



Charlotte-Mecklenburg Planning Department

DATE: January 14, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2015-042: Partnership INC Charlotte-Mecklenburg Housing + Double Oaks Development LLC

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.

- Modification of the required right-of-way along Statesville Avenue.
- Modification of setbacks.

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.

- Development Data Table**
 - Site Acreage: 2,501 AC Total (Lot #1 - Recombination Area), 1,537 AC Development Area 1, 0.964 AC Development Area 2
 - Tax Parcels included in Rezoning: 07904303 Development Area 1 (Portion of 07904305 Development Area 2)
 - Existing Zoning (including overlays and vesting): NS Development Area 1, I-2 Development Area 2
 - Proposed Zoning (including overlays and vesting): NS (SPA) Development Areas 1, NS Development Area 2
 - Existing and Proposed Uses: Existing - Vacant; Proposed - New Mecklenburg County Parks and Recreation Pool Facility
 - Square footage of Non-Residential Uses by Type: Up to 9,000 GSF Exterior Pool(s), Up to 3,000 GSF Pool Administration/Reception/Accessory Use Building(s)
 - Floor Area Ratio - Up to maximum of FAR 2.0
 - Maximum Building Height - Up to maximum of 30 Feet
 - Number and/or Ratio of Parking Spaces - 114 parking spaces (100 minimum - Exterior Pool(s), per requirements of the Ordinance; 7 minimum - Pool Administration/Reception/ Service Building(s), per requirements of the Ordinance)

- General Provisions**
 - Final Site Plans to comply with all applicable Ordinances
 - Alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.

- Transportation**
 - Transportation Improvements constructed in conjunction with development - NA
 - Public streets - As Existing
 - Parking location - Surface
 - Transit facilities - NA
 - Right-of-way abandonment - NA
 - Location of existing and proposed Pedestrian improvements per Plan Notes
 - Location of existing thoroughfares per Plan Notes
 - Receiving curb ramp on the corner opposite the site on the southeast quadrant of the intersection of Statesville Avenue and Woodward Avenue, please see Figure 1 for detail
 - CDOT S.U.E. (Signal Utility Easement) Thirty-five foot by thirty-five foot Easement for future traffic signal poles, cabinets and other associated appurtenances at the corner of Statesville Avenue and Woodward Avenue

- Architectural Standards**
 - Building Materials - Quality Materials including Masonry, Cementitious Products, Architectural Metals, Shingles
 - Building Scale and number of buildings - Up to 3
 - Treatment of urban design and architectural elements - Buildings located on Statesville and Woodward Avenues will be oriented to the street with Pedestrian-Friendly Street Walls, Building Entrances and Porches/Canopies. The street-facing walls are to be varied with a frequency of vertical landscape elements, community art, changes in material, and other architectural treatments, and expanses of blank walls over 20' are not to be allowed. All buildings are to have four sided architecture
 - Treatment of solid waste and recycling enclosures as prescribed by the Ordinance and will be located to the rear of the site
 - Fence/Wall standards - Pedestrian-Friendly Decorative Urban-Style Fence/Walls to be used for required safety/security separation and or screening of Pool and Activity areas. Chain link will not be used as a fencing material

