



Charlotte-Mecklenburg Planning Department

DATE: January 09, 2014

TO: Mark Fowler
Zoning Supervisor

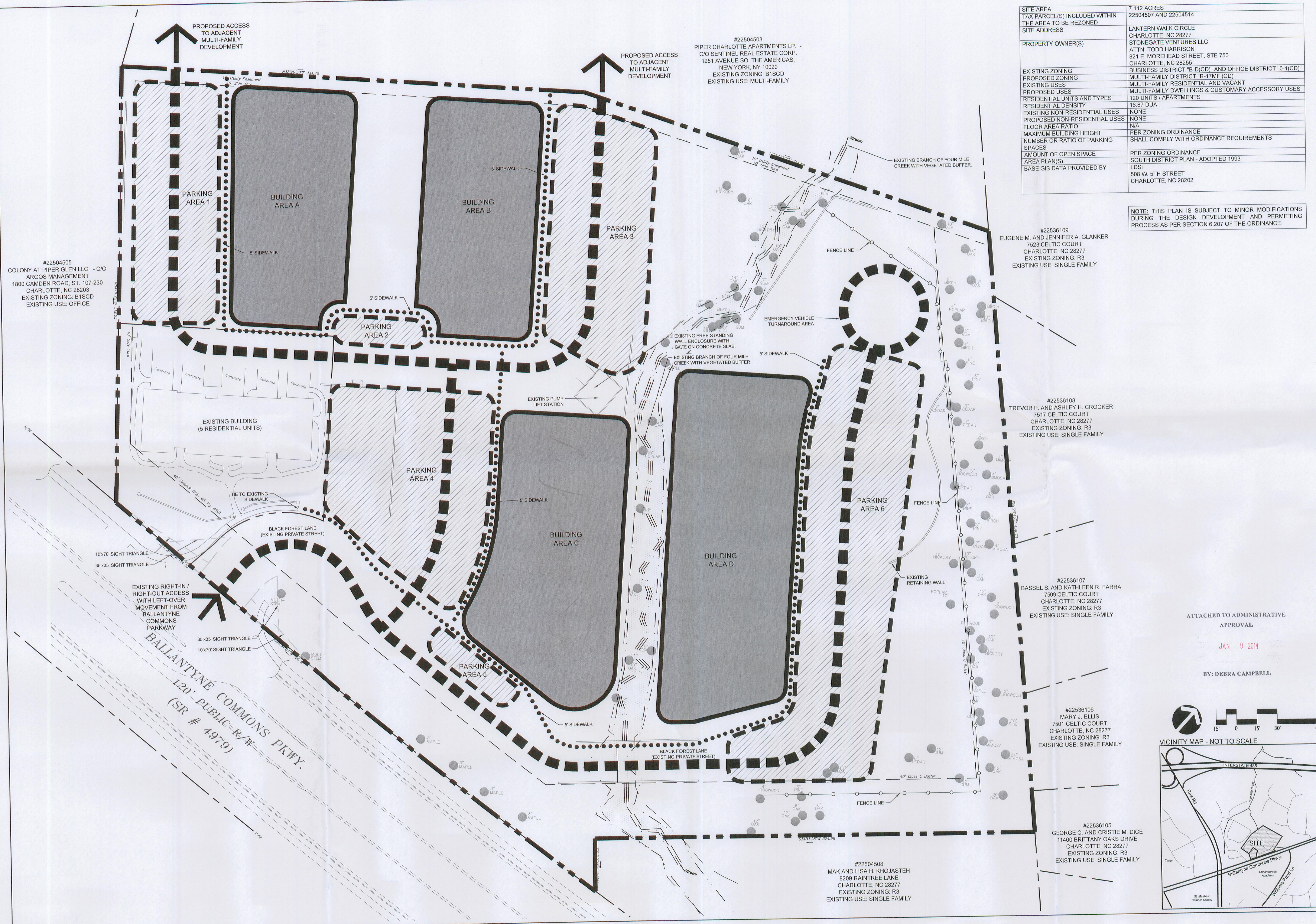
FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2013-030 Piper Station Apartments, LLC

Attached is the revised site plan for the listed petition above. The site plan shows a modification to the building location due to the existing stream. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

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

Signage was note reviewed as part of this request.



#22504505
 COLONY AT PIPER GLEN LLC - C/O
 ARGOS MANAGEMENT
 1800 CAMDEN ROAD, ST. 107-230
 CHARLOTTE, NC 28203
 EXISTING ZONING: B1SCD
 EXISTING USE: OFFICE

#22504503
 PIPER CHARLOTTE APARTMENTS LP -
 C/O SENTINEL REAL ESTATE CORP.
 1251 AVENUE SO. THE AMERICAS,
 NEW YORK, NY 10020
 EXISTING ZONING: B1SCD
 EXISTING USE: MULTI-FAMILY

SITE AREA	7.112 ACRES
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	22504507 AND 22504514
SITE ADDRESS	LANERN WALK CIRCLE CHARLOTTE, NC 28277
PROPERTY OWNER(S)	STONEGATE VENTURES LLC ATTN: TODD HARRISON 821 E. MOREHEAD STREET, STE 750 CHARLOTTE, NC 28255
EXISTING ZONING	BUSINESS DISTRICT "B-D(CD)" AND OFFICE DISTRICT "O-1(CD)"
PROPOSED ZONING	MULTI-FAMILY DISTRICT "R-17MF (CD)"
EXISTING USES	MULTI-FAMILY RESIDENTIAL AND VACANT
PROPOSED USES	MULTI-FAMILY DWELLINGS & CUSTOMARY ACCESSORY USES
RESIDENTIAL UNITS AND TYPES	120 UNITS / APARTMENTS
RESIDENTIAL DENSITY	16.87 DUA
EXISTING NON-RESIDENTIAL USES	NONE
PROPOSED NON-RESIDENTIAL USES	NONE
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	PER ZONING ORDINANCE
NUMBER OR RATIO OF PARKING SPACES	SHALL COMPLY WITH ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE
AREA PLAN(S)	SOUTH DISTRICT PLAN - ADOPTED 1993
BASE GIS DATA PROVIDED BY	LDSI 508 W. 5TH STREET CHARLOTTE, NC 28202

NOTE: THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS AS PER SECTION 6.207 OF THE ORDINANCE.

