

**CHARLOTTE - MECKLENBURG
PLANNING COMMISSION**

INTER - OFFICE COMMUNICATION

DATE: January 31, 2013

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell *DK*
Planning Director

SUBJECT: Administrative Approval for Petition No. 2012-089, University House

Attached are revised plans for the above petition. The plans have been revised to make minor changes to allow the building elevations.

As the request from DAS indicates "the elevations are the same scale and architectural style as the original rezoning submittal with some minor revisions to the general massing and rhythm of roof gables. The design incorporates a brick/masonry base with transom windows and brick lintels and sills at the street level for additional building articulation at the pedestrian level. Pedestrian entries into the building are articulated with two stories of brick and knee walls/planters to distinguish the entries from the rest of the building." In addition, "the number of pedestrian entries along the two street frontages has been modified and rearranged from the original submittal and have been reflected in the updated site plan."

Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.



January 14, 2013

City of Charlotte Planning Department
Attn: Tammie Keplinger
600 East Fourth Street
8th Floor
Charlotte, NC 28202

Reference: **Administrative Approval**
Zoning Petition # 2012-089
University House Apartments
University City Boulevard and Mallard Creek Church Rd

This package contains the submittal for an Administrative Approval to the Rezoning Petition # 2012-089. We are submitting this package pursuant to our recent meetings related to the design of the building elevations for the University House project.

The elevations are the same scale and architectural style as the original Rezoning Submittal with some minor revisions to the general massing and rhythm of roof gables. The design incorporates a brick/ masonry base with transom windows and brick lintels and sills at the street level for additional building articulation at the pedestrian level. Pedestrian entries into the building are articulated with two stories of brick and knee walls/ planters to distinguish the entries from the rest of the building.

The number of pedestrian entries along the two street frontages has been modified and rearranged from the original submittal and have been reflected in the updated site plan.

Also included in this submittal are all 4 perimeter elevations of the building not submitted previously in the Rezoning.

If you have any questions, please contact me to discuss this submittal for administrative approval.

Very truly yours;

Matt Gower
Project Manager

101 west worthington avenue
suite 202
charlotte, nc 28203

704.333.3360
fax: 704.333.3362

MUDD (CD) - Proposed Site Plan Notes

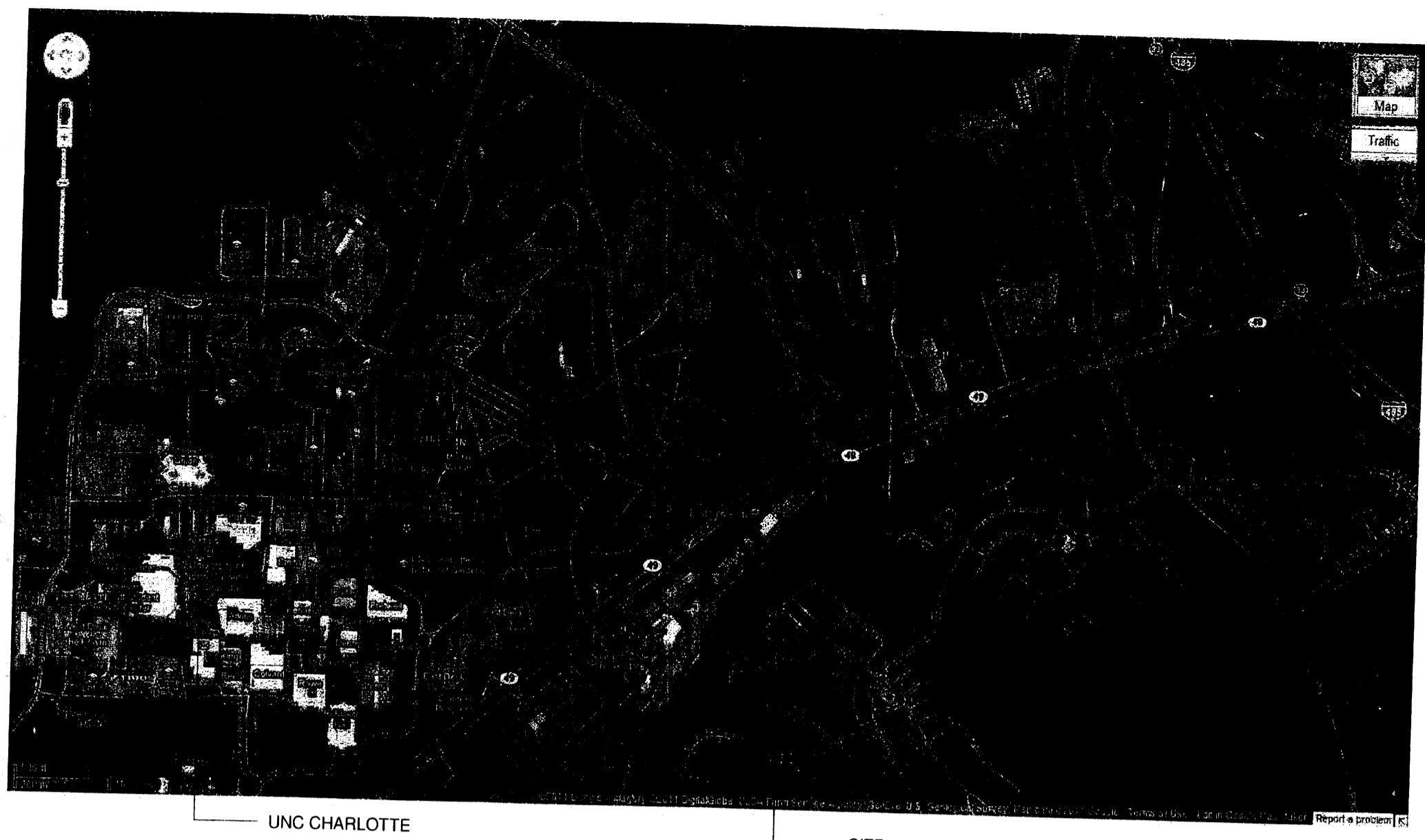
1. Development Data Table
 a. Acreage: 6.078 AC
 b. Tax Parcel: 05133201, 05133202, 05133203, 05133206, 05133215
 c. Existing Zoning: MUDD (CD)
 d. Proposed Zoning: MUDD (CD) S.P.A.
 e. Existing Use: Vacant
 f. Proposed Use: Multi-Family Development
 g. Project Density: Total Maximum 300 Units - 725 beds
 h. Maximum Building Height: Development will be a maximum of 5 stories and no more than 90' in height (as measured) defined in the ordinance indicated on the site plan. The maximum number of resident parking spaces is the total number of beds less 25. However, if the Developer determines that additional parking is needed, the Developer may submit a Parking Study to CDOT for approval.

