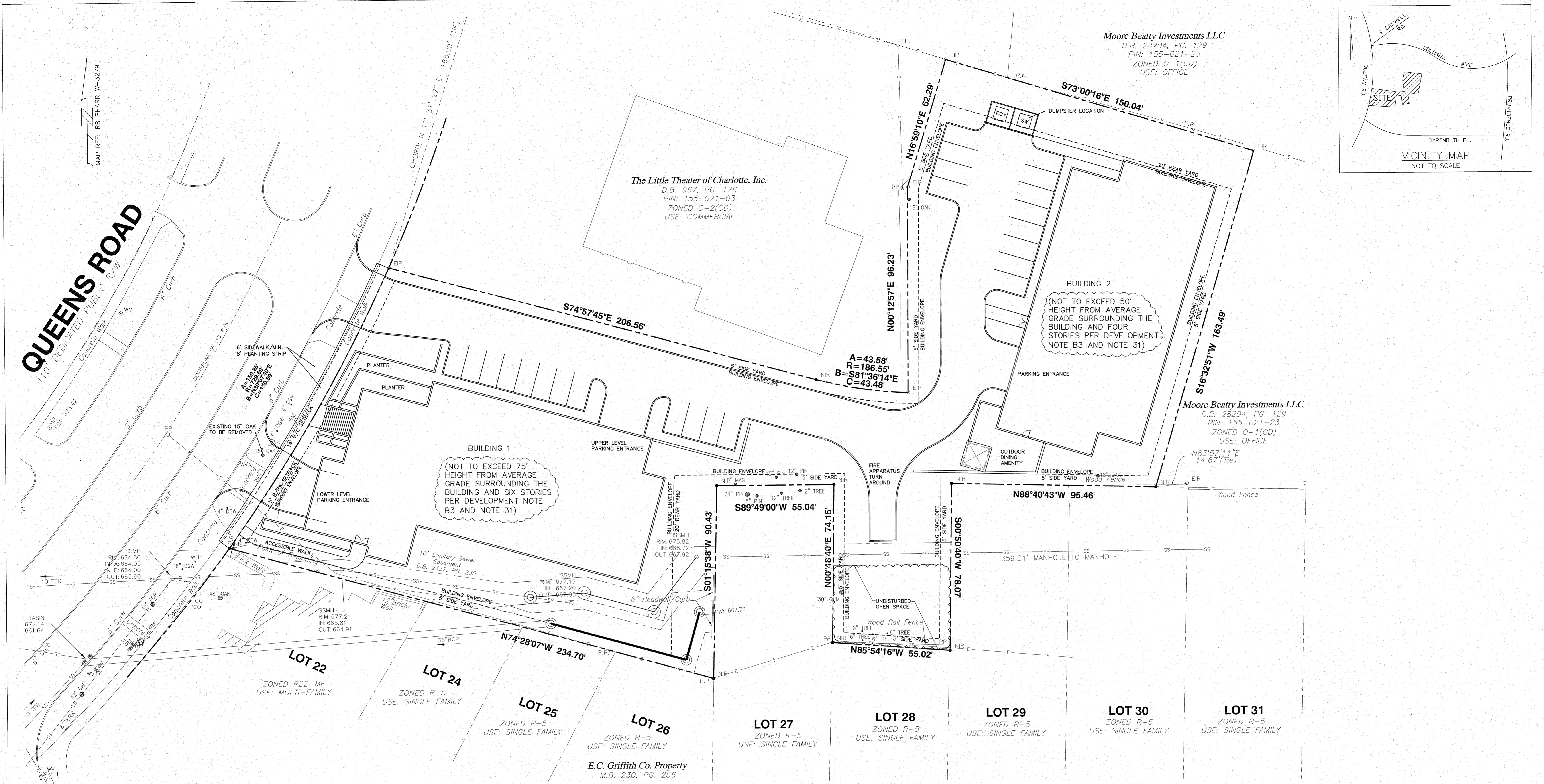
REVISIONS: 07-24-15 PLANNING REVIEW

ATTACHED TO ADMINISTRATIVE APPROVAL
AUG 5 2015

ADMINISTRATIVE APPROVAL FOR PETITION 02-144

TECHNICAL DATA SHEET

SP-1



Studio FUSION
ARCHITECTURE INTERIORS

2907 Providence Road, Suite 305
Charlotte, NC 28211
704-377-9799
www.studiofusionpa.com

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Engineers:
GEOSCIENCE GROUP
3500-K Canton Road
Charlotte, NC 28217
Phone: 704.525.2003
Fax: 704.525.2051
www.geosciencegroup.com
NC FIRM LICENSE: F-0585(ENC)
NC FIRM LICENSE: C-279(LA)

