



Charlotte-Mecklenburg Planning, Design, & Development

DATE: August 14, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2015-088 Charlotte Parker & Marion McGaha

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.

- Allow a modification to the site layout and building configuration.

Staff supports of the request because:

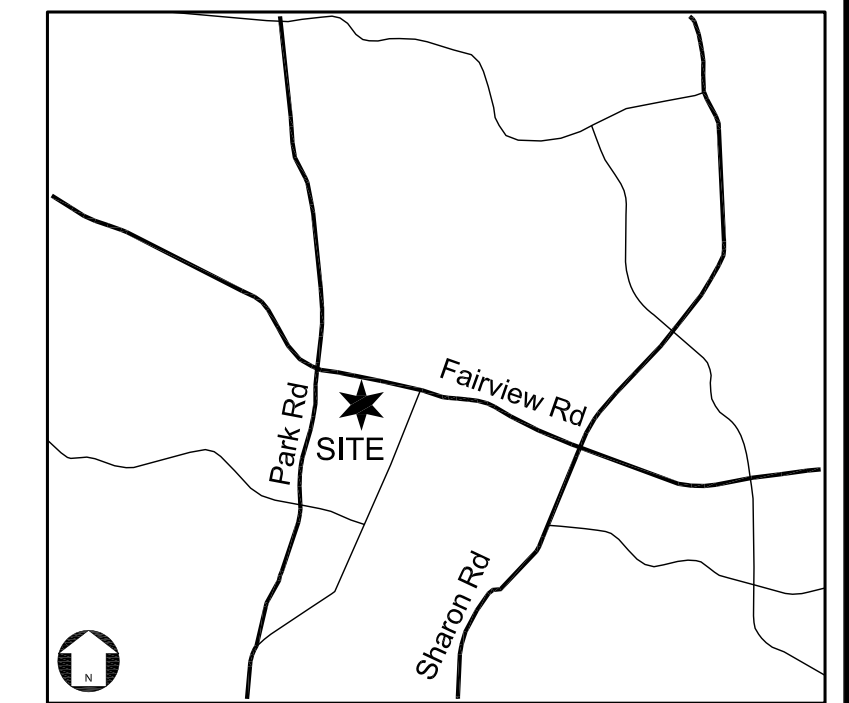
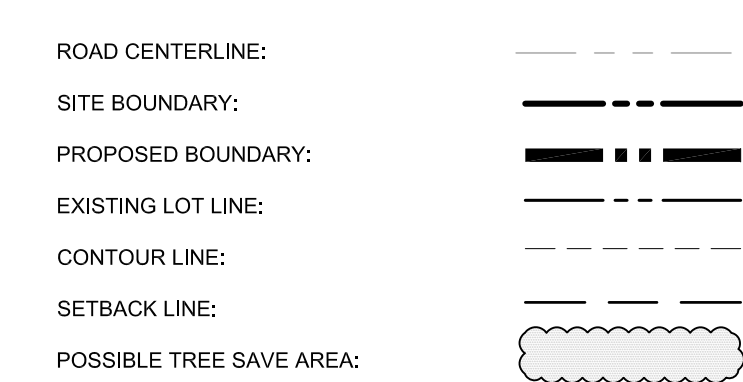
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.

Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune

LEGEND:



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA:

TAX PARCELS:	17125106, 17125105
SITE AREA:	± 1.95 acres
EXISTING ZONING:	UR-2(CD)
EXISTING USE:	RESIDENTIAL
PROPOSED ZONING:	UR-2(CD)
PROPOSED DEVELOPMENT:	19 TOWNHOME UNITS
PROPOSED OVERALL DENSITY:	10.16 DU/AC
SETBACK:	14' FROM BACK OF CURB
MIN. SIDE YARD:	9'
REAR YARD:	10'
PARKING:	2 SPACES/ UNIT
MAXIMUM BUILDING HEIGHT:	PER ORDINANCE: NOT TO EXCEED 3 STORIES AND NOT TO EXCEED 2 STORIES TO SOFFIT.
TREE SAVE:	PER ORDINANCE (15% MIN)

DEVELOPMENT STANDARDS:

- GENERAL PROVISIONS**
- THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM R-3 TO UR-2(CD) TO PROVIDE FOR THE CONSTRUCTION OF UP TO 18 ATTACHED RESIDENTIAL UNITS AND RELATED ACCESSORY OR COMPLEMENTARY USES. NOT MORE THAN FOUR PRINCIPAL BUILDINGS ARE ANTICIPATED FOR THE SITE. ACCESSORY BUILDINGS OR STRUCTURES, IF ANY, SHALL NOT BE CONSIDERED ADDITIONAL BUILDINGS FOR THE PURPOSES OF MAXIMUM BUILDINGS ALLOWED ON THE SITE. HOUSES EXISTING ON THE SITE MAY CONTINUE TO BE USED AS RESIDENCES UNTIL SUCH TIME AS THEY ARE REMOVED TO ACCOMMODATE NEW CONSTRUCTION.
 - DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE (ORDINANCE). THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO SHOW THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION AND SIZES OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE BUILDING ENVELOPE LIMITS SHOWN AND AS PRESCRIBED BY THE ORDINANCE, DURING THE DESIGN AND CONSTRUCTION PHASES, AS ALLOWED UNDER THE PROVISIONS OF SECTION 4.2 OF THE ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER DEVELOPMENT REQUIREMENTS ARE IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, TREES, STORMWATER TREATMENT AND SITE DEVELOPMENT. SINCE THESE ARE NOT ZONING REGULATIONS AND ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR AND ARE NOTE SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN UNLESS SPECIFICALLY NOTED IN THE CONDITIONS OF THIS SITE PLAN, SUCH OTHER DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS OWNER(S) OR PETITIONER(S) SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OF THE SITE WHO MAY BE INVOLVED IN ITS OWNERSHIP OR DEVELOPMENT FROM TIME TO TIME.

PERMITTED USES:

- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE ATTACHED OR DETACHED DWELLING UNITS AND RELATED ACCESSORY OR COMPLEMENTARY USES, AS ARE PERMITTED IN THE UR-2 DISTRICT.
- IF LAND IS SOLD WITH THE UNITS, THE SUBLOTS WILL MEET THE REQUIREMENTS OF SECTION 9.406(2) AND EACH UNIT WILL HAVE AT LEAST 400 SQUARE FEET OF PRIVATE OPEN SPACE.

TRANSPORTATION AND PARKING:

- THE SITE WILL HAVE TWO ACCESS POINTS TO CLOSEBURN ROAD, GENERALLY AS SHOWN ON THE SITE PLAN, SUBJECT TO APPROVAL OF CDOT.
- TWO PARKING SPACES PER UNIT SHALL BE ACCOMMODATED IN GARAGES.
- VEHICULAR ACCESS TO THE UNITS SHALL BE FROM PRIVATE ALLEYS.
- ON-STREET PARKING FOR BOTH STREETS WILL MEET OR EXCEED THE MINIMUM NUMBER OF ON-STREET ACCESSIBLE PARKING SPACES REQUIRED.
- THE PETITIONER WISHES TO IMPROVE THE APPEARANCE OF THE END OF CLOSEBURN RD. (NEAR FAIRVIEW RD.) AS GENERALLY SHOWN ON THE ALTERNATE PLAN SHOWN ON SHEET RZ-1 BELOW. THE GOAL IS TO REMOVE THE UNUSED PORTION OF CLOSEBURN RD. PAVING AND THE GUARDRAIL CURRENTLY BEING USED TO PREVENT ILLEGAL VEHICULAR TRAFFIC TO FAIRVIEW ROAD. IT IS RECOGNIZED THAT SUCH REMOVAL AND NEW LANDSCAPING WILL REQUIRE THE COOPERATION OF THE CITY OF CHARLOTTE, AND THE PETITIONER WILL SEEK SUCH COOPERATION. REMOVAL OF STREET PAVING AND NEW SIGNAGE AND LANDSCAPING WILL BE AT THE EXPENSE OF THE PETITIONER. THE PETITIONER SHALL SEEK THE ABANDONMENT OF THE UNUSED STREET RIGHT OF WAY. OCCUPANCY PERMITS SHALL BE WITHHELD UNTIL FINAL APPROVAL OF ABANDONMENT PROCESS AND RELATED IMPROVEMENTS ARE COMPLETED. OCCUPANCY PERMITS SHALL NOT BE WITHHELD IF THE CITY DOES NOT APPROVE THE RIGHT-OF-WAY ABANDONMENT.
- DRIVEWAYS AT GARAGE SHALL BE LESS THAN 7 FEET OR 20 FEET OR MORE IN DEPTH.