2. General Provisions
 a. The Development will follow University City Design Guidelines, including but not limited to utilizing sustainable principles, using quality and durable materials, encouraging pedestrian activity, using architectural and energy efficient lighting and including in the design building materials and character to resemble campus buildings.
 b. Development of this site(s) will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site. The exact configuration, placement and size of individual site elements including buildings(s) may be altered or modified within the limits prescribed by the Ordinance. The exact configuration and placement of buildings may be modified per section 6.207 of the Zoning Ordinance.
 c. Proposed use of the property will be for the redevelopment of the site for multi-family residential use with associated parking and service areas.
 d. Setbacks: 24 feet from future back of curb at Mallard Creek Rd. and 32 feet from future back of curb at Highway 49.

3. Transportation
 a. Rights of Way: The Petitioner agrees to reserve a maximum of 55' Right of Way from the future back of curb at both Mallard Creek Rd. and Highway 49. The Petitioner agrees to continue to work with CDOT, NCDOT, and MUMPO to finalize the details of the future road realignment at the intersection of Mallard Creek Rd. and Highway 49 to establish a required Right of Way for the Development and the future road. The Petitioner agrees to construct retaining walls at the time of the road construction as required to mitigate the elevation changes that result from the final design and finished elevations established for the future road and the Development. The Petitioner also agrees to apply any reduction in the dimension of the Right of Way that may result to the rear yard as a rear buffer by shifting the development towards the newly defined Right of Way. Should this be the case, the Development will in no way encroach beyond the established Setbacks as defined above.
 b. Petitioner agrees to install a concrete passenger shelter pad per CATS standards.
 c. Access to the development will be provided by right in/ right out only driveway connections at Mallard Creek Church Rd and Hwy 49. Driveways may be slightly shifted during review per CDOT and/or NCDOT during driveway permits.
 d. Petitioner shall dedicate Right-of-Way conveyed in fee simple from the existing right-of-way along NC-49 to 1' back of the proposed 10' wide shared-use path (along NC-49) and from the existing Right-of-Way along Mallard Creek Church Road to 1' back of the proposed 6' sidewalk (along Mallard Creek Church Road).

4. Architectural Standards
 a. The exterior building materials for all four sides will be primarily of brick, precast concrete, and/or stone, EIFS, stucco, metal panel (excluding windows, doors, soffits, gables, roof, and architectural detail or trim). The use of vinyl aluminum siding (excluding windows, doors, soffits, gables and trim), hardipank, masonry and similar materials will not be permitted. Where pitched roofs occur, the roofs shall be architectural grade shingles, standing seam metal or other durable/lasting roof materials.
 b. Building Elevations for all sides of the building will be provided during the design process. The building shall be developed in the same architectural style and character as shown on sheet RZ2.00.
 c. Structured parking adjacent to residential zoning will be screened with a combination of tree plantings and decorative grilles.
 d. For purposes of security to students residing in this development, perimeter fencing and gated entries may be provided for resident only controlled access; vehicle stacking requirements will be met. Perimeter fencing and gates will be decorative in design and made of painted metal, wood or other similar materials and will not be of chain link. See sample concept fence elevation on RZ2.00

5. Streetscape and Landscaping
 a. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
 b. The overall site design will encourage pedestrian connectivity between the development site and adjacent residential sites, and will provide connectivity to sidewalks leading to the campus.
 c. Petitioner is voluntarily participating in a City installed 10' walk and providing pedestrian lighting and trees along the walk that is compatible with UNC Charlotte's design standards and the University City Area Streetscape Plan.
 d. The petitioner agrees to provide pedestrian access from the main building (for residents) along University City Blvd every 250 feet or less to connect with the pedestrian walk along University City Blvd.
 e. Petitioner agrees to plant large maturing trees (i.e. oaks) and install pedestrian lighting along the Highway 49 street frontage in a manner that will compliment the streetscape requirements for the UNCC campus.
 f. Petitioner agrees to install an 8 foot wide planting strip and six foot sidewalk along Mallard Creek Church Rd. The City of Charlotte will install a 10' asphalt walk along Highway 49 to which this development will connect.
 g. Along the common property lines between Petitioner's property (only tax parcels 05133201, 05133203 and 05133206) and property of University Terrace and/or University Terrace North (only tax parcel 05133C98), Petitioner shall plant evergreen trees 4ft-6ft in height and a maximum distance of 12 feet apart. Such plantings may be planted on the property of University Terrace and/or University Terrace North (only tax parcel 05133C98), as per Agreement between Petitioner and University Terrace Homeowners Association, Inc and University Terrace North Homeowners Association of Charlotte, Inc dated April 13, 2012.
6. Environmental Features
 a. The proposed Development will meet or exceed the current Tree Ordinance and tree save requirement of 15%, and will meet or exceed Post Construction Control Ordinance.
7. Open Space
 a. The development will meet or exceed all requirements for open space and agrees to articulate the building massing in a manner so as to provide open space.
 b. Open space may be provided at the perimeter of the building or within a courtyard.
8. Other
 a. This plan proposes to provide a student oriented atmosphere with the following possible amenities: pool, study room, residence cafe, exercise/ yoga studio, fitness center, sports media room, billiards/ game room, barbecue, fire pit, gated security, secure card access, onsite staff and guards, etc.
 b. Stormwater Detention and Water Quality may be provided under ground as required and will meet the Ordinance requirements.
 c. Trash/ Recycling collection will be provided within a screened area on site, or within the parking structure.