#22536109
 EUGENE M. AND JENNIFER A. GLANKER
 7523 CELTIC COURT
 CHARLOTTE, NC 28277
 EXISTING ZONING: R3
 EXISTING USE: SINGLE FAMILY

#22536108
 TREVOR P. AND ASHLEY H. CROCKER
 7517 CELTIC COURT
 CHARLOTTE, NC 28277
 EXISTING ZONING: R3
 EXISTING USE: SINGLE FAMILY

#22536107
 BASSEL S. AND KATHLEEN R. FARRA
 7509 CELTIC COURT
 CHARLOTTE, NC 28277
 EXISTING ZONING: R3
 EXISTING USE: SINGLE FAMILY

#22536106
 MARY J. ELLIS
 7501 CELTIC COURT
 CHARLOTTE, NC 28277
 EXISTING ZONING: R3
 EXISTING USE: SINGLE FAMILY

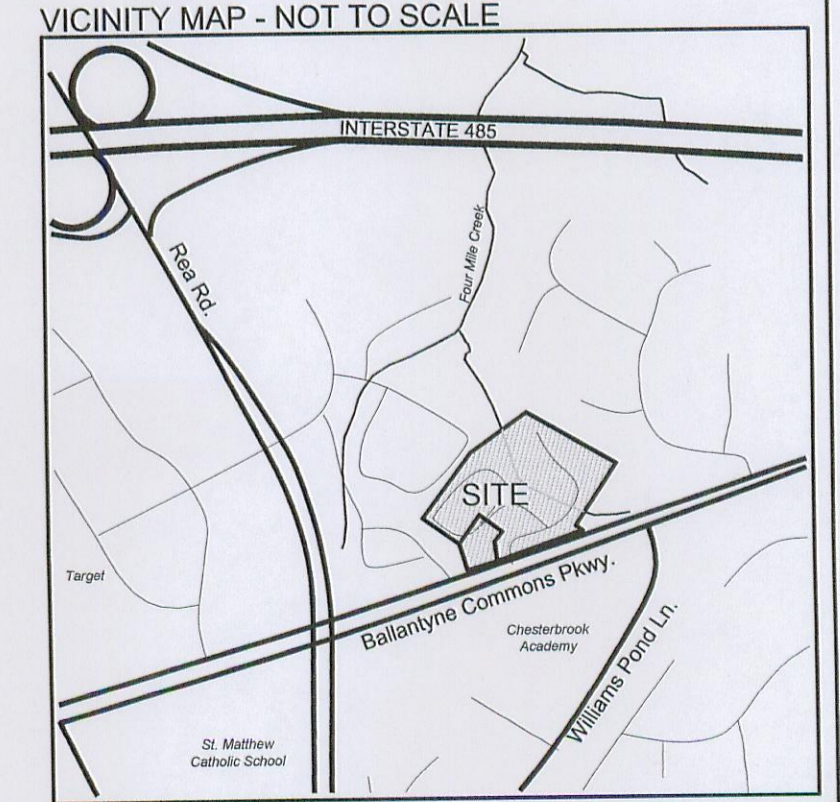
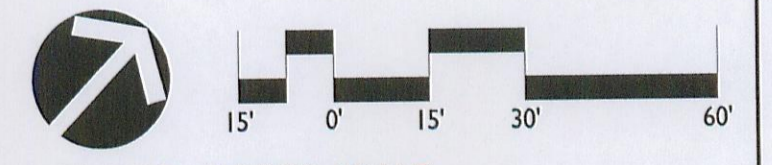
#22536105
 GEORGE C. AND CRISTIE M. DICE
 11400 BRITTANY OAKS DRIVE
 CHARLOTTE, NC 28277
 EXISTING ZONING: R3
 EXISTING USE: SINGLE FAMILY

#22504508
 MAK AND LISA H. KHOJASTEH
 8209 RAIN TREE LANE
 CHARLOTTE, NC 28277
 EXISTING ZONING: R3
 EXISTING USE: SINGLE FAMILY

