



Charlotte-Mecklenburg Planning Department

DATE: June 1, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2014-089 Hopper Communities

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 modifications to proposed unit types.

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, Building Codes, and conditional requirements still apply.

Signage was note reviewed as part of this request.

GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY HOPPER COMMUNITIES TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 2.683 ACRE SITE LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF WEST 4TH STREET AND GRANDIN ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE").
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
4. THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATIONS, PLACEMENTS AND SIZES OF THE BUILDING FOOTPRINTS AS WELL AS THE INTERNAL ALLEYS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

PERMITTED USES

1. THE SITE MAY BE DEVOTED ONLY TO A MAXIMUM OF 46 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS AND TO A MAXIMUM OF 2 FOR SALE DWELLING UNITS LOCATED IN AN EXISTING QUADRAPLEX BUILDING LOCATED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE UR-2 ZONING DISTRICT.
2. NOTWITHSTANDING PARAGRAPH 1 ABOVE, THE PETITIONER MAY CONVERT THE EXISTING QUADRAPLEX BUILDING LOCATED ON THE SITE INTO A DUPLEX BUILDING WITH 2 FOR SALE DWELLING UNITS.
3. NOTWITHSTANDING PARAGRAPH 1 ABOVE, AT THE OPTION OF THE PETITIONER AND SUBJECT TO PARAGRAPH 5 BELOW, THE PETITIONER MAY DEMOLISH THE EXISTING QUADRAPLEX BUILDING LOCATED ON THE SITE AND CONSTRUCT UP TO 3 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS IN THE GENERAL LOCATION OF THE EXISTING QUADRAPLEX BUILDING AS MORE PARTICULARLY DEPICTED ON INSET A ON THE REZONING PLAN.
4. THE TOTAL MAXIMUM FOR SALE DWELLING UNITS THAT MAY BE LOCATED ON THE SITE SHALL BE 48.
5. THE EXISTING QUADRAPLEX BUILDING LOCATED ON THE SITE IS A CONTRIBUTING STRUCTURE TO THE WESLEY HEIGHTS HISTORIC DISTRICT. THERE IS A 1 YEAR STAY ON THE DEMOLITION OF THE EXISTING QUADRAPLEX BUILDING THAT EXPIRES IN JUNE 2015. IF THE EXISTING QUADRAPLEX BUILDING IS ULTIMATELY DEMOLISHED, THE EXTERIOR PORTIONS OF THE 3 FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS PROPOSED TO BE CONSTRUCTED IN THE GENERAL LOCATION OF THE EXISTING QUADRAPLEX BUILDING ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE HISTORIC DISTRICT COMMISSION, AND A CERTIFICATE OF APPROPRIATENESS MUST BE ISSUED BY THE HISTORIC DISTRICT COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR OTHER APPROVALS AUTHORIZING THE CONSTRUCTION OF SUCH FOR SALE SINGLE FAMILY ATTACHED DWELLING UNITS.

TRANSPORTATION

1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL RESIDENTIAL ALLEYS.
3. THE EXACT ALIGNMENTS OF THE INTERNAL RESIDENTIAL ALLEYS MAY BE ALTERED DURING THE CONSTRUCTION PERMITTING PROCESS.
4. THE SITE SHALL COMPLY WITH THE PARKING REQUIREMENTS OF THE ORDINANCE FOR THE UR-2 ZONING DISTRICT.
5. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE ANY EXISTING TREES.
6. THE EXISTING DRIVEWAY THAT SERVES THE QUADRAPLEX BUILDING LOCATED ON THE SITE WILL BE REMOVED DURING THE CONSTRUCTION PERMITTING PROCESS AND REPLACED WITH CURB, GUTTER, A PLANTING STRIP AND A SIDEWALK AS DEPICTED ON THE REZONING PLAN.

ARCHITECTURAL STANDARDS

1. THE EXTERIOR SIDING MATERIALS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE OR SIMILAR MASONRY PRODUCTS AND WOOD OR OTHER MATERIALS APPROVED BY THE HISTORIC DISTRICT COMMISSION.
2. VINYL, EIFS OR MASONITE MAY NOT BE USED AS AN EXTERIOR SIDING MATERIAL ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE.
3. BALCONY RAILINGS, IF INSTALLED ON THE SINGLE FAMILY ATTACHED DWELLING UNITS TO BE CONSTRUCTED ON THE SITE, WILL BE CONSTRUCTED OF A DURABLE PREFINISHED MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.
4. THE SITE IS LOCATED IN THE WESLEY HEIGHTS HISTORIC DISTRICT, AND THE EXTERIOR PORTIONS OF THE SINGLE FAMILY ATTACHED DWELLING UNITS AND CERTAIN OTHER IMPROVEMENTS TO BE CONSTRUCTED ON THE SITE ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE HISTORIC DISTRICT COMMISSION, AND A CERTIFICATE OF APPROPRIATENESS MUST BE ISSUED BY THE HISTORIC DISTRICT COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT OR OTHER APPROVALS AUTHORIZING THE CONSTRUCTION OF SUCH IMPROVEMENTS. ACCORDINGLY, THE ARCHITECTURAL COMMITMENTS SET OUT HEREIN MAY BE ALTERED OR MODIFIED BY THE HISTORIC DISTRICT COMMISSION.
5. THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT GRANDIN ROAD SHALL FRONT GRANDIN ROAD.
6. THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT SUMMIT AVENUE SHALL FRONT SUMMIT AVENUE.
7. THE SINGLE FAMILY ATTACHED DWELLING UNITS THAT ABUT WEST 4TH STREET SHALL FRONT WEST 4TH STREET.
8. A MINIMUM OF 2 WINDOWS OR OTHER ARCHITECTURAL DETAILS SHALL BE INSTALLED ON EACH FLOOR OF THE SIDE ELEVATION OF AN END UNIT WHERE THE SIDE ELEVATION OF SUCH END UNIT IS ADJACENT TO A PUBLIC STREET TO AVOID BLANK WALLS.
9. IF THE EXISTING QUADRAPLEX BUILDING IS PRESERVED, THE EXISTING BRICK CLADDING WILL REMAIN IN PLACE. THE RAILINGS ON THE EXISTING QUADRAPLEX BUILDING WILL BE REPLACED AND THE NEW RAILINGS WILL BE CONSTRUCTED OF A DURABLE PREFINISHED MATERIAL AND WILL NOT BE PAINTED PRESSURE TREATED LUMBER.