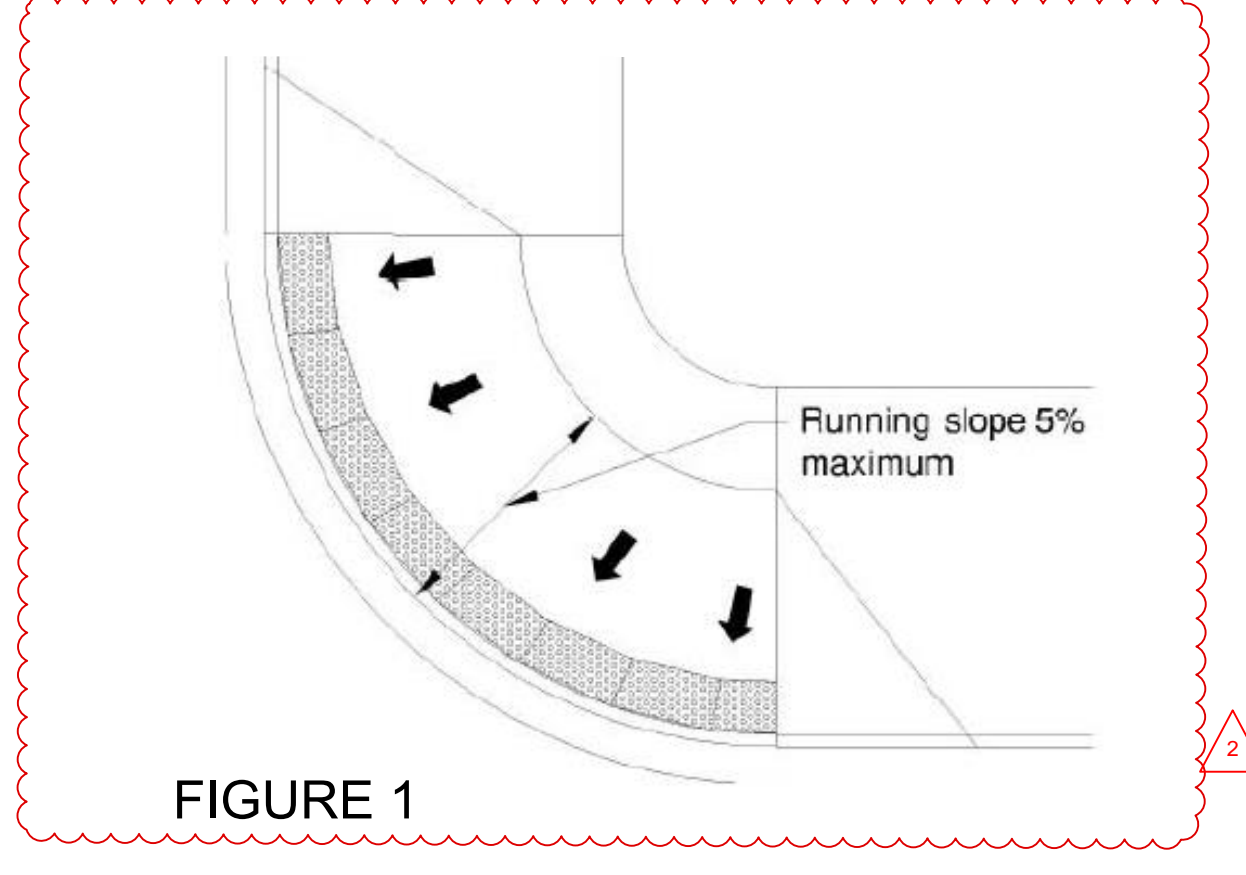
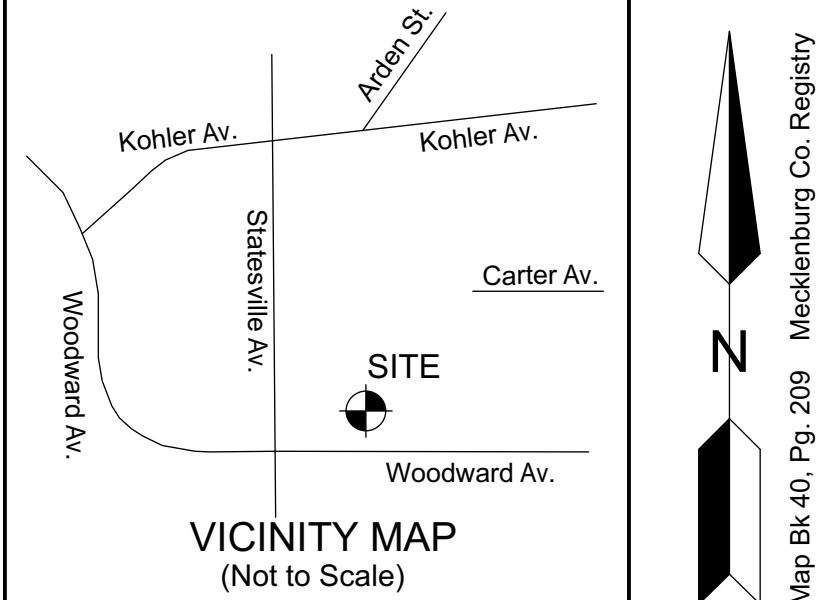
- Streetscape and Landscaping**
 - Streetscape (sidewalk and planting strip) standards. When using on street parking, 8' Planting strip will still be maintained Woodward Ave. - 8' Planting Strip with 6' Sidewalk Statesville Ave. - 8' Planting Strip with 8' Sidewalk