Tax Parcel 05133207
 North Carolina NU Chapter of
 Sigma Phi Epsilon Housing
 C/O Alan Lovette
 0.01 AC
 Zoning = NS

Tax Parcel 05133209
 North Carolina NU Chapter of
 Sigma Phi Epsilon Housing
 1.07 AC
 Zoning = NS

Tax Parcel 05133C98
 Multiple Land Ownership (Condominium)
 Zoning = R12-MF(CD)

Tax Parcel 05133201
 Site Area (approx.) 3.00 Acres
 Existing Zoning - MUDD (CD)
 Proposed Zoning - MUDD (CD)

Tax Parcel 05133203
 Site Area (approx.) 1.15 Acres
 Existing Zoning - MUDD (CD)
 Proposed Zoning - MUDD (CD)

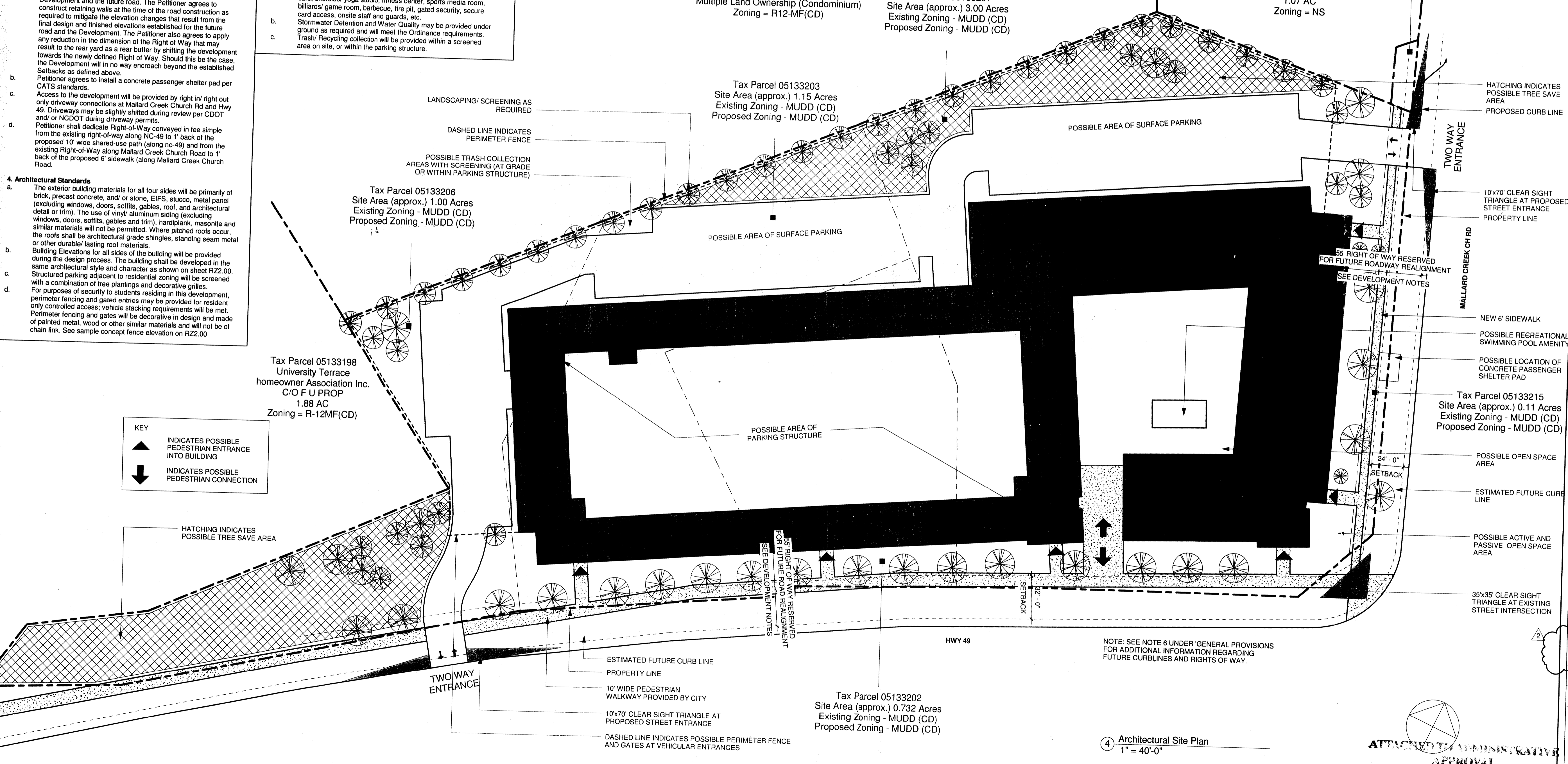
Tax Parcel 05133206
 Site Area (approx.) 1.00 Acres
 Existing Zoning - MUDD (CD)
 Proposed Zoning - MUDD (CD)