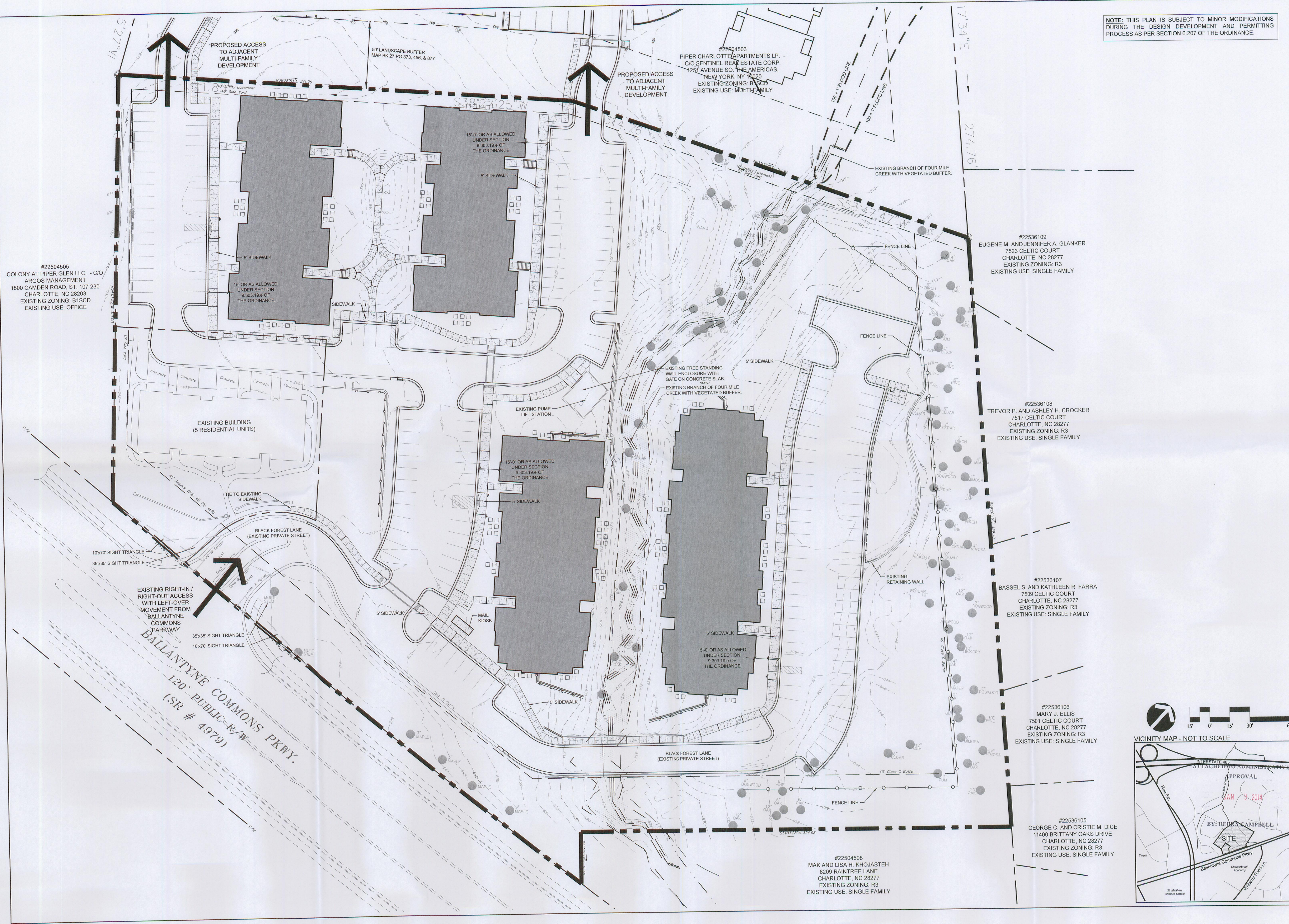
ATTACHED TO ADMINISTRATIVE APPROVAL

JAN 9 2014

BY: DEBRA CAMPBELL



NOTE: THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS AS PER SECTION 6.207 OF THE ORDINANCE.



#22504505
COLONY AT PIPER GLEN LLC - C/O
ARGOS MANAGEMENT
1800 CAMDEN ROAD, ST. 107-230
CHARLOTTE, NC 28203
EXISTING ZONING: B1SCD
EXISTING USE: OFFICE

#22504503
PIPER CHARLOTTE APARTMENTS LP -
C/O SENTINEL REAL ESTATE CORP.
1281 AVENUE SO., THE AMERICAS,
NEW YORK, NY 10020
EXISTING ZONING: B1SCD
EXISTING USE: MULTI-FAMILY

#22536109
EUGENE M. AND JENNIFER A. GLANKER
7523 CELTIC COURT
CHARLOTTE, NC 28277
EXISTING ZONING: R3
EXISTING USE: SINGLE FAMILY

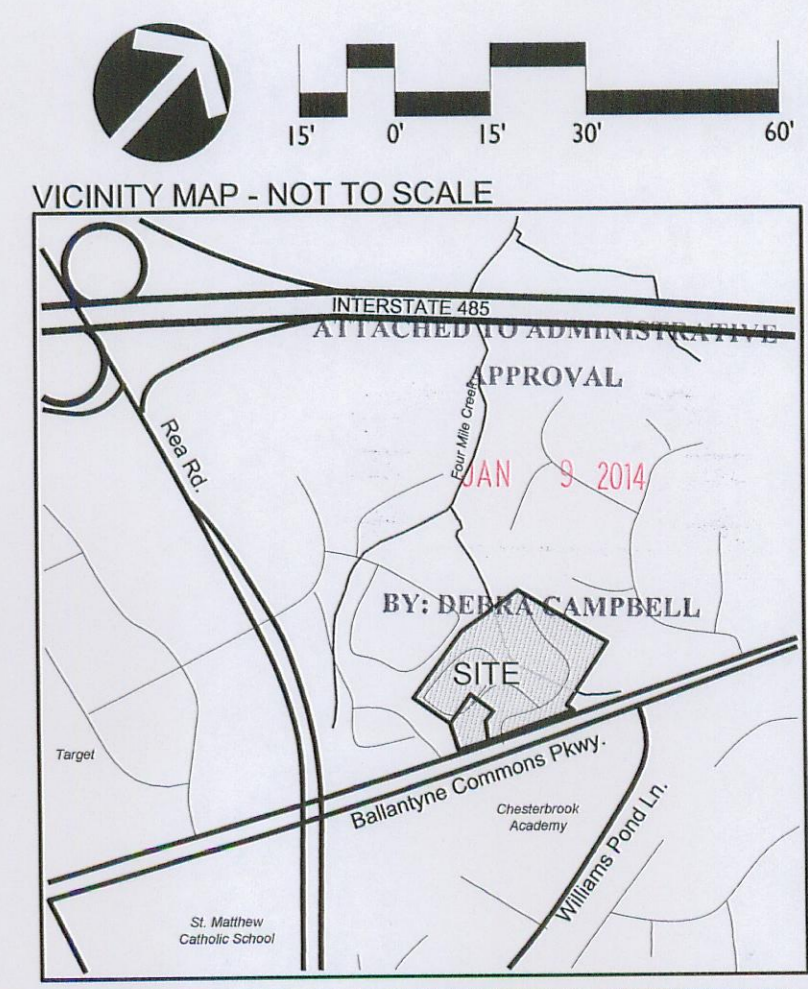
#22536108
TREVOR P. AND ASHLEY H. CROCKER
7517 CELTIC COURT
CHARLOTTE, NC 28277
EXISTING ZONING: R3
EXISTING USE: SINGLE FAMILY