- Environmental Features**
 - Tree save areas - Petitioner will comply with City of Charlotte Tree Ordinance
 - PCCO treatment - The location, size and type of storm water management systems required of 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 & natural site discharge points.
 - Environmental provisions per Environmental General Development Policies

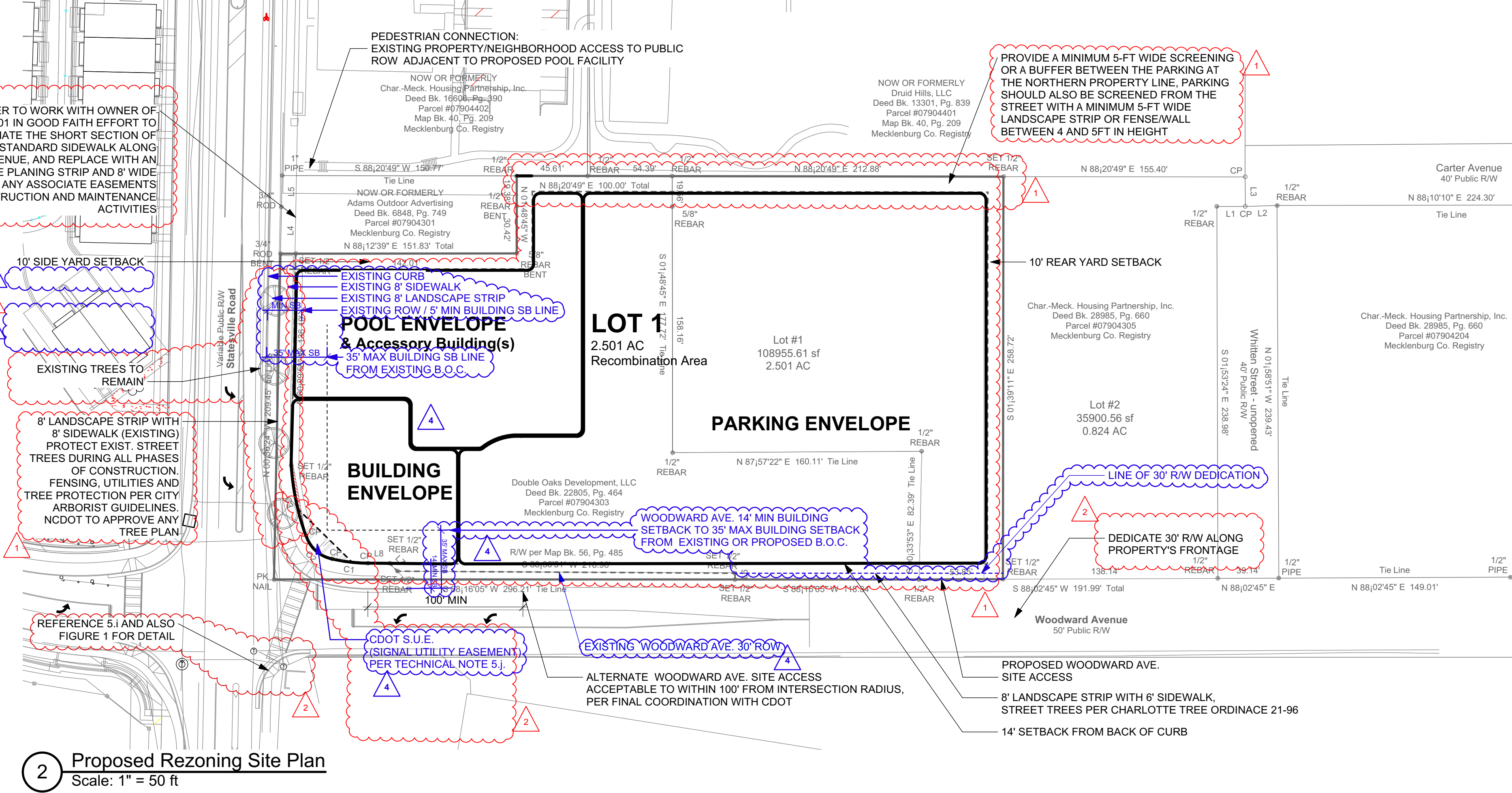
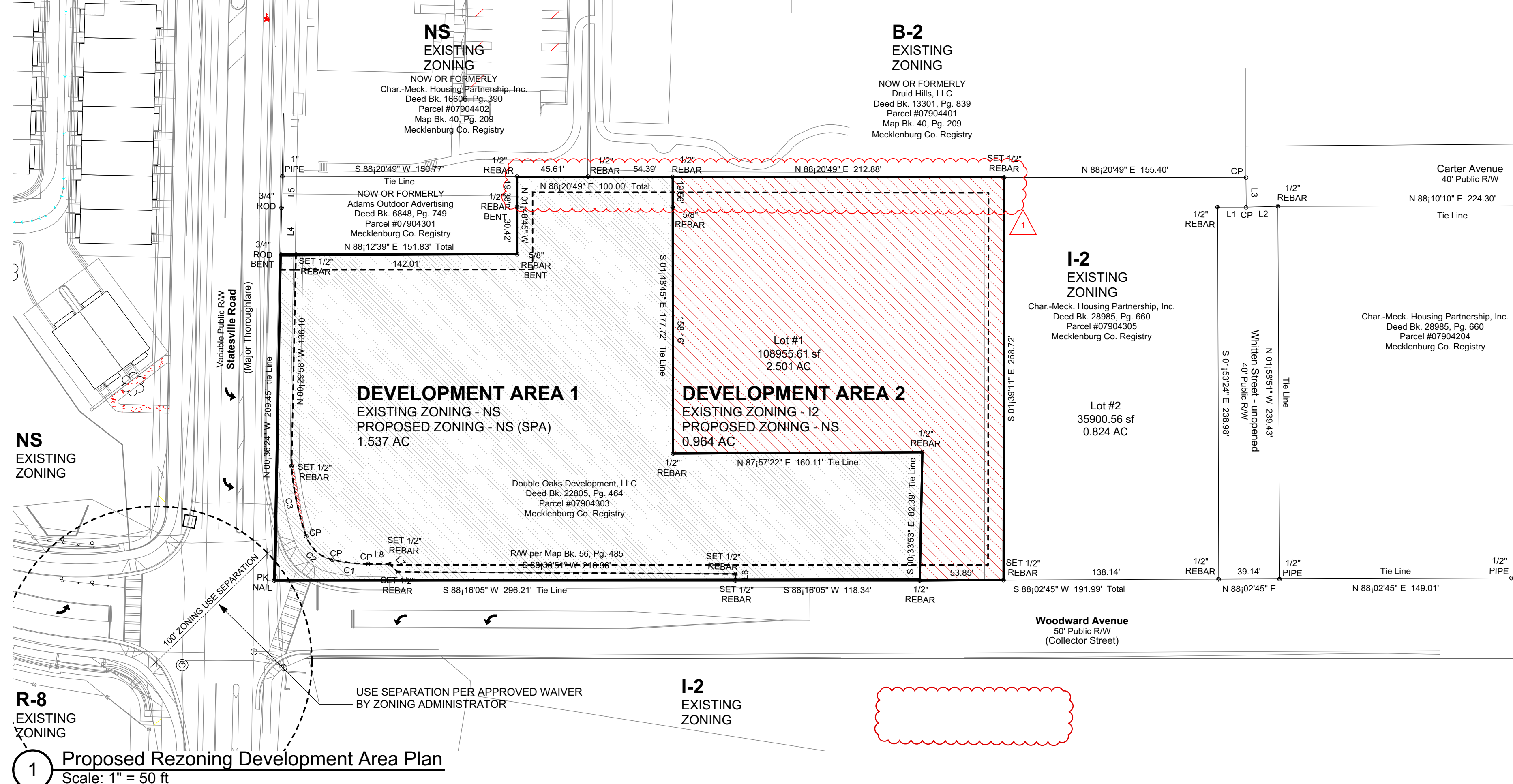
- Parks, Greenways and Open Space**
 - Existing Accessible Sidewalk and Curb-cut Connections to Anita Stroud Park