Tax Parcel 05133198
 University Terrace
 homeowner Association Inc.
 C/O F U PROP
 1.88 AC
 Zoning = R-12MF(CD)

Tax Parcel 05133215
 Site Area (approx.) 0.11 Acres
 Existing Zoning - MUDD (CD)
 Proposed Zoning - MUDD (CD)

Tax Parcel 05133202
 Site Area (approx.) 0.732 Acres
 Existing Zoning - MUDD (CD)
 Proposed Zoning - MUDD (CD)

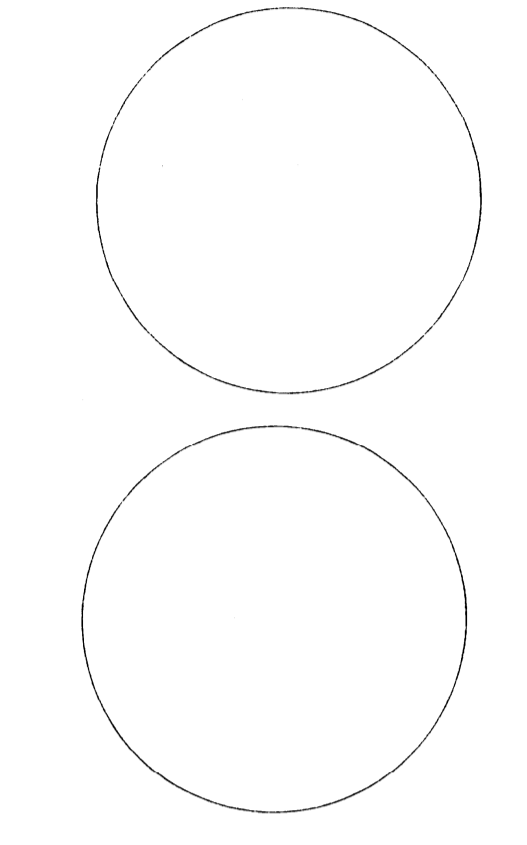
KEY
 ▲ INDICATES POSSIBLE PEDESTRIAN ENTRANCE INTO BUILDING
 ⇄ INDICATES POSSIBLE PEDESTRIAN CONNECTION



NOTE: SEE NOTE 6 UNDER 'GENERAL PROVISIONS' FOR ADDITIONAL INFORMATION REGARDING FUTURE CURBLINES AND RIGHTS OF WAY.