ARCHITECTURAL STANDARDS:

- SEE ELEVATIONS ON SHEET A-C7 AND A-C8 FOR GENERAL CHARACTER AND MASSING OF BUILDINGS PROPOSED.

STREETScape AND LANDSCAPING:

- CLOSEBURN DR. WILL BE IMPROVED AND LANDSCAPED IN ACCORDANCE WITH THE URBAN STREET DESIGN GUIDELINES AS ADOPTED IN THE CITY CODE AND POLICIES, AND GENERALLY AS DEPICTED ON THE PLAN, SUBJECT TO CDOT APPROVAL.
- A DECORATIVE PICKET FENCE (WROUGHT IRON OR ALUMINUM) 4'-5" HIGH, WITH BRICK OR SIMILAR COLLUMS WILL BE PLACED ALONG THE STREET FRONTAGE OF THE SITE, GENERALLY AS SHOWN ON THE PLAN. (OTHER WALL SHOWN ADJACENT TO THE EXISTING HOMES WILL BE SOLID MATERIAL, 5'-6" IN HEIGHT).
- A MINIMUM 15' WIDE BUFFER SHALL BE PROVIDED ALONG THE SOUTHERN PROPERTY LINE. SUCH BUFFER WILL INCLUDE PLANTING OF AT LEAST 4 TREES PER 100' LINEAR FEET AND A VARIETY OF EVERGREEN AND DECIDUOUS SHRUBS AT A RATE OF 10 SHRUBS PER 100' LINEAR FEET. EXISTING SAVED PLANTINGS MAY SATISFY THIS REQUIREMENT. SHRUBS WILL NOT BE REQUIRED WHERE SOLID WALL IS PROVIDED.

ENVIRONMENTAL FEATURES:

- STORMWATER DETENTION AND WATER QUALITY FACILITIES WILL BE DESIGNED AS PART OF THE OVERALL SITE CONSTRUCTION PLANS AND SHALL COMPLY WITH THE ADOPTED CHARLOTTE POST CONSTRUCTION CONTROL ORDINANCE. ADDITIONALLY, THE PETITIONER SHALL PROVIDE PEAK FLOW CONTROL FOR THE 100-YEAR, SIX-HOUR RUNOFF FROM THE DEVELOPED SITE TO THE PREDEVELOPMENT PEAK FLOW RATE.
- A TREE SURVEY WILL BE PREPARED TO IDENTIFY EXISTING TREES TO REMAIN AND TO BE PROTECTED, WHICH ANTICIPATED AREA IS GENERALLY AS DEPICTED ON THE PLAN.

SIGNAGE:

- SIGNAGE, IF ANY, WILL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS FOR THE UR-2 DISTRICT.

CONSTRUCTION ACCESS:

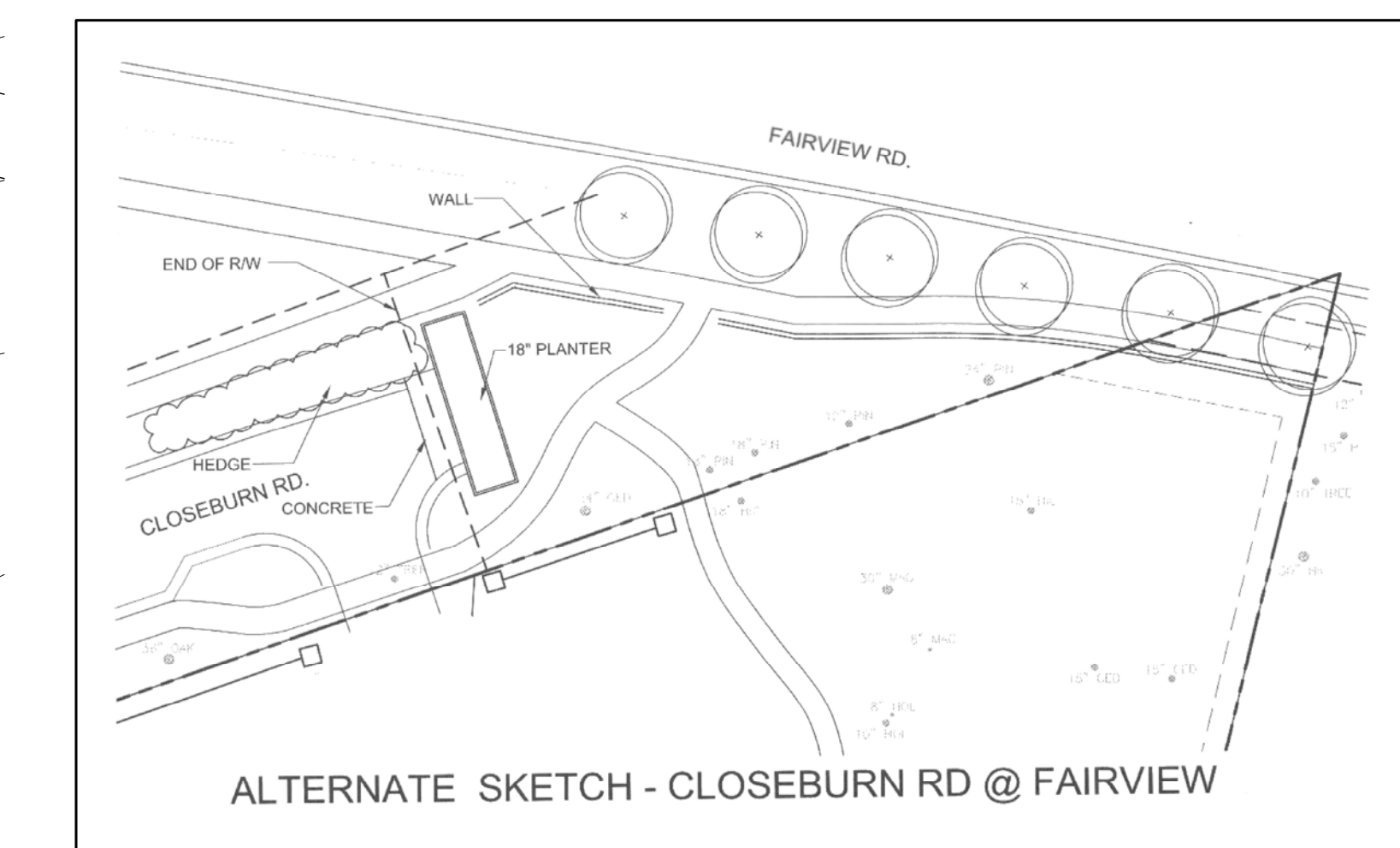
- SIGNAGE SHALL BE PROVIDED REQUIRING CONSTRUCTION EQUIPMENT AND MATERIAL DELIVERY TO THE SITE TO COME FROM THE PARK ROAD END OF CLOSEBURN RD. AND THE PETITIONER SHALL MAKE REASONABLE EFFORTS TO ENFORCE SUCH ACCESS RESTRICTIONS.

LIGHTING:

- FREE-STANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINAIRES AND BE LIMITED TO 15 FEET IN HEIGHT. ADDITIONAL DECORATIVE AND LANDSCAPE LIGHTING MAY BE PROVIDED.

BINDING EFFECTS OF REZONING AND AMENDMENTS:

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING WILL, UNLESS AMENDED IN THE MANNER PROVIDED IN THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE. FUTURE AMENDMENTS TO THE REZONING PLAN AND DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.