- Signage**
 - Sign size, type, location as prescribed by the Ordinance

- Lighting**
 - Height Limitation of (20') Twenty Feet for Detached Lighting Fixtures, shielded with full cut-off, no wall "pak" type



Attached to Administrative Approval
 Solomon A. Fortune



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 Charlotte, NC 28203 F 704 377 0953
 www.shookkelley.com
 Charlotte - Los Angeles

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Statesville & Woodward Ave. Mecklenburg County Pool Rezoning

Prepared for:
 The Housing Partnership
 Fred Dodson
 704-342-0933

Rezoning Petition # 2015-042
Statesville Ave, Charlotte NC 28206
Administrative Amendment #1

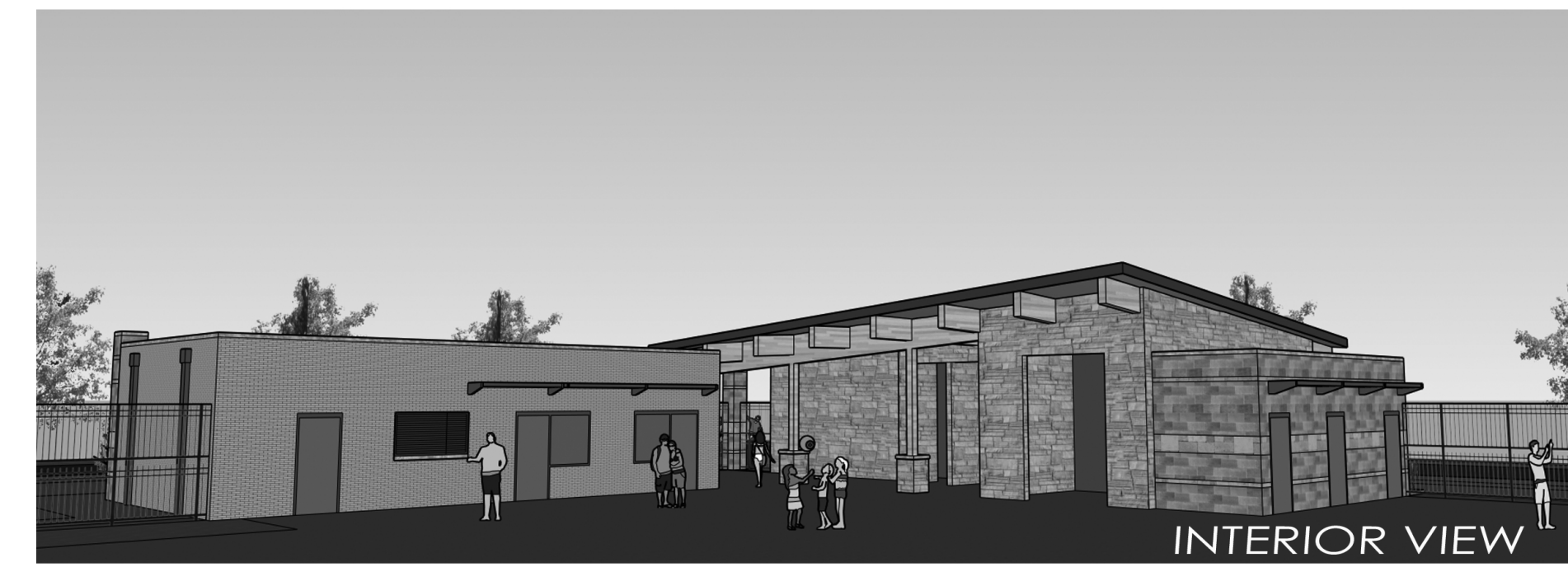
Mark	Date	Description
1	3/20/15	Rezoning Revision 1
2	4/24/15	Rezoning Revision 2
3	5/6/15	Rezoning Revision After Work Session
4	10/23/15	Administrative Amendment 1
5	1/14/16	AA1 REV 1