#22536107
BASSEL S. AND KATHLEEN R. FARRA
7509 CELTIC COURT
CHARLOTTE, NC 28277
EXISTING ZONING: R3
EXISTING USE: SINGLE FAMILY

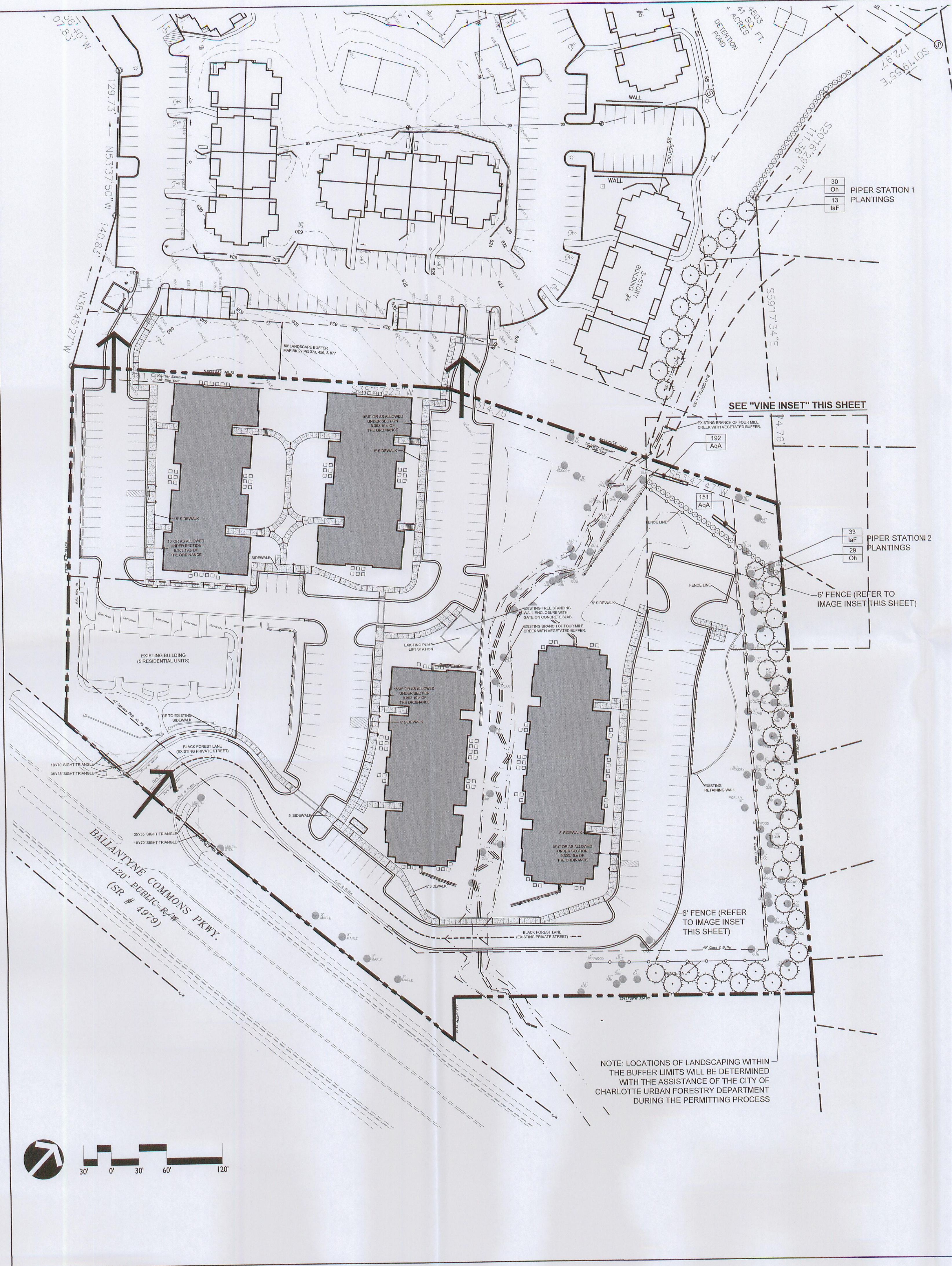
#22536106
MARY J. ELLIS
7501 CELTIC COURT
CHARLOTTE, NC 28277
EXISTING ZONING: R3
EXISTING USE: SINGLE FAMILY