Fusion
Built On Reputation

511 Queens Road
511 Queens Road
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KEY PLAN

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 34. THE PROPOSED/MODIFIED DRIVEWAY CONNECTIONS TO QUEENS ROAD WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT DURING THE DRIVEWAY PERMIT PROCESS. THE LOCATIONS OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
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 39. THE CROSS-ACCESS EASEMENT WITH THE LITTLE THEATRE OF CHARLOTTE CAN BE FOUND IN DEED BOOK 4747, PAGES 0573-0580.
 40. ON-SITE RECYCLING SHALL BE PROVIDED.
- H) CONDITIONS REGARDING OWNERSHIP AND USE**
41. THE BUILDING MAY BE SOLD AS CONDOMINIUMS OR TOWNHOMES BUT MAY ALSO BE RENTAL APARTMENTS.

"THIS CONCEPTUAL SITE PLAN IS INTENDED TO DEPICT THE GENERAL CONCEPTUAL LAYOUT OF THE BUILDING(S) ON THE SITE. CHANGES AND ALTERNATIONS WHICH DO NOT MATERIALLY AFFECT THE OVERALL CONCEPTUAL LAYOUT SHALL BE PERMITTED BASED UPON FINAL DESIGN AND CONSTRUCTION DRAWINGS. THESE BUILDING(S) MAY CHANGE IN SIZE, LOCATION AND ORIENTATION SO LONG AS THEY ARE CONSISTENT WITH OVERALL CONCEPT SHOWN ABOVE AND MEET THE SPECIFIC REQUIREMENTS OF THE TECHNICAL DATA SHEET SUBMITTED AS PART OF THIS REZONING PROCESS."

SITE DATA:

TAX MAP NO: 155-021-04

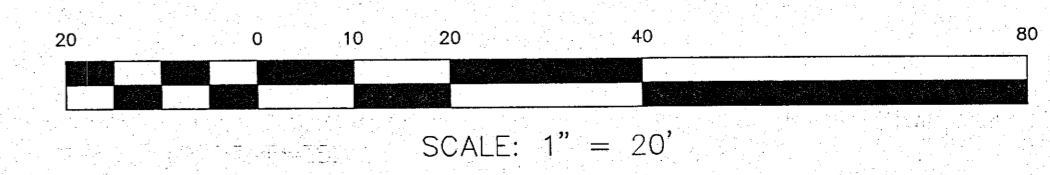
EXISTING ZONING: UR-3(CD)

SITE AREA: 1.426 ACRES

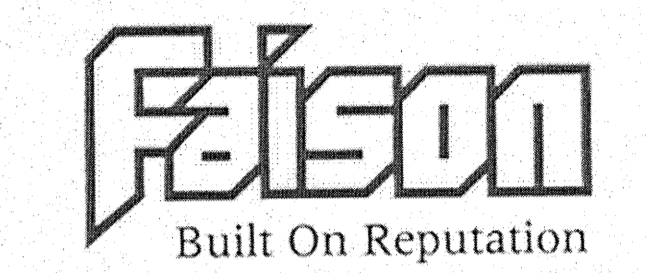
PROPOSED USE: 62 RESIDENTIAL UNITS
64 RESIDENTIAL UNITS

