



Charlotte-Mecklenburg Planning Department

DATE: July 12, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2014-103 Weekly Homes, LP

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.

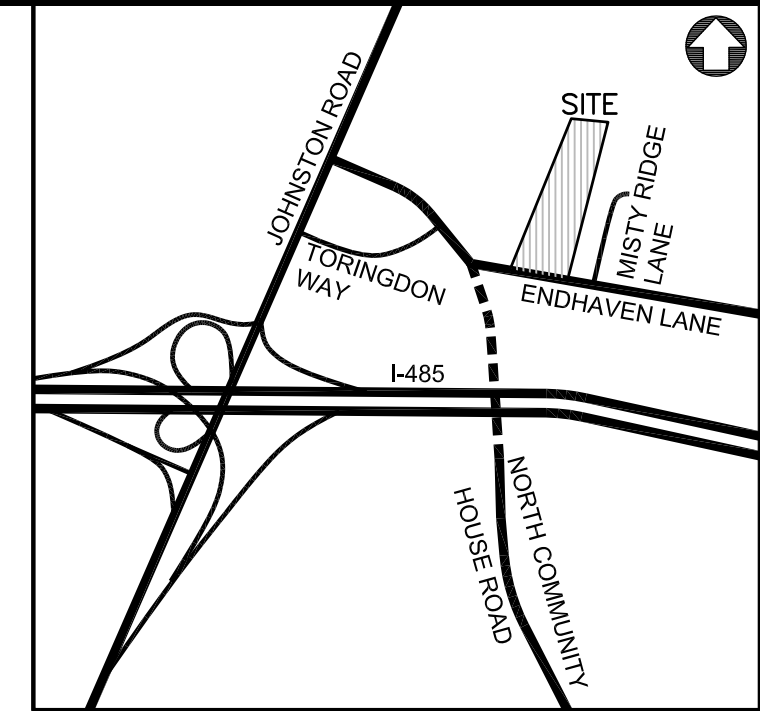
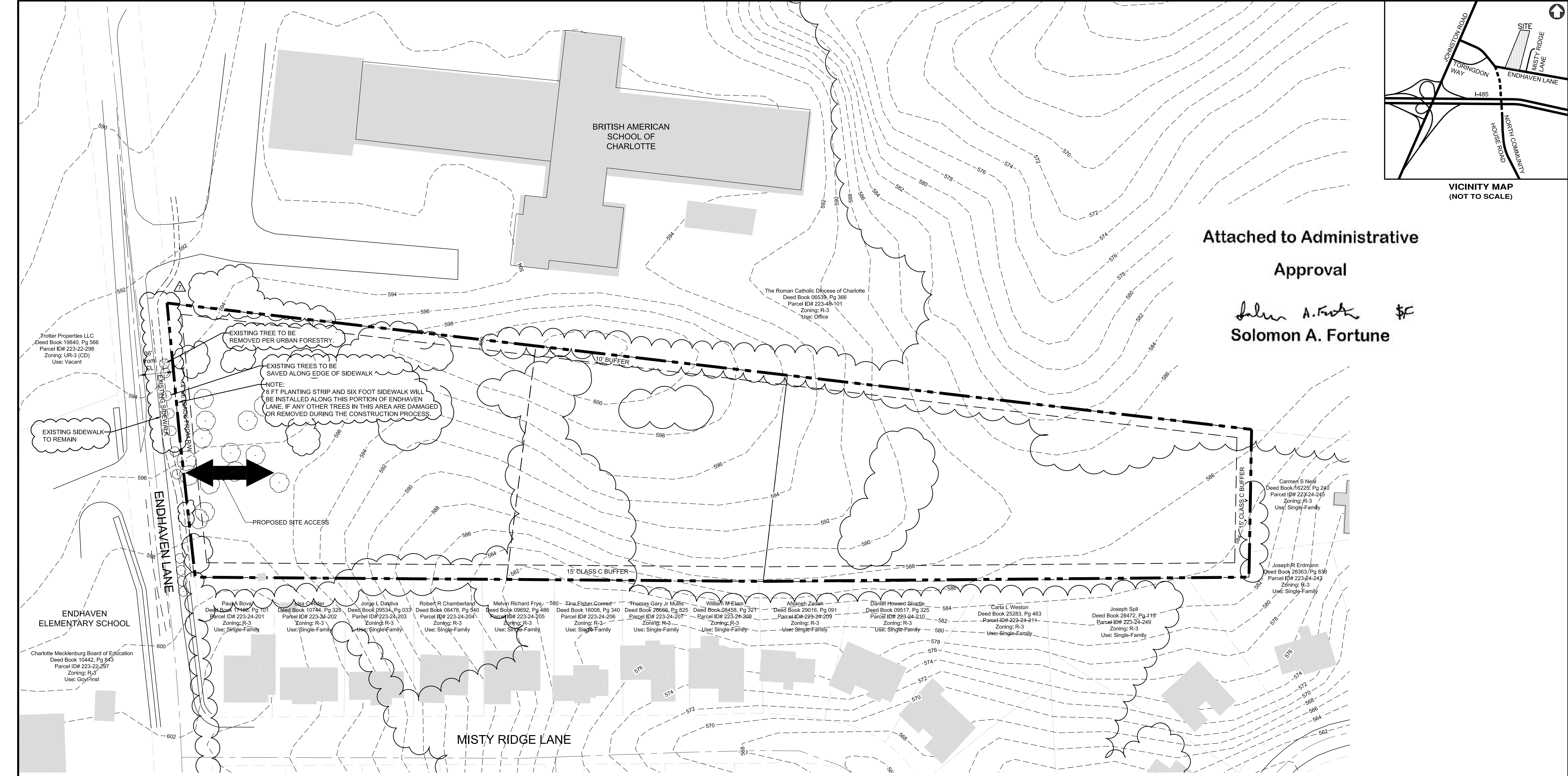
- To allow the existing sidewalk to remain along Endhaven Lane.