#22536105
GEORGE C. AND CRISTIE M. DICE
11400 BRITANNY OAKS DRIVE
CHARLOTTE, NC 28277
EXISTING ZONING: R3
EXISTING USE: SINGLE FAMILY

#22504508
MAK AND LISA H. KHOJASTEH
8209 RAIN TREE LANE
CHARLOTTE, NC 28277
EXISTING ZONING: R3
EXISTING USE: SINGLE FAMILY



VICINITY MAP - NOT TO SCALE

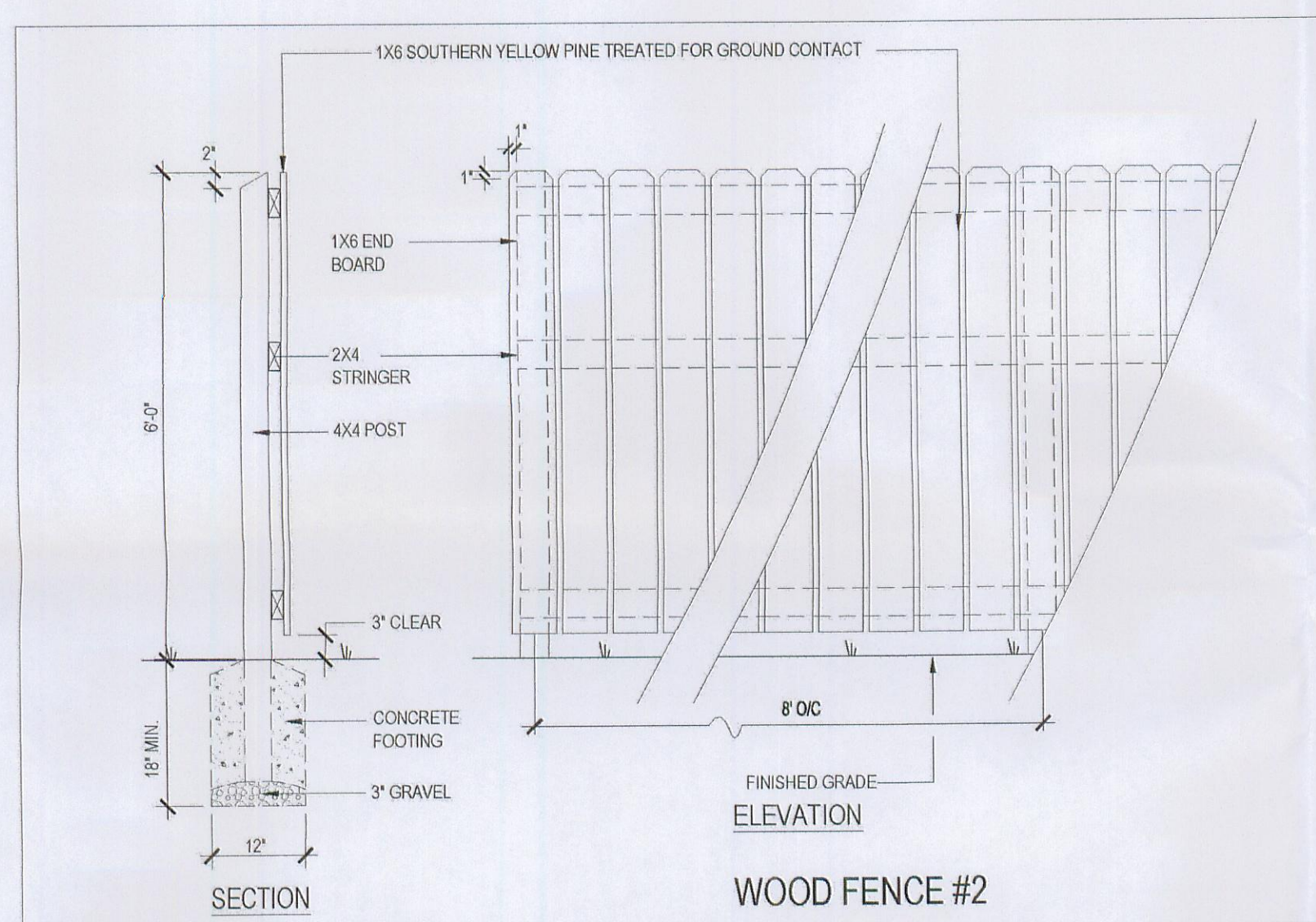


30' DRAINAGE EASEMENT (TAKEN FROM CONSTRUCTION PLANS BY MILLER PLAYER ASSOCIATES.)