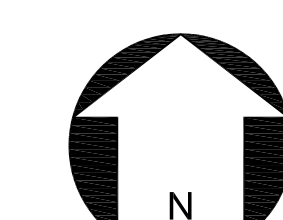
NOTE: ALTERNATE SKETCH EXCERPTED FROM 2015-088 APPROVED REZONING PLAN RZ-2, BY DPR ASSOCIATES, INC., ORIGINALLY APPROVED BY CITY COUNCIL 9/28/15. SHOW HERE FOR REFERENCE - SCALE: 1"=30'



REVISIONS:

No.	Date	By	Description
1.	07/29/19	SCJ	STAFF COMMENTS

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



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NOTE:
 TOP OF CHIMNEY MUST BE A MINIMUM OF 24" TALLER
 THAN ANY PLANE WITHIN A 10' OF CHIMNEY

NOTE:
 PROVIDE STEP FLASHING @ ALL ROOF TO
 WALL LOCATIONS w/ BRICK VENEER (TYPICAL)

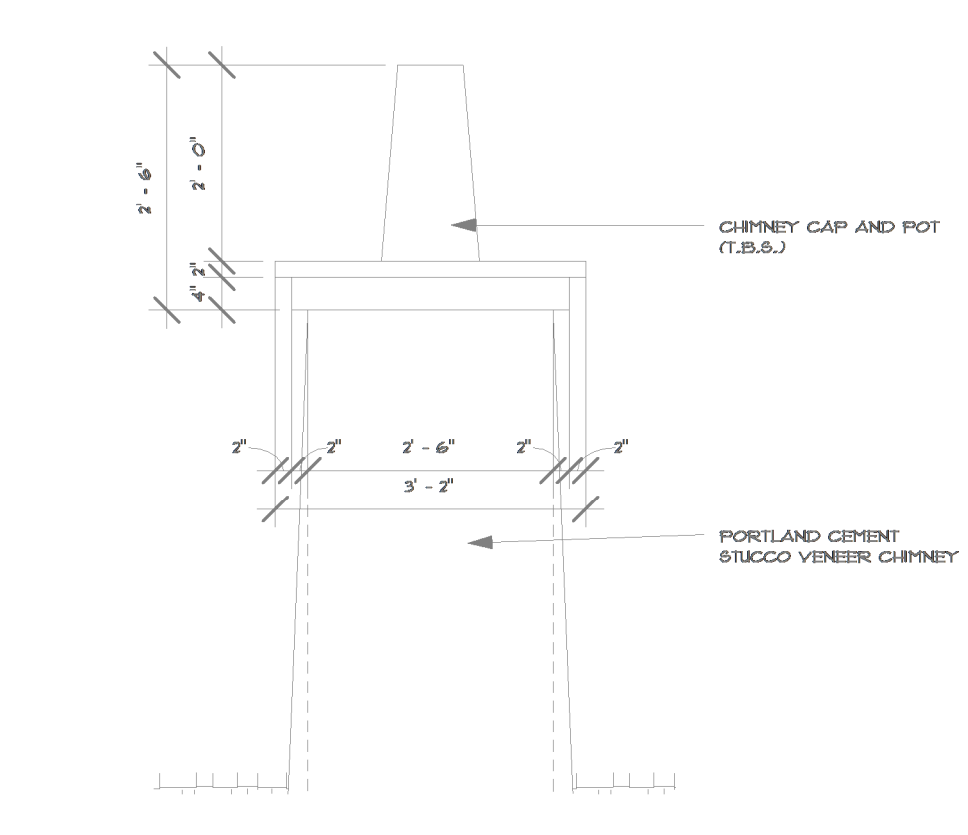
NOTE:
 PROVIDE CONCEALED FLASHING @ ALL ROOF TO
 WALL LOCATIONS w/ STUCCO VENEER (TYPICAL)