Rezoning Plan & Technical Notes
 Scale: Sheet Scale
07024.111
 Statesville_Woodward Rezoning Plan.vwx

SP001

NOT FOR CONSTRUCTION

Solomon A. Fortune \$F
Solomon A. Fortune



CHANGE IN MATERIAL WITH VERTICAL ELEMENTS TO ADD DEPTH TO THE WOODWARD AVENUE FACADE 2

CONTROLLED ENTRY INTO POOL AREA 2

CHANGE IN MATERIAL WITH VERTICAL ELEMENTS TO ADD DEPTH TO THE WOODWARD AVENUE FACADE 3

BUILDING ELEMENTS (LOWERS) TO CREATE RHYTHM TO BREAK UP STATESVILLE ROAD FACADE AND ARE ONLY USED FOR AIR INTAKE. THEY DO NOT HAVE ANY GLAZING 3

PLANTER TO DEVELOP DEPTH TO WOODWARD AVENUE FACADE 2

MASONRY PRODUCT 3

SOLAR SHADE TO CAST SHADOWS TO DEVELOP DEPTH TO WOODWARD AVENUE FACADE 3

CHANGE IN MATERIAL TO ADD DEPTH TO THE STATESVILLE ROAD FACADE 2

CHANGE IN MATERIAL TO ADD DEPTH TO THE STATESVILLE ROAD FACADE 2

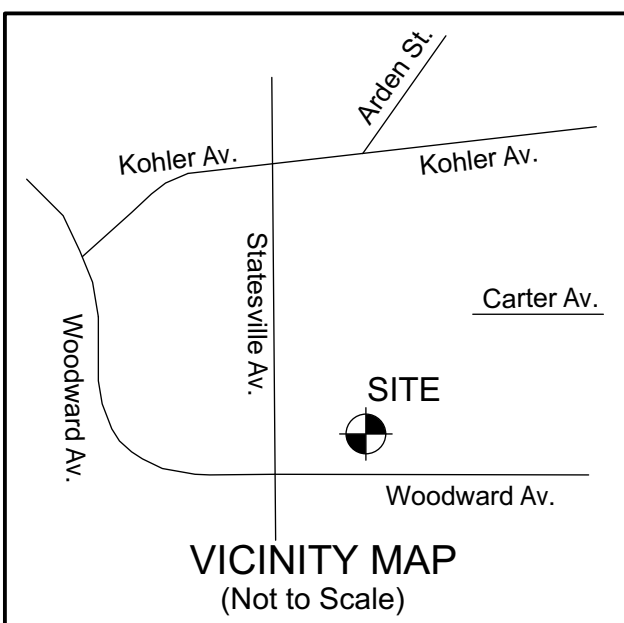
STONE VENEER 3

MASONRY PRODUCT 3

BUILDING ELEMENTS (LOWERS) TO CREATE RHYTHM TO BREAK UP STATESVILLE ROAD FACADE AND ARE ONLY USED FOR AIR INTAKE. THEY DO NOT HAVE ANY GLAZING 3

CHANGE IN MATERIAL TO ADD DEPTH TO THE STATESVILLE ROAD FACADE 2

NOTE:
NO ADMINISTRATIVE AMENDMENT #1 CHANGES THIS SHEET SP002 4



shook kelley
2151 Hawkins Street
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Statesville & Woodward Ave. Mecklenburg County Pool Rezoning