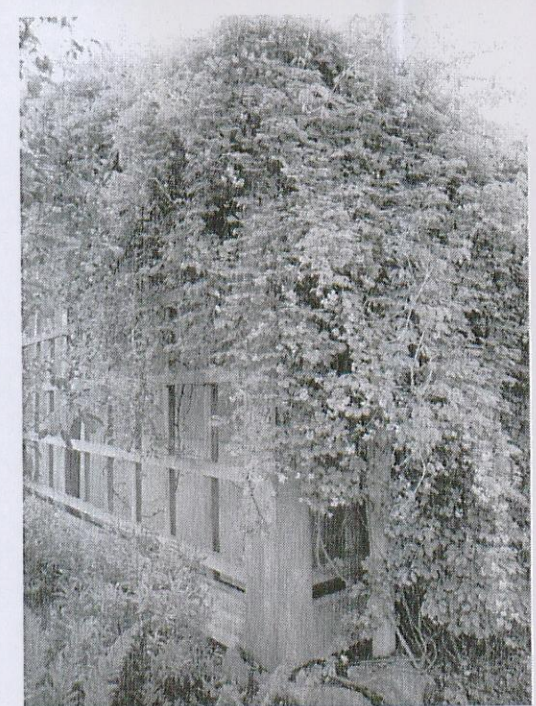
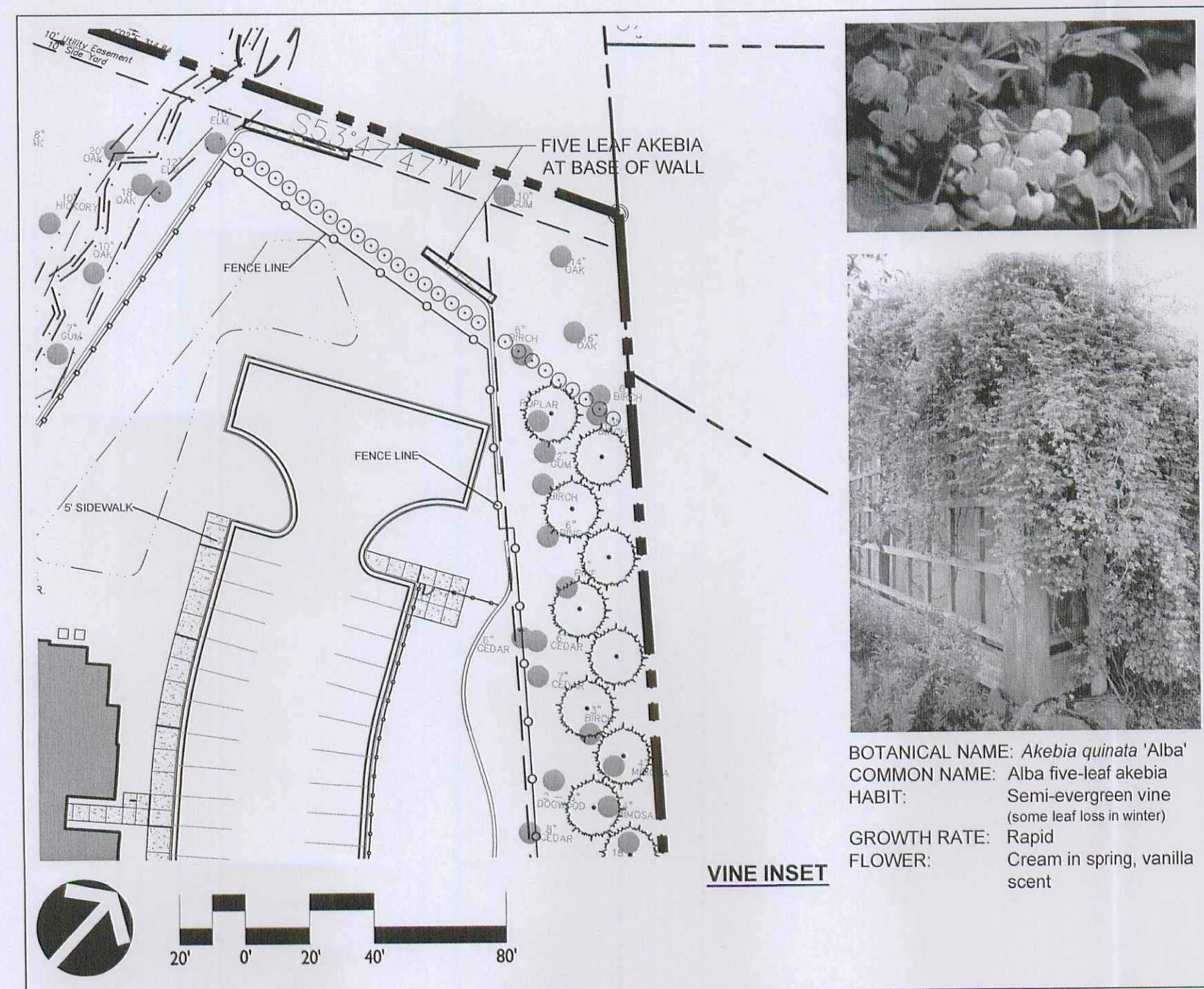
NOTE: THIS PLAN IS SUBJECT TO MINOR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND PERMITTING PROCESS AS PER SECTION 6.207 OF THE ORDINANCE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HGT	REMARKS
	IaF	46	Ilex x attenuata 'Fosteri' / Foster's Holly	B & B		8'-10'	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	HT.	O.C.	REMARKS
	Oh	59	Osmanthus heterophyllus / Holly Olive	5 gal	6'-8'	5' O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	O.C.	HGT	REMARKS
	AqA	343	Akebia quinata 'Alba' / Five-leaf Akebia	1 gal @ 8" oc	8"		



6' FENCE INSET
Material: WOOD
Height: 6-feet



BOTANICAL NAME: *Akebia quinata* 'Alba'
COMMON NAME: Alba five-leaf akebia
HABIT: Semi-evergreen vine (some leaf loss in winter)
GROWTH RATE: Rapid
FLOWER: Cream in spring, vanilla scent