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.

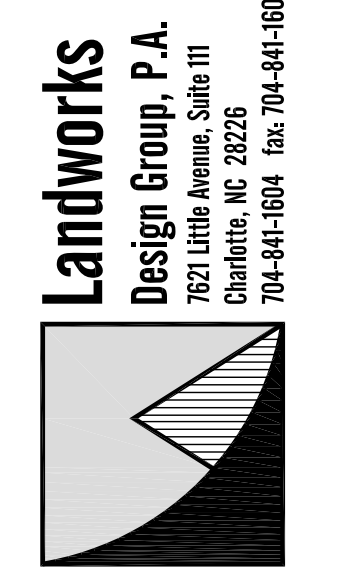
Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was note reviewed as part of this request.



Attached to Administrative
Approval

Solomon A. Fortune *SE*
Solomon A. Fortune



ENDHAVEN TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-103

TECHNICAL
DATA SHEET



CORPORATE CERTIFICATIONS
NC PE: C-2530 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL
Drawn By: MDL
Checked By: MDL
Date: 8/25/14
Project Number: 14003
Sheet Number:

RZ-1

SHEET # 1 OF 3

DEVELOPMENT DATA:

TAX PARCEL ID:	22324248, 22324247, 22324246
EXISTING SITE AREA:	±5.5 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	UR-2 (CD)
PROPOSED USE:	Single-Family attached (For Sale) Single-Family detached (For Sale)
UNITS PROPOSED:	44 Units
DENSITY PROPOSED:	8 UNITS / AC
FRONT YARD:	14' from Right-of-Way
MIN. SIDE YARD:	5'
REAR YARD:	3.75' with Reduction
MAX. FAR:	10'
PROPOSED BUILDING HEIGHT:	40' Max.
PARKING REQUIRED:	Min. = 1 Per Unit; Max. = 2 Per Unit
PARKING PROVIDED:	2 Car attached garage at each unit
TREE SAVE REQUIRED:	5.5 AC X 15% = 0.825 AC
WASTE MANAGEMENT:	ROLLOUT CONTAINER

Endhaven Lane Development Standards

General Provisions.

a. Development of the site 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 uses on the site, but 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 6.2 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.

Purpose

The purpose of this Rezoning application is to provide for the development of a single family attached and single family detached community. To achieve this purpose, the application seeks the rezoning of the site to the UR-2 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition will be residential single family attached and single family detached dwelling units and related accessory uses as are permitted in the UR-2 district.