ATTACHED TO ADMINISTRATIVE APPROVAL FOR PETITION 02-144
AUG 5 2015

ILLUSTRATIVE SITE PLAN



SP-2



511 Queens Road
511 Queens Road
Charlotte, NC

PROJECT NUMBER: 15-012

ISSUED: MAY 20, 2015

REVISIONS: 07-24-15 PLANNING REVIEW

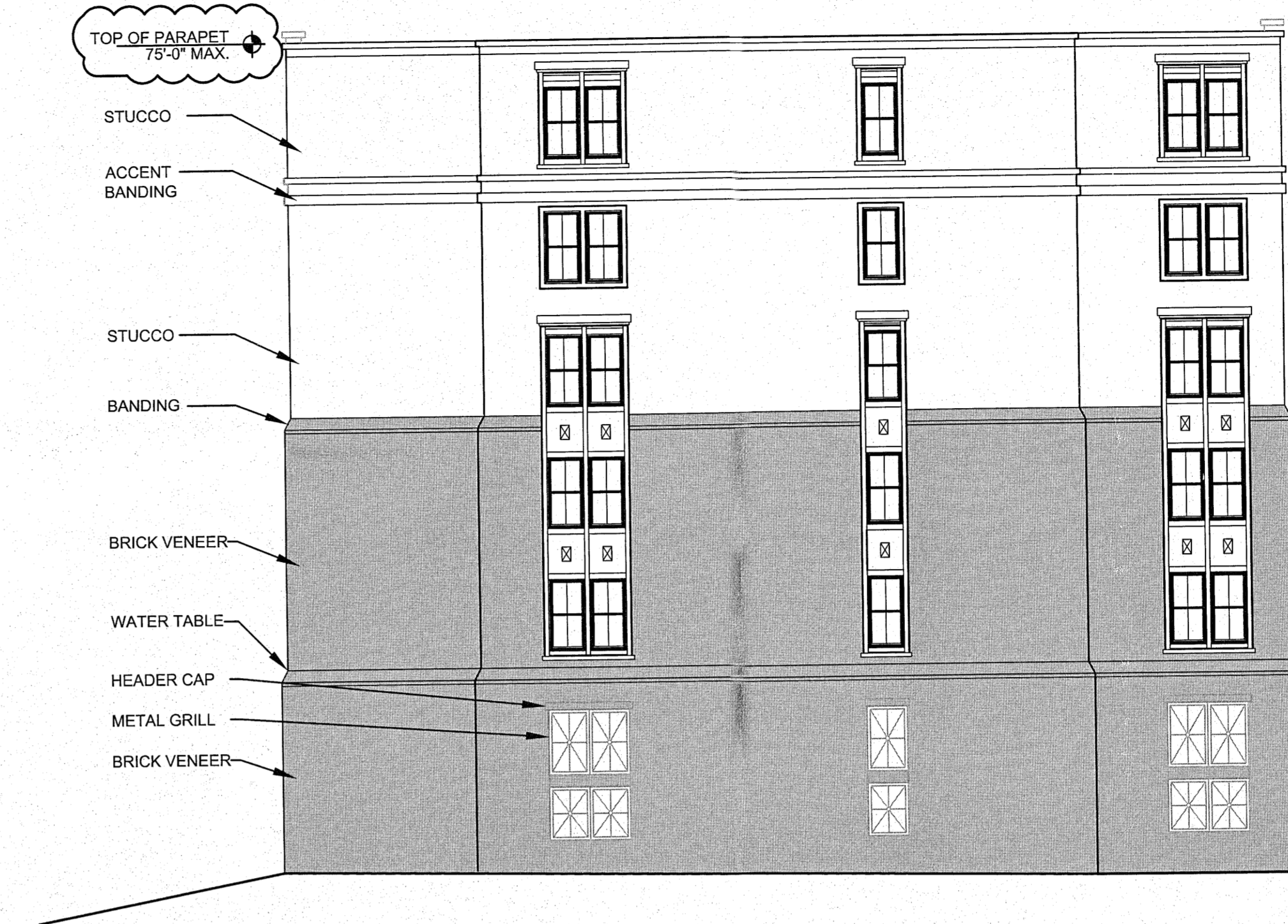
ADMINISTRATIVE APPROVAL
FOR PETITION 02-144