STREETSCAPE AND LANDSCAPING

1. LANDSCAPING WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
2. INTERNAL LANDSCAPED AREAS SHALL BE INSTALLED AS DEPICTED ON THE REZONING PLAN.
3. SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITE'S FRONTAGES ON GRANDIN ROAD, WEST 4TH STREET AND SUMMIT AVENUE SHALL BE AS DEPICTED ON THE REZONING PLAN. SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
4. PURSUANT TO SECTION 9.407(4)(C) OF THE ORDINANCE, THE WIDTHS AND LOCATIONS OF THE SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITE'S FRONTAGES ON WEST 4TH STREET AND SUMMIT AVENUE MAY VARY FROM THE STANDARD REQUIREMENTS AS PROVIDED ON THE REZONING PLAN TO MAINTAIN THE CONTEXT OF THE NEIGHBORHOOD AND TO PRESERVE EXISTING TREES.

ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
2. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
3. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

SIGNAGE

1. ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

LIGHTING

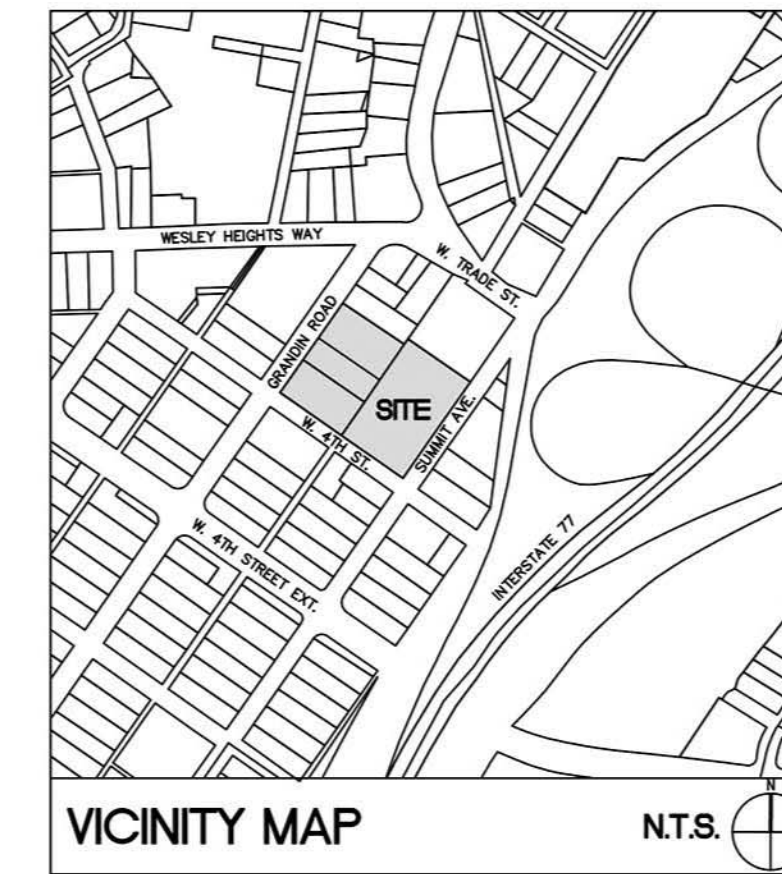
1. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON SITE SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET, AND ALL SUCH FREESTANDING LIGHTING FIXTURES SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
2. ANY ATTACHED LIGHTING WILL BE DOWNWARDLY DIRECTED AND A FULL CUTOFF FIXTURE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

Attached to Administrative Approval

Solomon A. Fortune \$
Solomon A. Fortune



SURVEY DISCLAIMER
ALTA SURVEY, ISSUE DATE JULY 08, 2014. PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204, (336) 782-3796



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**229 East Kingston Avenue
Charlotte, North Carolina 28203**

**GRANDIN ROAD /
W. 4TH STREET
TOWNHOMES**

**Grandin Road / West 4th Street
Charlotte, NC 28208**

**REZONING
PLAN**

**Project No.
4328.00**

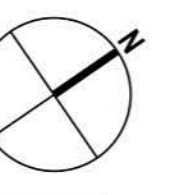
**Issued
07/25/14**

**Petition Number
2014-089**

Revised
09/19/14 - PER CITY OF CHARLOTTE COMMENTS
10/24/14 - PER CITY OF CHARLOTTE COMMENTS
11/13/14 - PER CITY OF CHARLOTTE COMMENTS
04/11/17 - PRE ADMINISTRATIVE ASSESSMENT



SCALE: 1"=30'
0 15' 30' 60'



RZ2.0

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