4 Architectural Site Plan
 1" = 40'-0"

APPROVED BY
 CITY COUNCIL



101 West Worthington Avenue
 Suite 202
 Charlotte, NC 28203
 phone: (704) 333-3360
 fax: (704) 333-3362

construction@dasarchitecture.com

Multi-Family Development
 University City Blvd
 Charlotte, NC 28262

University Investments Group, LLC

1329 E. Morehead St
 Charlotte, NC 28204

No.	Description	Date
1	Reduction in Bedrooms	07.26.12
2	Review Comments	09.07.12

Rezoning Site Plan

PETITION # 2012-089

Project Number: 1120601
 Date: 07.26.12

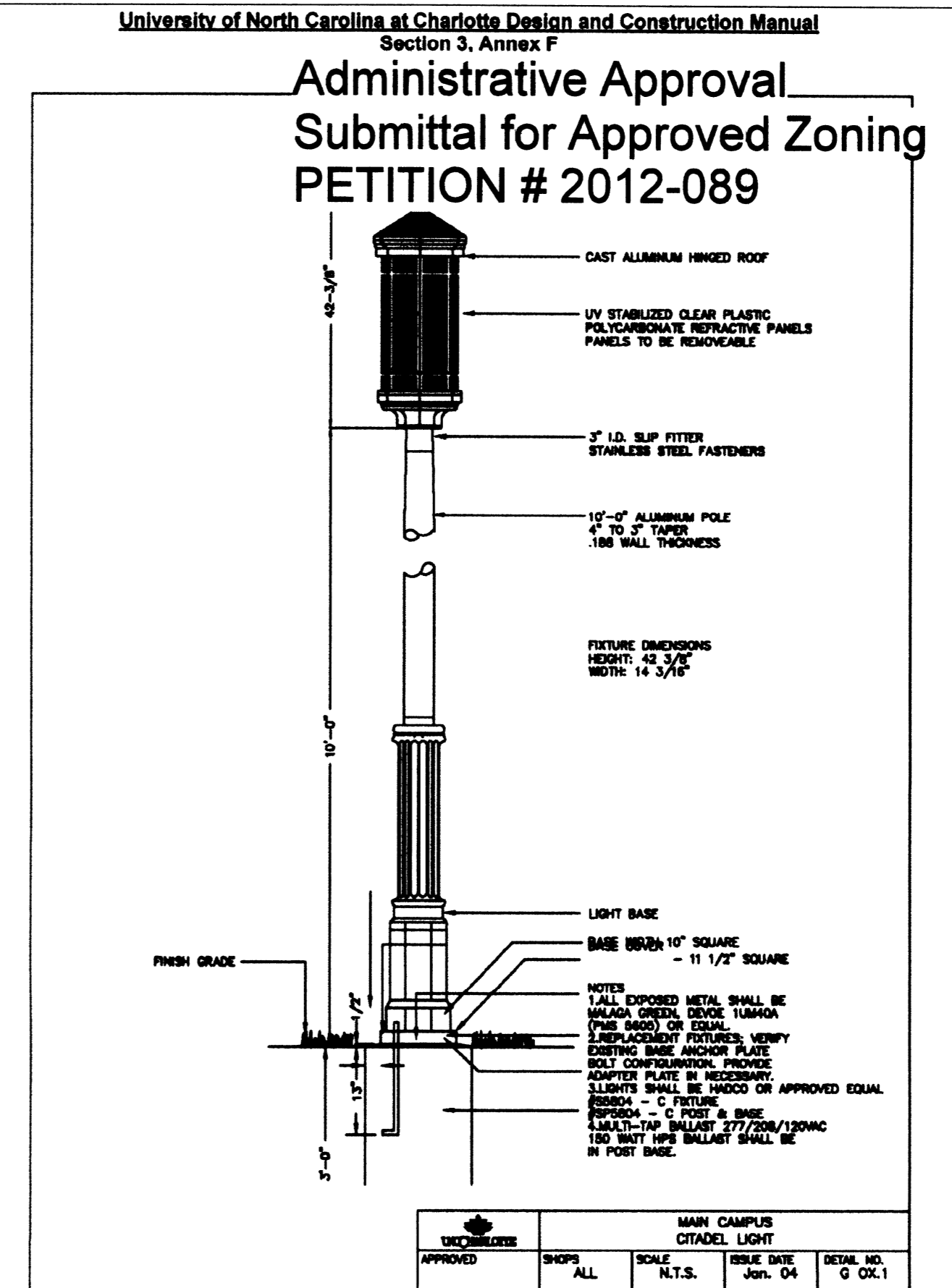
RZ1.00

Scale: As indicated

ATTACHED TO PERMISSIVE APPROVAL
 DATED: 1-3-13 JK
 BY: DEBRA D. CAMPBELL



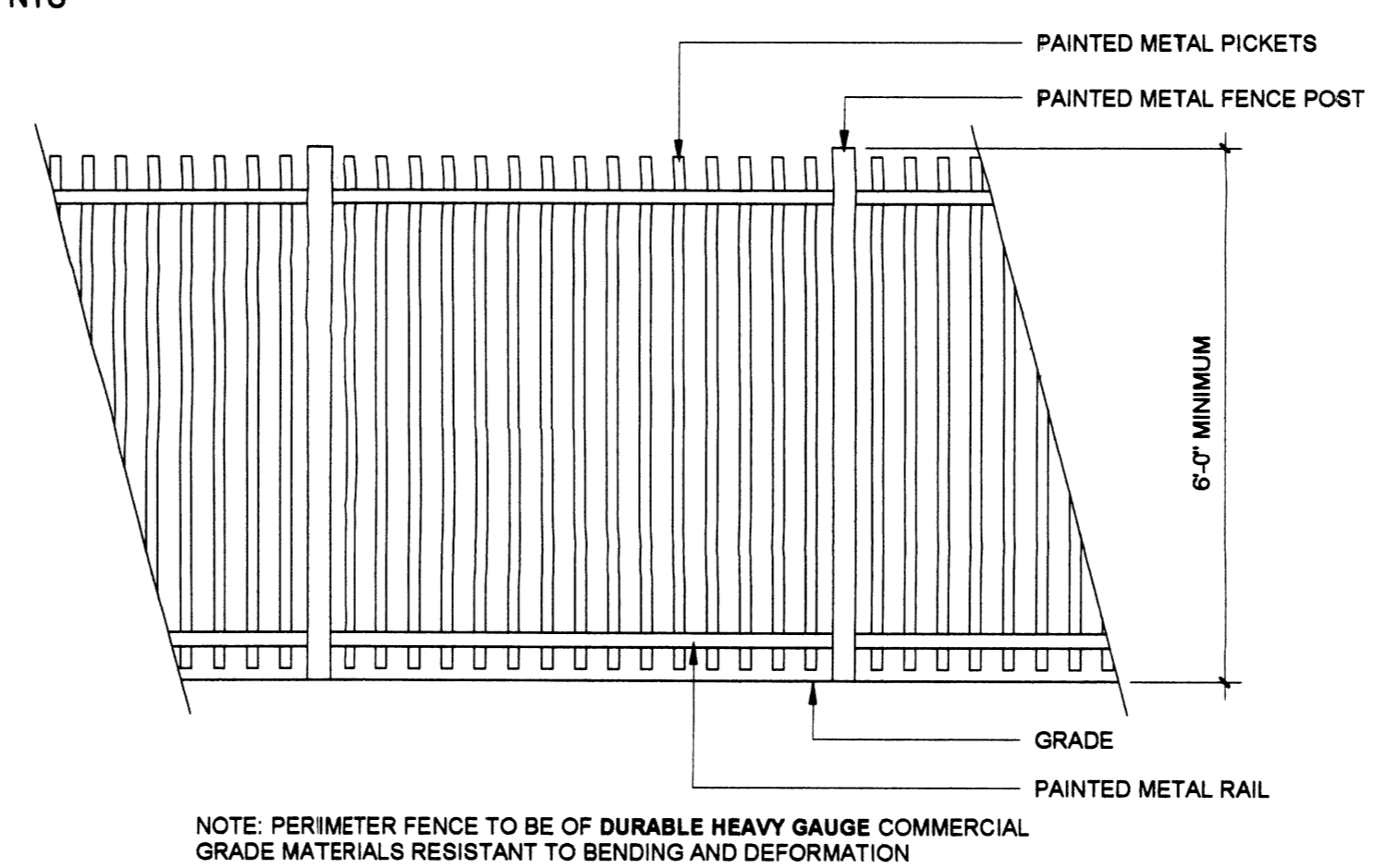
3 Tree and Lighting Elevation
NTS



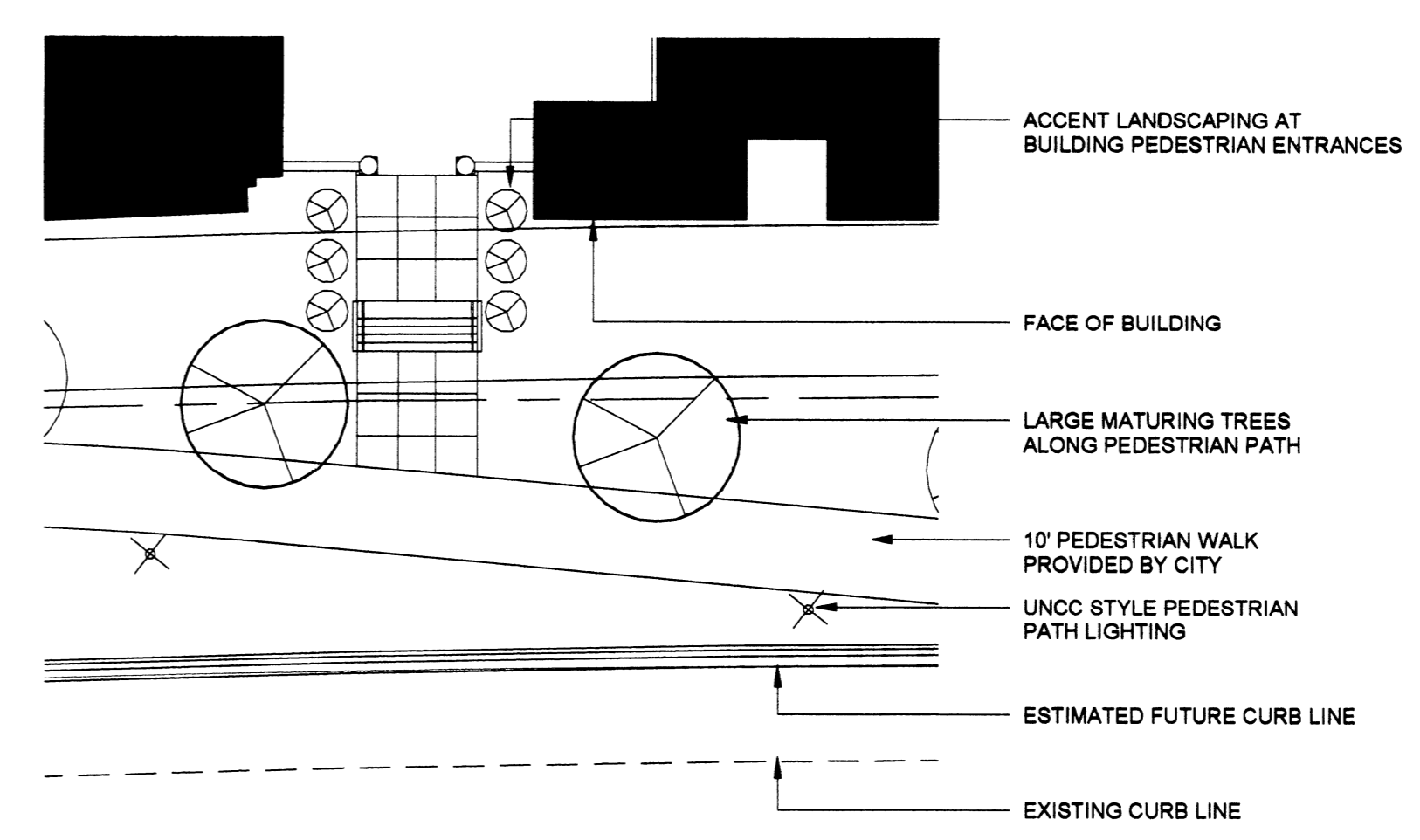
4 Typical Pedestrian Light
NTS



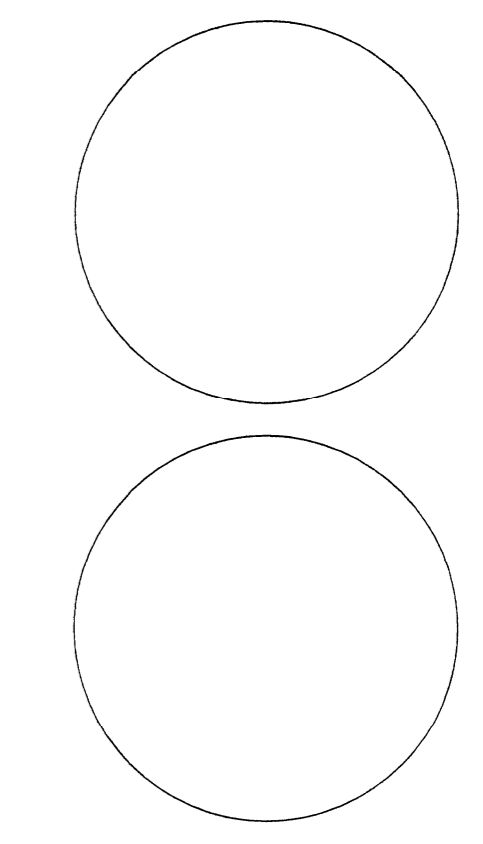
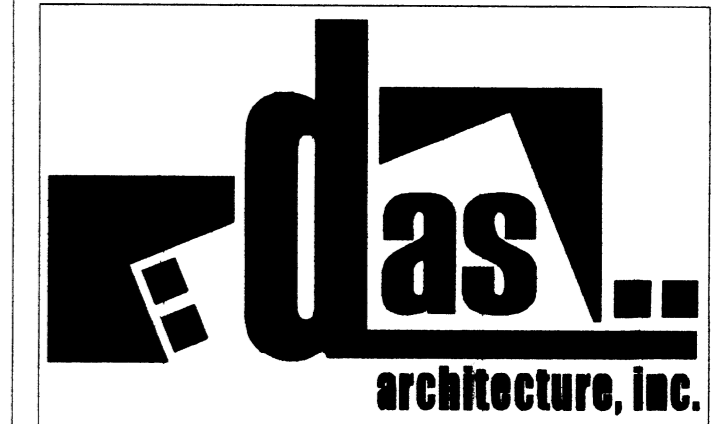
6 Landscaping Concept Plan
1/8" = 1'-0"