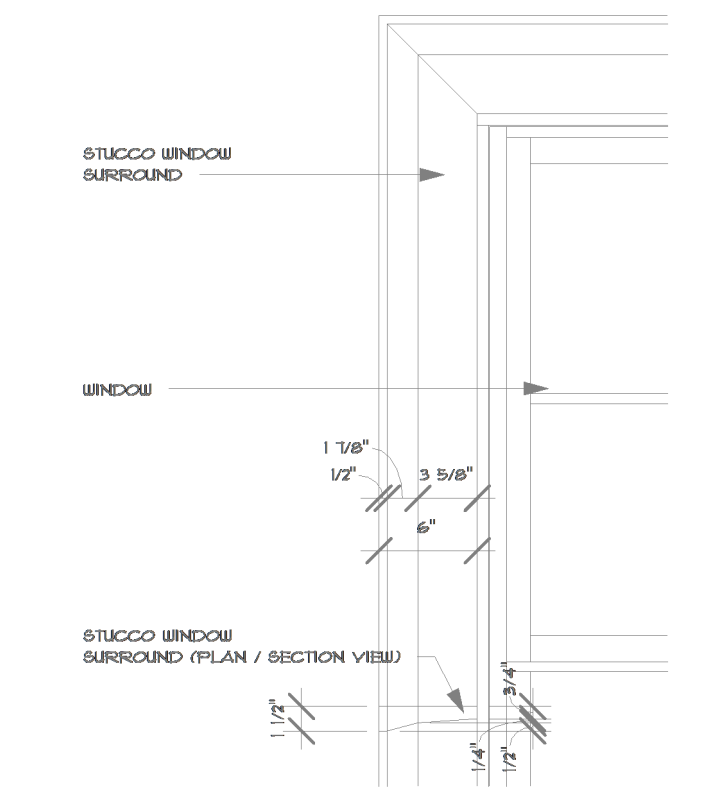
1 C - FRONT
 A-C1 1/4" = 1'-0"



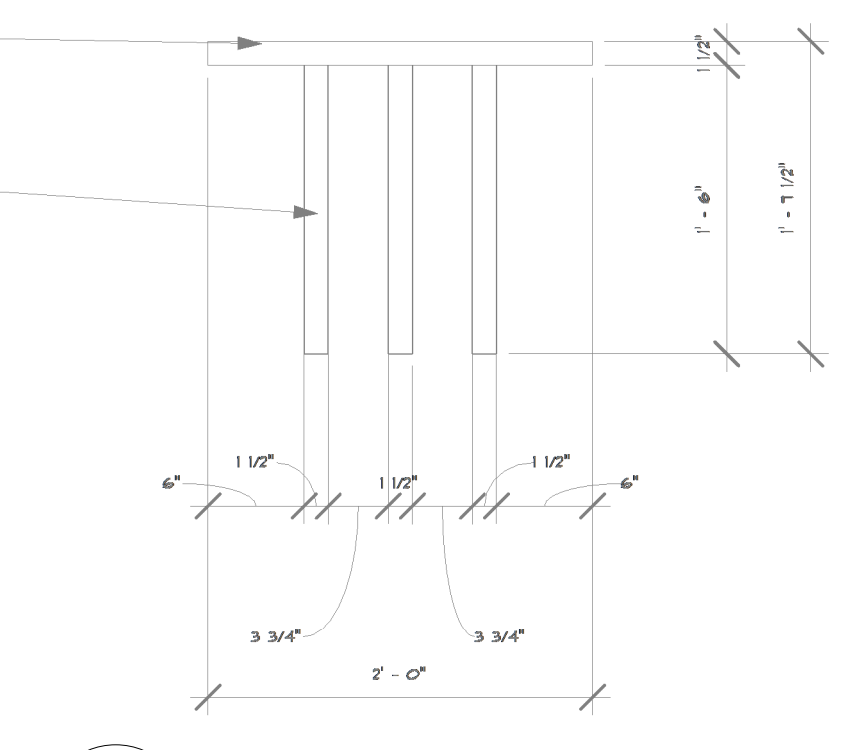
2 C - RIGHT
 A-C1 1/4" = 1'-0"