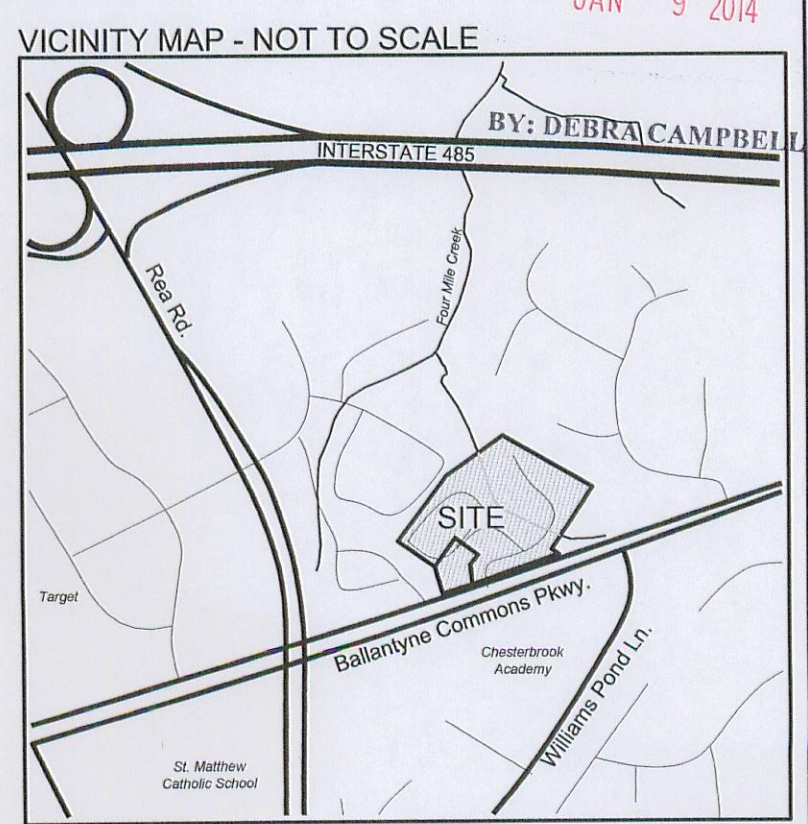
BOTANICAL NAME: *Osmanthus heterophyllus*
COMMON NAME: Holly Olive
HABIT: Evergreen Shrub
GROWTH RATE: Slow to Moderate
FLOWER: Fragrant small white flower in fall
WIDTH: 5'-10'
HEIGHT: 8'-10'



BOTANICAL NAME: *Ilex x attenuata* 'Fosteri'
COMMON NAME: Foster's Holly
HABIT: Evergreen Tree
GROWTH RATE: Rapid
FLOWER: Berries
WIDTH: 7'-10'
HEIGHT: 20'-30'

ATTACHED TO ADMINISTRATIVE APPROVAL

JAN 9 2014



PIPER STATION 2 DEVELOPMENT STANDARDS

1. DEVELOPMENT INFORMATION

SITE AREA	7.112 ACRES
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	22504507 AND 22504514
SITE ADDRESS	LANTERN WALK CIRCLE CHARLOTTE, NC 28277
PROPERTY OWNER(S)	STONEGATE VENTURES LLC ATTN: TODD HARRISON 821 E. MOREHEAD STREET, STE 750 CHARLOTTE, NC 28255
EXISTING ZONING	BUSINESS DISTRICT "B-D(CD)" AND OFFICE DISTRICT "O-1(CD)"
PROPOSED ZONING	MULTI-FAMILY DISTRICT "R-17MF (CD)"
EXISTING USES	MULTI-FAMILY RESIDENTIAL AND VACANT
PROPOSED USES	MULTI-FAMILY DWELLINGS & CUSTOMARY ACCESSORY USES
RESIDENTIAL UNITS AND TYPES	120 UNITS / APARTMENTS
RESIDENTIAL DENSITY	16.87 DUA
EXISTING NON-RESIDENTIAL USES	NONE
PROPOSED NON-RESIDENTIAL USES	NONE
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	PER ZONING ORDINANCE
NUMBER OR RATIO OF PARKING SPACES	SHALL COMPLY WITH ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE
AREA PLAN(S)	SOUTH DISTRICT PLAN - ADOPTED 1993
BASE GIS DATA PROVIDED BY	LDSI 508 W. 5TH STREET CHARLOTTE, NC 28202

2. GENERAL PROVISIONS

- a. 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.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO 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.

3. PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A MULTIFAMILY COMMUNITY AS AN ADDITION TO AN EXISTING MULTIFAMILY COMMUNITY THAT ADJOINS THE SITE. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE R-17MF (CD) DISTRICT.

4. PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE MULTIFAMILY DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE R-17 MF DISTRICT.

TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA AN EXISTING DRIVEWAY TO BALLANTYNE COMMONS PARKWAY AND TO THE ADJOINING MULTIFAMILY COMMUNITY VIA INTERNAL PRIVATE DRIVEWAY CONNECTIONS AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.