5 Sample Fence Elevation
NTS



2 Landscaping Concept Plan
1" = 20'-0"



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Charlotte, NC 28262

**University
Investments
Group, LLC**
1329 E. Morehead St
Charlotte, NC 28204

No.	Description	Date

Elevations

Project Number
Date

RZ2.00

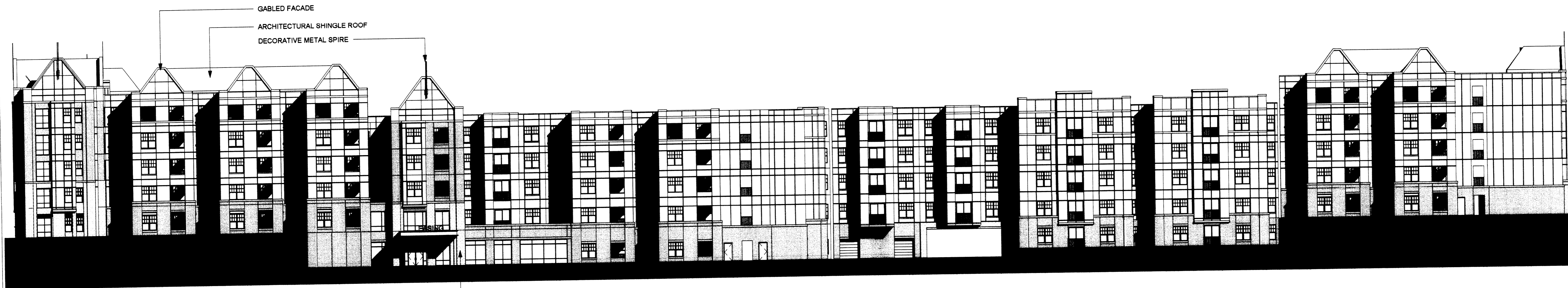
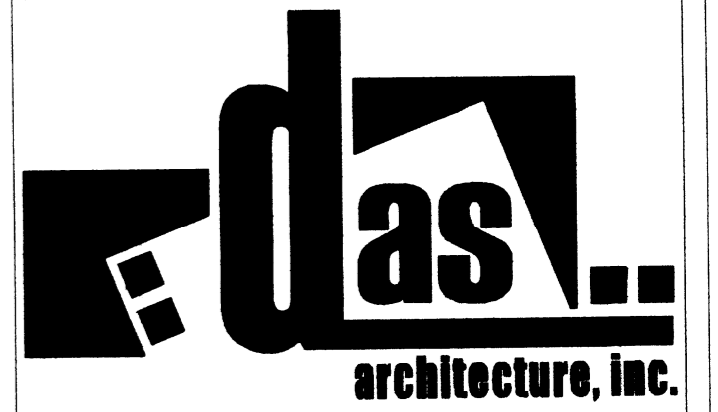
ATTACHED TO ADMINISTRATIVE
APPROVAL

