



Charlotte-Mecklenburg Planning Department

DATE: October 14, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2006-099 Diamond Oak, Inc

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.

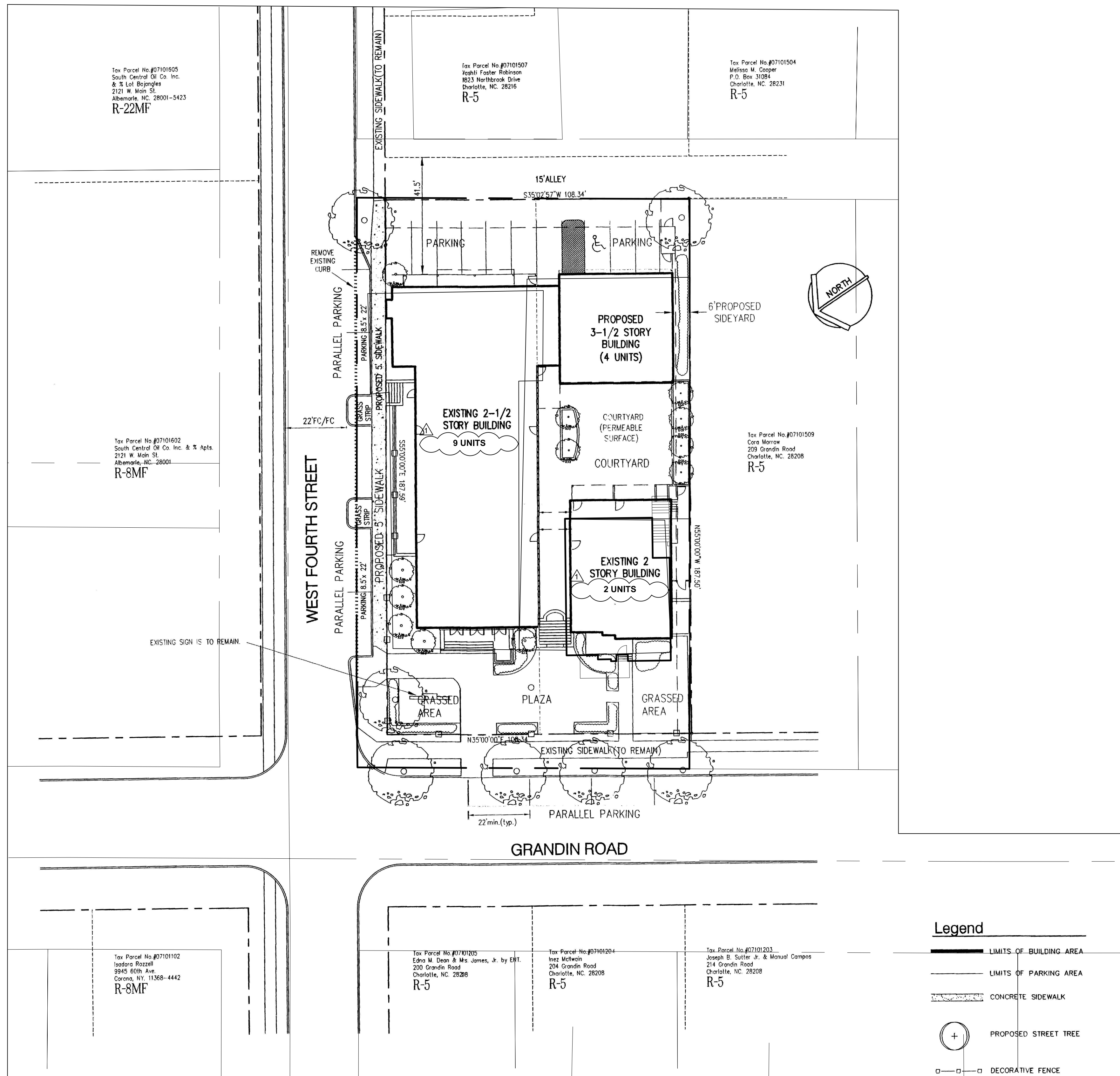
- Revised plan shifting units from one building to another.

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.