ARCHITECTURAL STANDARDS

THE ARCHITECTURE OF FUTURE BUILDINGS SHALL BE DESIGNED TO COMPLEMENT THE ARCHITECTURAL CHARACTER OF THE SURROUNDING BALLANTYNE COMMUNITY AND THE ADJOINING MULTIFAMILY COMMUNITY. ARCHITECTURAL REFERENCE FEATURES SHALL INCLUDE BUT NOT BE LIMITED TO WINDOW/DOOR FENESTRATION PATTERN; WINDOW SASH STYLE; RAILINGS; AND ROOF STYLE/PITCH. THE INCORPORATION OF BUILDING MATERIALS AND COLORS ASSOCIATED WITH THE ADJOINING MULTIFAMILY COMMUNITY MAY ALSO BE UTILIZED IN ADDITION TO ARCHITECTURAL FEATURES. IT IS IMPORTANT THAT NEW BUILDINGS NOT EXACTLY MIMIC EXISTING BUILDINGS AS THERE ARE MULTIPLE ARCHITECTURAL STYLES AND FEATURES FOUND ON NEARBY BUILDINGS. THE PETITIONER HAS PROVIDED IMAGES OF THE EXISTING MULTIFAMILY COMMUNITY THAT THIS NEW DEVELOPMENT WILL BE A PART AND AN EXTENSION OF. THE PETITIONER HAS ALSO PROVIDED IMAGES OF SIMILAR BUILDINGS THAT REPRESENT THE OVERALL SCALE, CHARACTER, AND QUALITY OF THE BUILDING PROPOSED TO BE CONSTRUCTED ON THE SITE. TO FURTHER DEFINE THE CHARACTER OF THE BUILDINGS TO BE CONSTRUCTED ON THE SITE, THE PETITIONER WILL INCLUDE WITH THE FOLLOWING ELEMENTS OR FEATURES:

- SIDING MATERIALS WILL INCLUDES AT LEAST 30% MASONRY PRODUCTS SUCH AS BRICK, ARCHITECTURAL CMU OR PRECAST, AND MAN MADE STONE. REMAINING MATERIALS WILL BE COMPOSED OF CEMENTATIOUS BOARD OR OTHER SIMILAR DURABLE MATERIAL.
- NO VINYL, EIFS, OR MASONITE WILL BE USED FOR SIDING MATERIALS BUT VINYL MAY BE USED FOR SOFFIT, AND TRIM INCLUDING WINDOW AND DOOR TRIM.
- PRINCIPAL ROOF PITCH WILL BE NO LESS THAN 5:12
- BALCONY RAILINGS WILL BE OF DURABLE PREFINISHED MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.
- ROOFING MATERIALS WILL BE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR.

STREETSCAPE AND LANDSCAPING

THE BUFFERS ON THE SITE PLAN MAY BE REDUCED OR REMOVED IF THE ADJOINING PROPERTY FOR WHICH THE BUFFER WAS CREATED IS REZONED TO A CATEGORY WHERE THE BUFFER WOULD BE SMALLER OR WOULD NOT BE REQUIRED. THIS ACTION WILL NOT REQUIRE AN ADMINISTRATIVE AMENDMENT TO THE SITE PLAN.

THE PETITIONER WILL INSTALL A FENCE ALONG PORTIONS OF THE SITE THAT ARE ADJACENT TO THE SINGLE FAMILY COMMUNITY AS GENERALLY DEPICTED ON THE SITE PLAN. THE EXACT LOCATION OF THE FENCE WILL BE DETERMINED DURING THE DESIGN/ DEVELOPMENT PHASE.

IN CONJUNCTION WITH THE PROVISION ABOVE:

- A. IN ADDITION, THE PETITIONER WILL INSTALL TREES AND SHRUBS WITHIN THE BUFFER AREA AS GENERALLY DEPICTED ON THE SITE PLAN AND AT THE NUMBER AND PLANT SPECIES AS INCLUDED IN THE SITE PLAN SUPPLEMENT.
- B. THE PETITIONER WILL INSTALL ADDITIONAL SHRUBS AND ORNAMENTAL VINE PLANTINGS ALONG THE RETAINING WALL AS GENERALLY DEPICTED ON THE SITE PLAN SUPPLEMENT.
- C. THE PETITIONER WILL REMOVE AN OLD 'TREE HOUSE' AND DEAD TREES FROM THE BUFFER AREA AS PART OF THE OVERALL BUFFER IMPROVEMENTS.

ALL FENCE AND PLANT MATERIALS WILL BE MAINTAINED IN A SOUND AND HEALTHY FASHION AND PLANT MATERIALS THAT MAY BECOME DISEASED OR THAT DIE WILL BE REPLACED WITH MATERIALS AS SPECIFIED ON THE SITE PLAN SUPPLEMENT.

ENVIRONMENTAL FEATURES

RESERVED

PARKS, GREENWAYS, AND OPEN SPACE
RESERVED

FIRE PROTECTION
RESERVED

SIGNAGE
RESERVED

LIGHTING
a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES AND WILL BE LIMITED TO 25' FEET IN TOTAL HEIGHT. HOWEVER, THE FREESTANDING LIGHTING ON THE PORTION OF THE SITE THAT ADJOINS SINGLE FAMILY ZONED LAND WILL BE LIMITED TO 20' IN TOTAL HEIGHT. ARCHITECTURAL LIGHTING MAY BE USED SO LONG AS THE FIXTURES ARE DESIGNED SO THAT THEY DO NOT CAST LIGHT BEYOND THE PROPERTY LINE.

PHASING
RESERVED

INITIAL SUBMISSION- 12-21-12
REVISED PER STAFF COMMENTS: 02-22-13
REVISED PER STAFF ANALYSIS AND PUBLIC HEARING COMMENTS: 3-22-13

ATTACHED TO ADMINISTRATIVE APPROVAL

JAN 1 2014

BY: DEBRA CAMPBELL



EXISTING ADJACENT MULTI-FAMILY



EXISTING ADJACENT MULTI-FAMILY CLUBHOUSE



EXISTING ON-SITE MULTI-FAMILY



EXAMPLE OF SCALE AND CHARACTER



EXAMPLE OF SCALE AND CHARACTER

ATTACHED TO ADMINISTRATIVE
 APPROVAL

JAN 9 2014

BY: DEBRA CAMPBELL