Transportation

a. The site will have access via a driveway connection to Endhaven Lane at a location prescribed by CDOT as generally identified on the concept plan for the site.
b. Parking areas, including parking spaces in garages and on street parking, are generally indicated on the concept plan for the site.
c. The Petitioner will install a mid-block pedestrian crossing on Endhaven Lane at a location to be determined by CDOT during the permitting phase with the expectation that the location will be at the current mid-block crossing at the elementary school.
d. The Petitioner reserves the right to construct a security gate at the entrance subject to the approval of the design by CDOT.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the UR-2 district. The Petitioner has also provided typical elevation images of the buildings that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. Each single-family attached residential unit will be provided with a minimum of 400 square feet of private open space as generally depicted on the site plan and may be composed of a combination of landscape and hardscape elements. Each residential unit will provide for a front loaded 2-car garage and the garage doors will be within 7' or more than 20' from the back of curb. The Petitioner reserves the right to install ornamental fencing on the site for decoration and to aid in delineating the areas devoted to private open space. Any such fencing will not exceed 4 feet in height and will not be opaque. The buildings finishes will include brick, stone and/or other masonry products and Hardy Plank or other similar durable siding materials. No vinyl will be used as siding material. No expanses of blank wall exceeding 20 feet in length will be permitted for all end units that have a side along Endhaven Lane. Trash and recycling will be provided by individual roll-out containers.

Streetscape and Landscaping

The Petitioner reserves the right to install an entrance feature at the driveway connection to Endhaven Lane and an ornamental fence along the frontage of Endhaven Lane, subject to all sight distance restrictions. The Petitioner will increase the normal number of shrubs to be planted in the buffer along adjoining single family lots by 50% and will increase the size of the trees to be planted in the buffer along adjoining single family lots by 50%.

Environmental Features

The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. Storm water and water quality facilities will be designed as part of the overall site landscaping plan.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

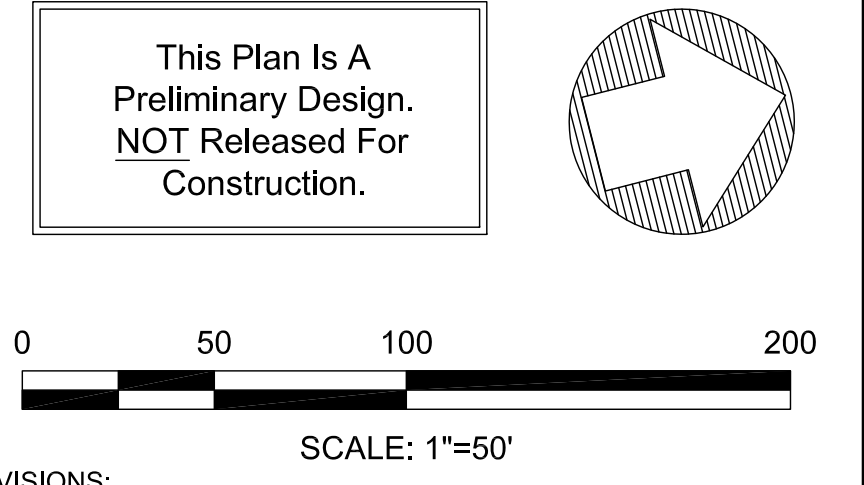
Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires and will be limited to 20' in height.
b. The Petitioner will limit the number and placement of outdoor lighting located on the structures to assure that light is not directed toward any adjoining properties. No such light fixtures will be located higher than 20' from the finished first floor elevation. In addition, the Petitioner will restrict the ability of home owners to add lighting to their individual townhomes or single-family homes except for ornamental or architectural lighting that would result in effects contrary to the standard above.

Phasing

Reserved

Initial Submission- 8-25-14, 1.0
Revised per staff comments- 10-17-14, 1.1
Revised per Staff Analysis- 11-20-14, 1.3
Revised per Zoning Committee approval- 12-5-14, 1.3.1
Revised per site plan revisions for rehearing- 01-30-15, 1.4
Revised per staff Analysis- 3-20-15, 1.5



REVISIONS:

No.	Date	By	Description
1	5/3/17	MEA	ADDED NOTE PER CITY REVIEW COMMENTS

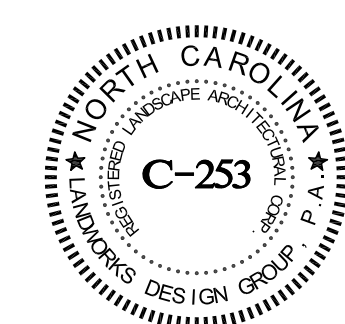
P:\2014-Job\14003 - Endhaven Townhomes Weekley\CAD\14003 REZONE BASE.dwg

Attached to Administrative
 Approval

Solomon A. Fortune **SF**
 Solomon A. Fortune

ENDHAVEN TOWNHOMES
 WEEKLEY HOMES, LP
 CHARLOTTE, NC
 REZONING PETITION: 2014-103

SCHEMATIC
 SITE
 PLAN



CORPORATE CERTIFICATIONS
 NC PE: C-2530 NC LA: C-253
 SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: PGJ

Checked By: MDL

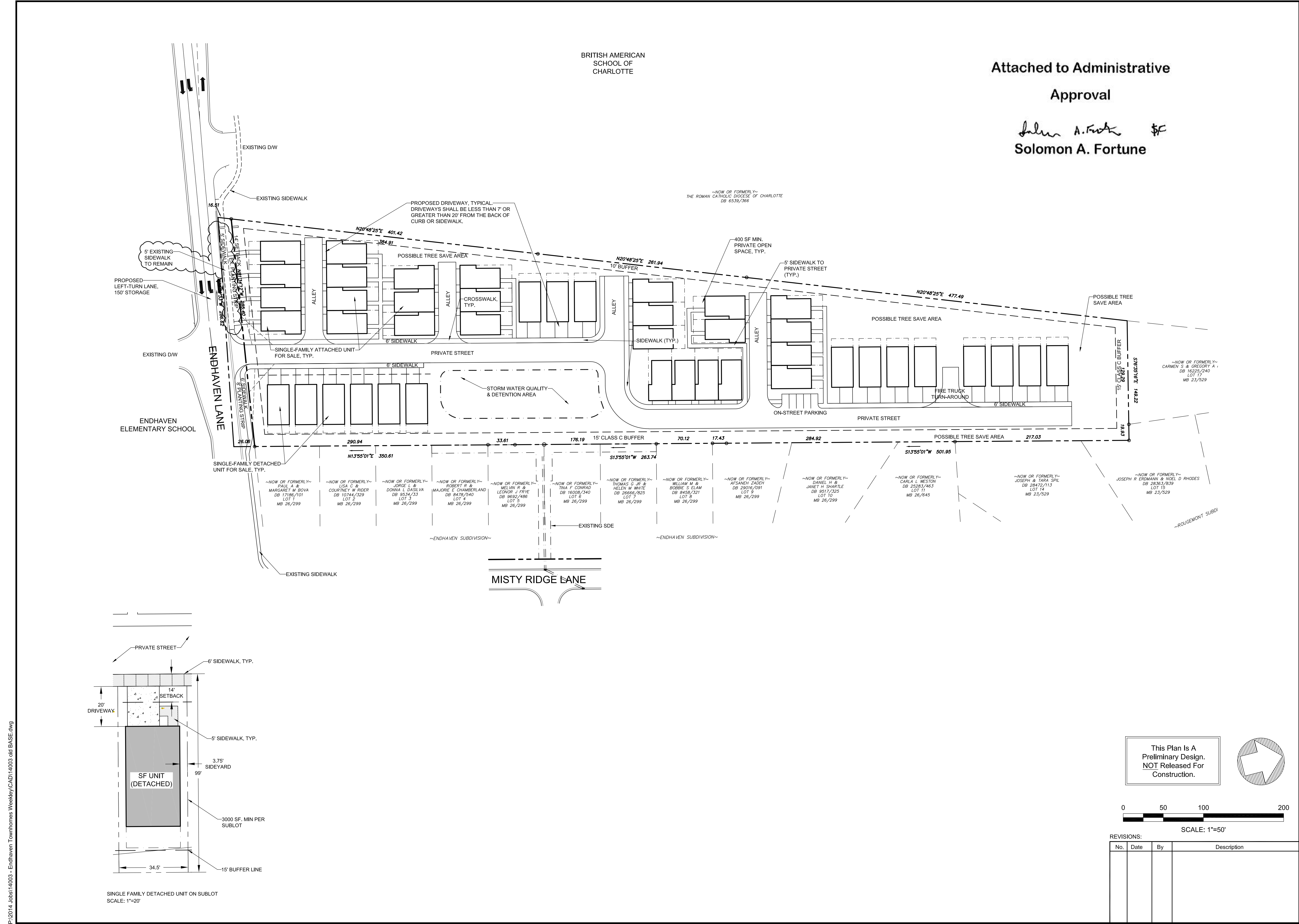
Date: 3/1/17

Project Number: 14003

Sheet Number:

RZ-2

SHEET # 2 OF 3



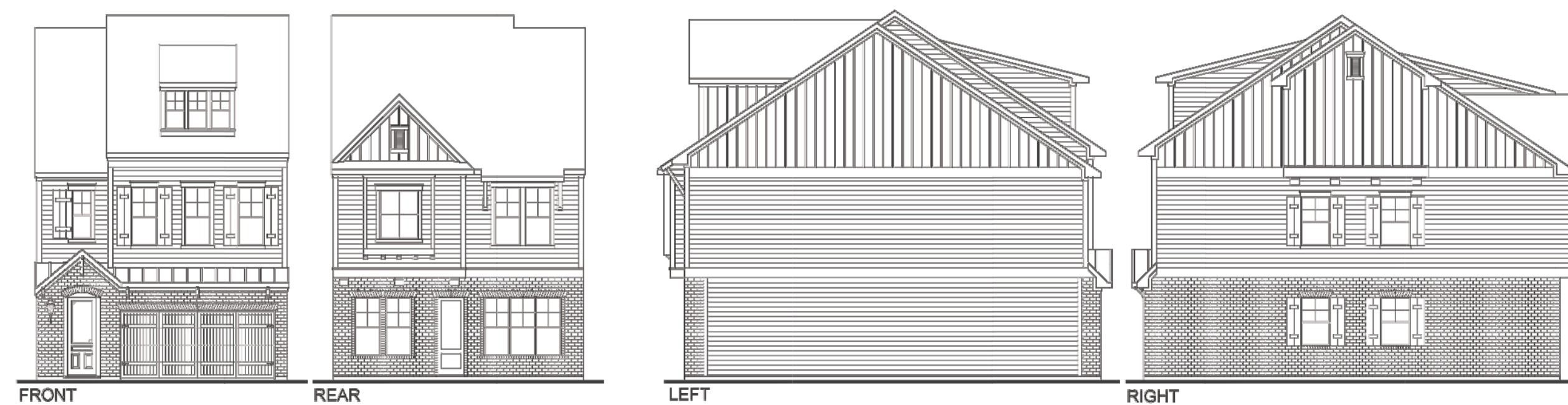
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Charlotte, NC

ENDHAVEN

David Weekley Homes



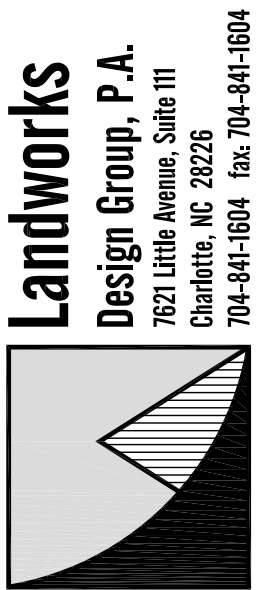
Charlotte, NC

ENDHAVEN

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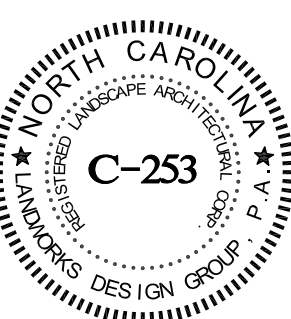
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Solomon A. Fortune \$C
Solomon A. Fortune



ENDHAVEN TOWNHOMES
WEEKLEY HOMES, LP
CHARLOTTE, NC
REZONING PETITION: 2014-103

BUILDING
ELEVATIONS



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SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: MDL

Checked By: MDL

Date: 3/2/17

Project Number: 14003

Sheet Number:

RZ-3

SHEET # 3 OF 3

This Plan Is A
Preliminary Design.
NOT Released For
Construction.

REVISIONS:			
No.	Date	By	Description