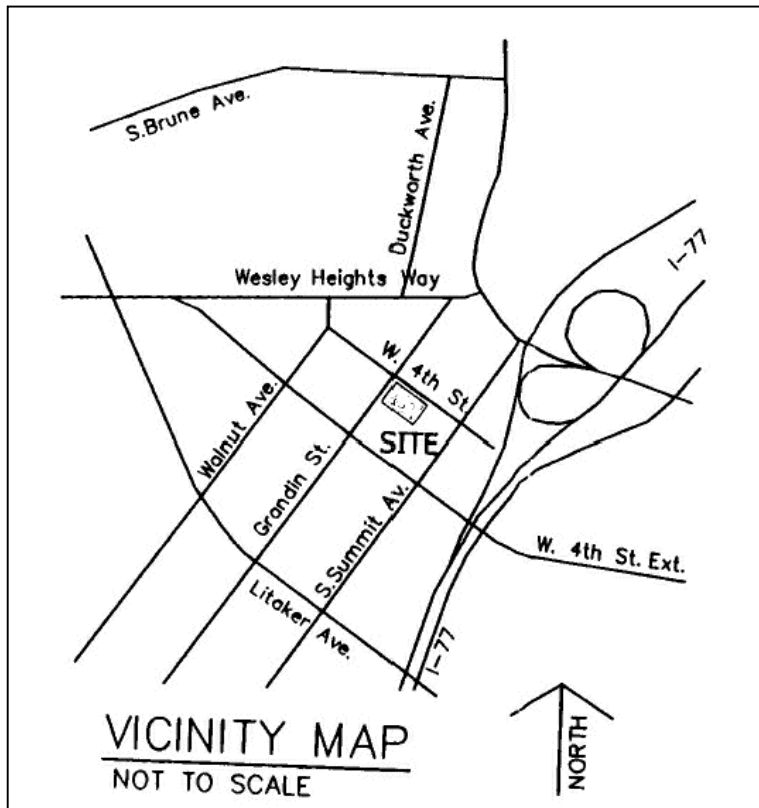
Note: All other Zoning, PCSO, Subdivision, Tree Ordinances and conditional requirements still apply.

Signage was not reviewed as part of this request.



PARKING SPACE TABLE	
ZONING: MUDD DISTRICT (CD)	
Spaces Required: 1/Unit for 15 Units =	15 Spaces
Spaces Provided:	18 Spaces
Handicap Spaces:	1 Van

Development Data	
Tax Parcel Nubers	07-101508
Existing Zoning	R-5
Proposed Zoning	MUDD (CD)
Site Area	0.46 Ac.
Maximum Number of Residential Units	15 Units



PETITION # 2006-099
Conditional Rezoning Plan
(FOR PUBLIC HEARING)
ADMINISTRATIVE AMENDMENT
 DATE: OCT. 3, 2019
 DPR Associates is responsible
 for the Administrative
 Amendment phase of the
 project only.

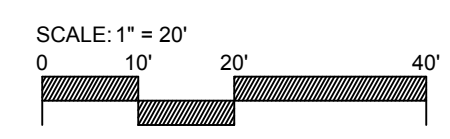


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Attached to Administrative Approval

Solomon A. Fortune
Solomon A. Fortune

PROPOSED SITE PLAN
 Rezoning Plan created by Lash Engineering, DPR Associates is responsible for the Administrative Amendment phase of the project only.



- 1. GENERAL PROVISIONS**
 - 1.1 This rezoning petition relates to that certain .46 acre parcel lying within Mecklenburg County, located at 201 Grandin Road, hereinafter referred to as the "Site".
 - 1.2 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Charlotte Zoning Ordinance (the "Ordinance"). The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings, features and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design, development and construction phases.
- 2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN**
 - 2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans, but rather as preliminary representations of the types and quality of development proposed for the Site.
- 3. PERMITTED USES AND MAXIMUM DEVELOPMENT**
 - 3.1 The site shall be restricted to residential uses along with associated accessory uses and parking and service areas allowed under the Ordinance in a MUDD District.
 - 3.2 No more than 15 residential units may be developed on the Site.
- 4. DESIGN AND PERFORMANCE STANDARDS**
 - 4.1 The existing church building and parsonage shall remain. Existing structures shall be redeveloped to accommodate residential units. Efforts will be made to preserve the historical and architectural significance of the existing structures.
 - 4.2 The Site shall comply with all requirements of the Charlotte Tree Ordinance.
 - 4.3 A 5' sidewalk shall be provided along West Fourth Street.
 - 4.4 Setback requirements along West Fourth Street may be reduced or waived in order to allow the existing structure to remain.
 - 4.5 The existing rolled curb along West Fourth Street shall be removed to accommodate parallel parking. Petitioner shall install a vertical curb along West Fourth Street.
 - 4.6 Open spaces will be provided generally as shown on the Rezoning Plan.
 - 4.7 The proposed new construction shall not exceed 41'-6" in height.
 - 4.8 Existing Stormwater structures will be used to control runoff. No space is available for surface detention and underground detention would endanger the historic structures.
- 5. PARKING**
 - 5.1 The Petitioner, in coordination with CDOT, shall stripe portions of Grandin Road and West Fourth Street in order to accommodate on-street parallel parking.
 - 5.2 On-street parking on portions of West Fourth Street and Grandin Road abutting the site may be counted toward the minimum number of parking spaces as required by the ordinance.
- 6. LIGHTING**
 - 6.1 Site Lighting will be designed to minimize glare onto off-site properties. Free standing lights shall not exceed 20 feet in height. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as sconces may be used.
 - 6.2 Capped and shielded lighting will be provided at all public right of ways. Internal capped and shielded lighting will also be installed at the courtyard directed away from the adjacent Owner.
- 7. ALTERATIONS TO PLAN**
 - 7.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then owner or owners of the tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
 - 7.2 The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6,9,12,17,18,19,20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- 8. BINDING EFFECT**
 - 8.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - 8.2 Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners," shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.