Prepared for:
The Housing Partnership
Fred Dodson
704-342-0933

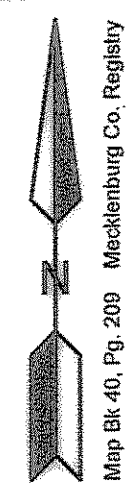
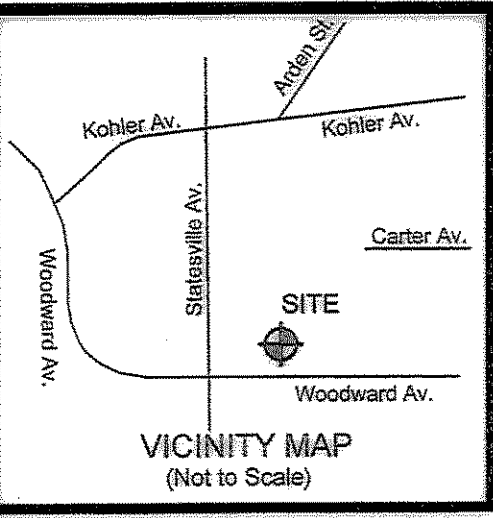
Rezoning Petition # 2015-042
Statesville Ave, Charlotte NC 28206
Administrative Amendment #1

NOT FOR CONSTRUCTION

Mark	Date	Description
A	1/28/15	Rezoning Submittal Package

Scale: Sheet Scale
Statesville_ Woodward Rezoning Plan.vwx Project
07024.111
Filename

SP002 OF

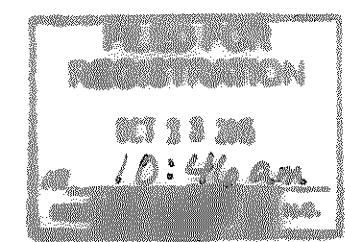


LINE	BEARING	DISTANCE
L1	S 01°49'50" E	18.99'
L2	N 88°34'57" E	20.46'
L3	N 01°23'09" W	4.08'
L4	N 46°23'09" W	7.07'
L5	N 88°36'51" E	13.97'
L6	N 88°12'39" E	9.82'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	103.50'	23.19'	23.14'	N 84°58'00" W
C2	23.50'	23.66'	22.67'	N 49°42'20" W
C3	183.50'	46.05'	45.93'	N 13°40'28" W

No improvements or physical features on the surveyed tracts were located per client request.