DATED: 1-31-13

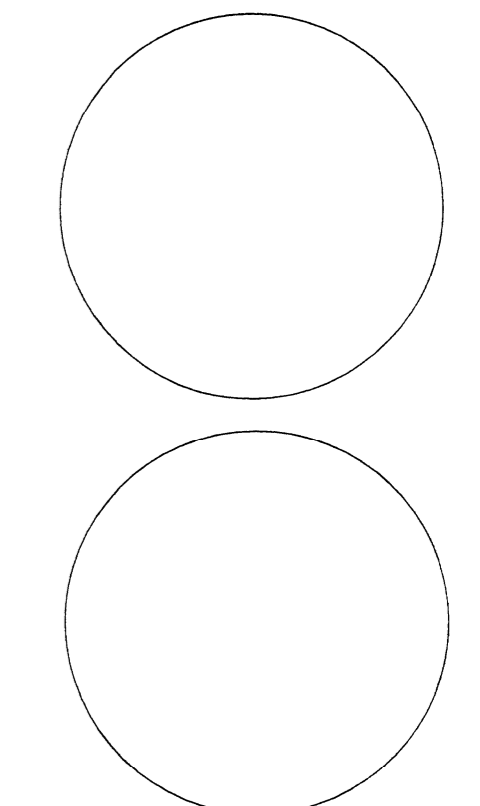
BY: DEBRA D. CAMPBELL

Scale As indicated

Administrative Approval
 Submittal for Approved Zoning
 PETITION # 2012-089



5 North Elevation (Rear)
 3/64" = 1'-0"



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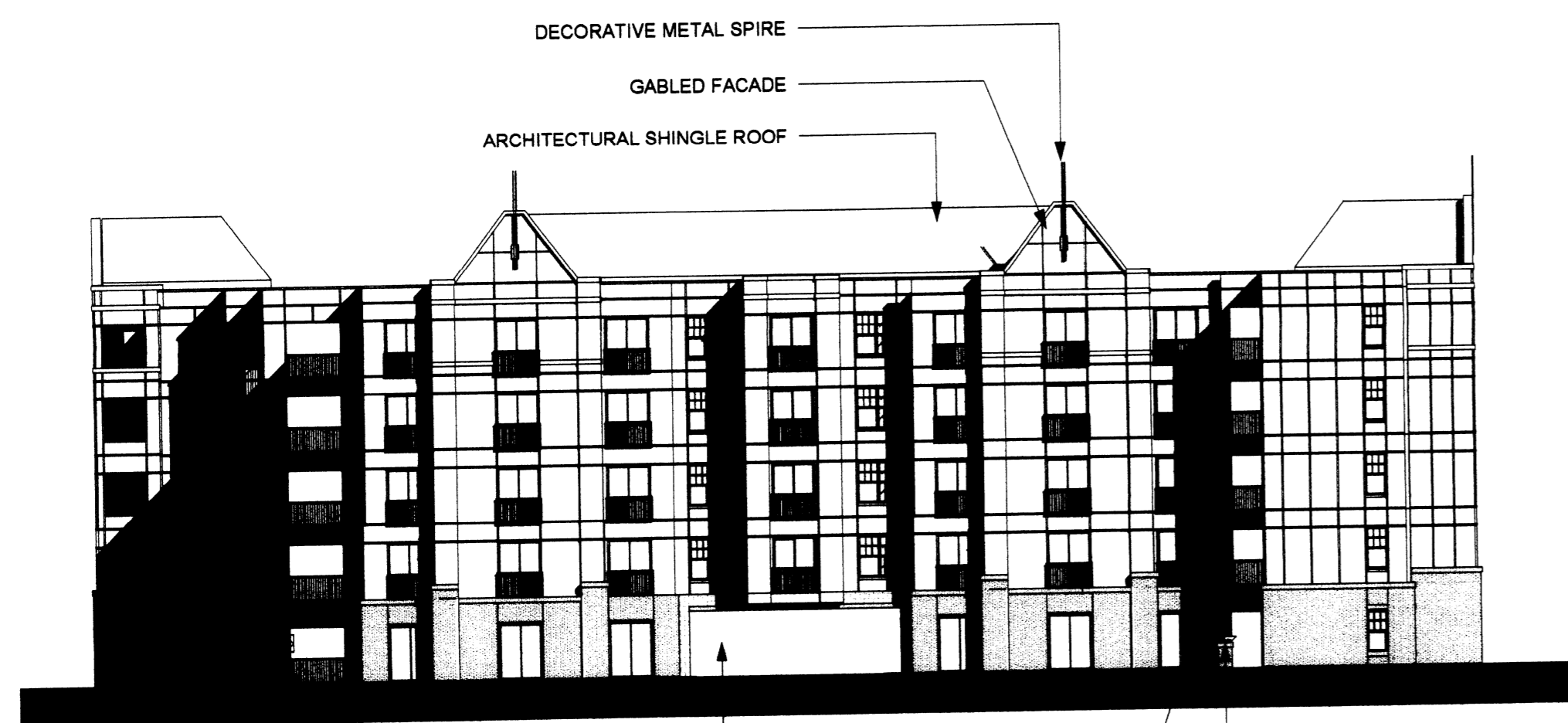
RZ2.01

ATTACHED TO ADMINISTRATIVE APPROVAL SHEET ADDED

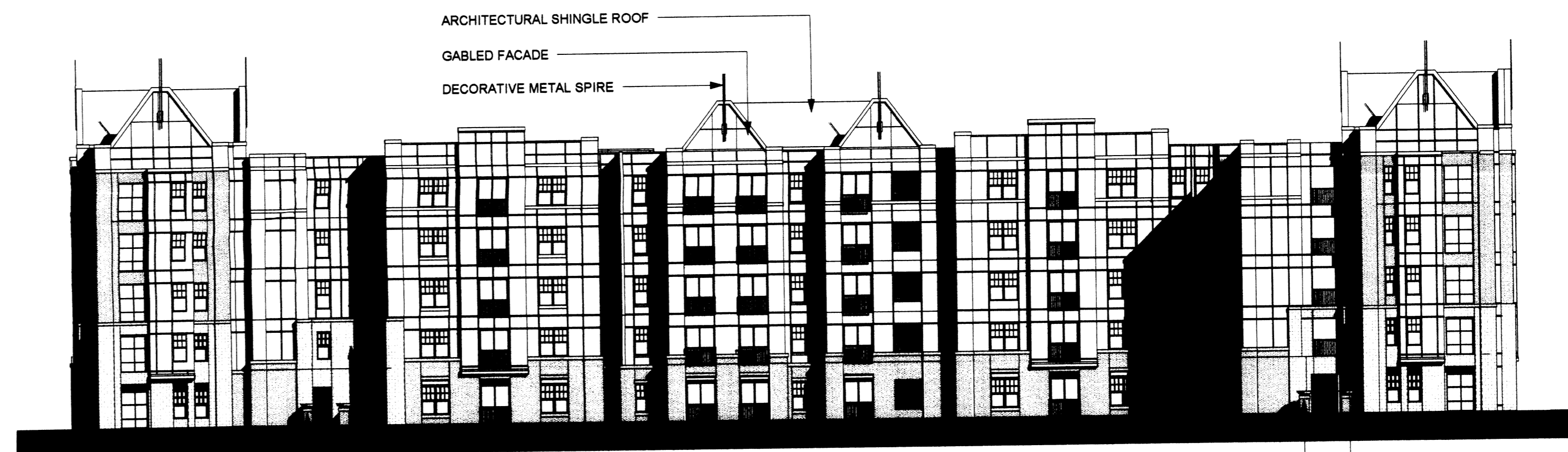
Scale 3/64" = 1'-0"

DATED: 1-31-13

BY: DEBRA D. CAMPBELL



4 West Elevation (Side)
 3/64" = 1'-0"



3 East Elevation - Mallard Creek Church Rd
 3/64" = 1'-0"



2 South Elevation - Highway 49
 3/64" = 1'-0"