ATTACHED TO ADMINISTRATIVE
APPROVAL FRONT BUILDING
ELEVATIONS
AUG 5 2015

A1



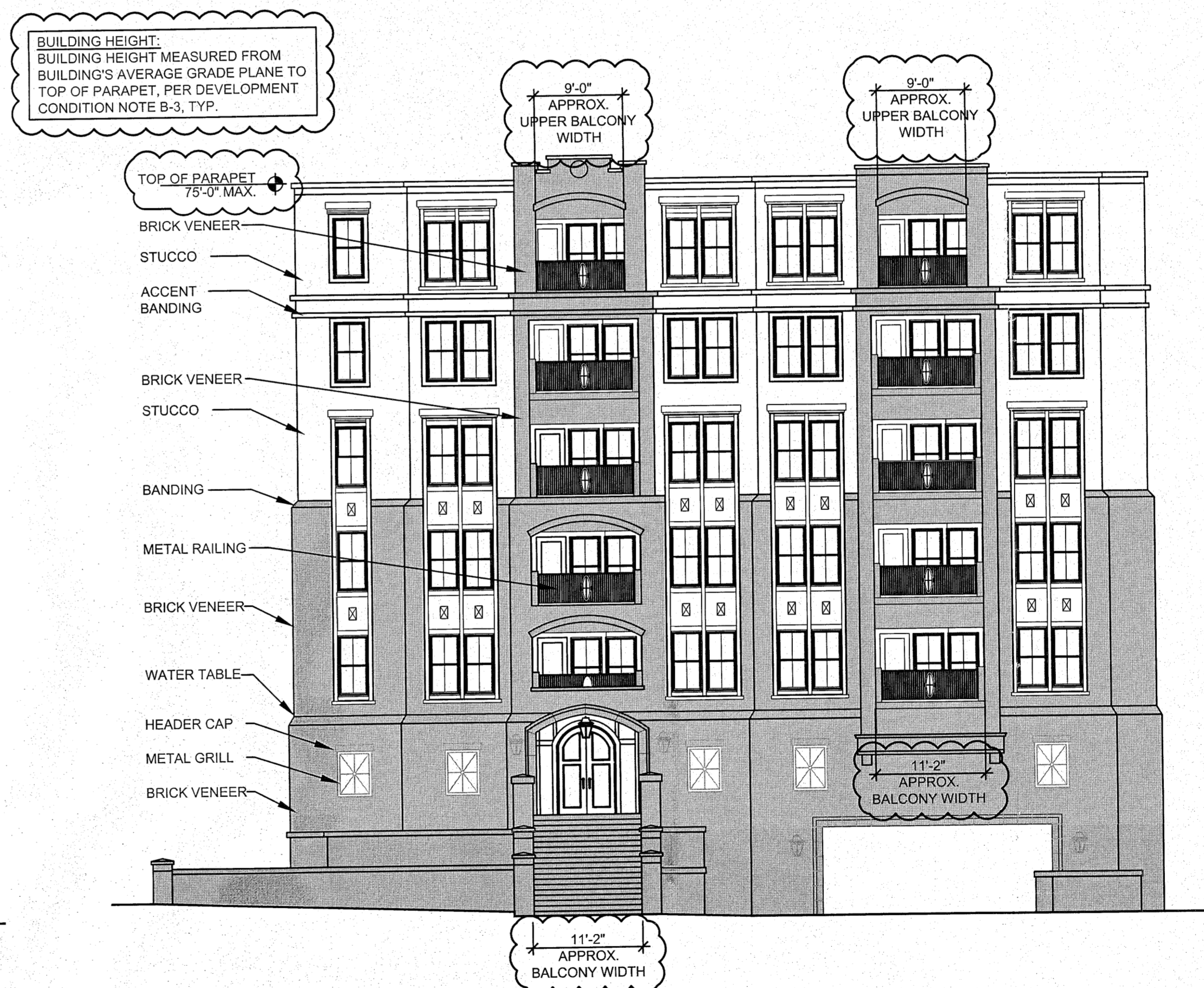
4 BUILDING 1 - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING 1 - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING 1 - WEST ELEVATION
SCALE: 3/32" = 1'-0"

FACADE MATERIAL PERCENTAGES							
Building 1 (Fronting Queens Blvd.)							
Hatch	Elevation (SF)				Total SF	% Provided	% Required*
	North	East	South	West			
Non-Brick/Masonry Veneer	3,468	2,721	3,419	1,720	11,328	43%	N/A
Brick/Masonry Veneer	4,341	2,925	4,667	2,918	14,851	57%	Min. 50%
Facade Total	7,809	5,646	8,086	4,638	26,179	100%	

*Per Conditional Note B5

Material percentages may change in the future provided that they adhere to the requirements stated in the Development Conditions listed on sheets SP-1 and SP-2 of this submittal.

"These conceptual elevations are intended to depict the general concept architectural style of the project. Changes and alterations which do not materially affect the overall concept architectural style shall be permitted based upon final design and construction drawings. These buildings may change in size and style as well as employ complimentary differences in color and material so long as they are consistent with overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process."

V:\Projects\2015\15-012 511 Queens Road\2015 Design\2015 Design\0215150727 Site Plan Revisions\15-012 ELEVATIONS.dwg, 10/29/15 11:27:31 AM

511 Queens Road
511 Queens Road
Charlotte, NC



FACADE MATERIAL PERCENTAGES								
Building 2 (Rear Bldg.)	Hatch	Elevation (SF)				Total SF	% Provided	% Required*
		North	East	South	West			
Non-Brick/Masonry Veneer		2,035	3,589	2,033	2,520	10,177	65%	N/A
Brick/Masonry Veneer		621	1,201	1,394	2,210	5,426	35%	Min. 30%
Façade Total		2,656	4,790	3,427	4,730	15,603	100%	

*Per Conditional Note B5

Material percentages may change in the future provided that they adhere to the requirements stated in the conditional notes on sheets SP-1 and SP-2 of this submittal.

"These conceptual elevations are intended to depict the general concept architectural style of the project. Changes and alterations which do not materially affect the overall concept architectural style shall be permitted based upon final design and construction drawings. These buildings may change in size and style as well as employ complimentary differences in color and material so long as they are consistent with overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process."

PROJECT NUMBER: 15-012

ISSUED: MAY 20, 2015

REVISIONS: 07-24-15 PLANNING REVIEW

ADMINISTRATIVE APPROVAL FOR PETITION 02-144

ATTACHED TO ADMINISTRATIVE APPROVAL
REAR BUILDING ELEVATIONS

AUG 5 2015