MAP BOOK 58 PAGE 481
2015138843

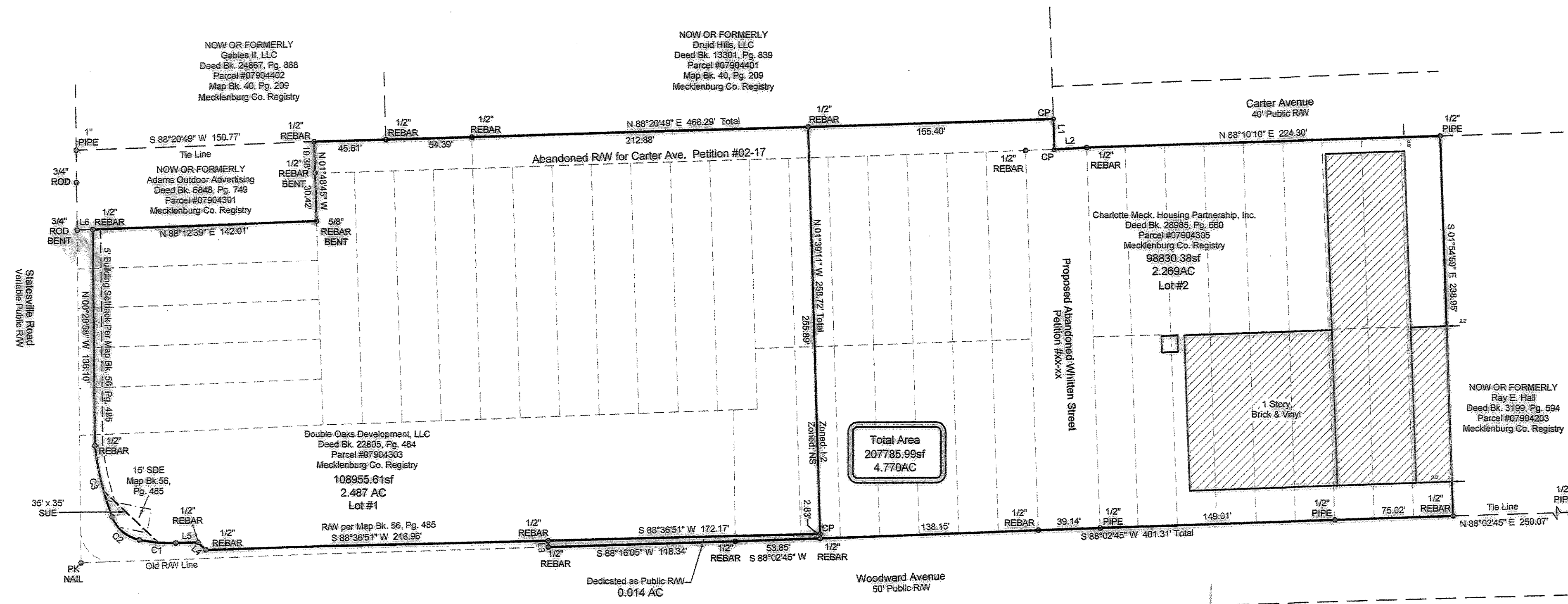


I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 22805, page 464, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a; that the ratio of precision as calculated is 1:193,643; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 22nd day of October, A.D., 2015.

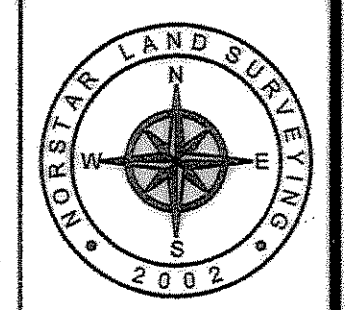
- I also certify to one or more of the following as indicated:
- A. That this plat is of a survey that creates a subdivision of land within the the area of county or municipality that has an ordinance that regulates parcels of land;
 - B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
 - C. That this plat is of an existing parcel(s) of land;
 - D. That this plat is of a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision;
 - E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in A through D above.

R. Scott Dyer
 R. Scott Dyer, PLS #4444

LEGEND
 RW - RIGHT OF WAY
 CP - CALCULATED POINT
 SUE - SIGNAL UTILITY EASEMENT



Total Area
 207785.99sf
 4.770AC



NORSTAR LAND SURVEYING, INC.
 552-B Newell Street NW
 Concord, NC 28025
 Ph 704 721 6651
 Fax 704 721 6653
 Firm Lic. # C-2294

Prepared for: The Housing Partnership, Inc.
4.770 AC - Woodward Avenue
 City of Charlotte
 Mecklenburg County, NC
FINAL PLAT

DATE	March 2, 2015
SCALE	1" = 50'
NLS NO.	13123
DRAWN BY	S. Kimrey
CHECKED BY	S. Dyer
BY	
REVISION	
DATE	

NOTES:

- * Deed Reference - Deed Bk. 22805, Pg. 464 Double Oaks Development, LLC Dated September 13, 2007 Recorded in Mecklenburg Co. Registry
- * Deed Reference - Deed Bk. 28985, Pg. 660 Charlotte-Meck. Housing P/tp., Inc Dated February 5, 2014 Recorded in Mecklenburg Co. Registry
- * Map Reference - The Gables at Druid Hills, Map 1 Dated September 24, 2003 Map Bk. 40, Pg. 209 Recorded in Mecklenburg Co. Registry Performed by David R. Garrott, PLS
- * 1/2" rebar set at all corners unless otherwise stated on survey.
- * Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.
- * Map Reference - Douglas Terrace Dated April, 1927 Map Bk. 3, Pg. 332 Recorded in Mecklenburg Co. Registry Performed by H. L. Thomas, Engineer
- * Zoned: NS per zoning petition 2015-042 and I-2.

This plat is not subject to the provisions of the City of Charlotte or Mecklenburg County subdivision ordinances and does not require the approval of the Charlotte-Mecklenburg Planning Commission. However, any further subdivision of this property may be subject to these provisions.
 Charlotte-Mecklenburg Planning Commission

JOSHUA E. WEAVER
 Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
 Date 10/23/2015