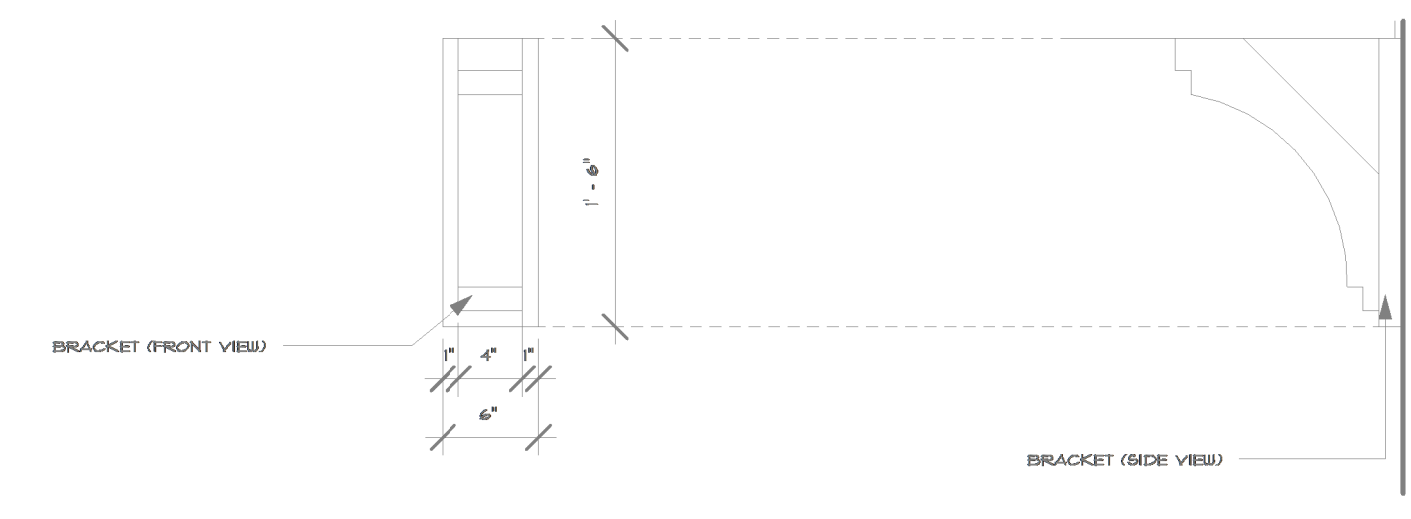
3 CHIMNEY DETAIL
 A-C1 1/2" = 1'-0"



6 STUCCO WINDOW DETAIL
 A-C1 1" = 1'-0"



4 GABLE DETAIL
 A-C1 1" = 1'-0"



5 BRACKET DETAIL
 A-C1 1" = 1'-0"

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NOTE:
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NOTE:
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1 C - REAR
 A-C8 1/4" = 1'-0"

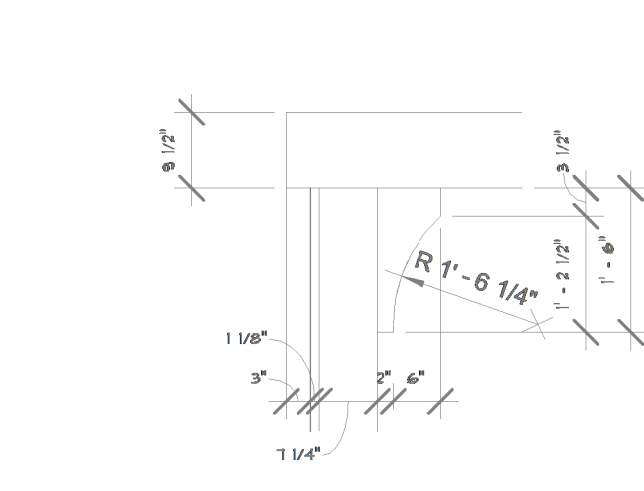
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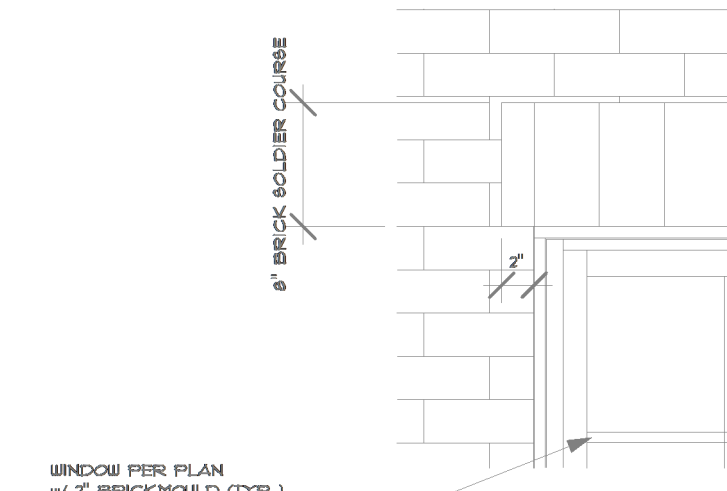
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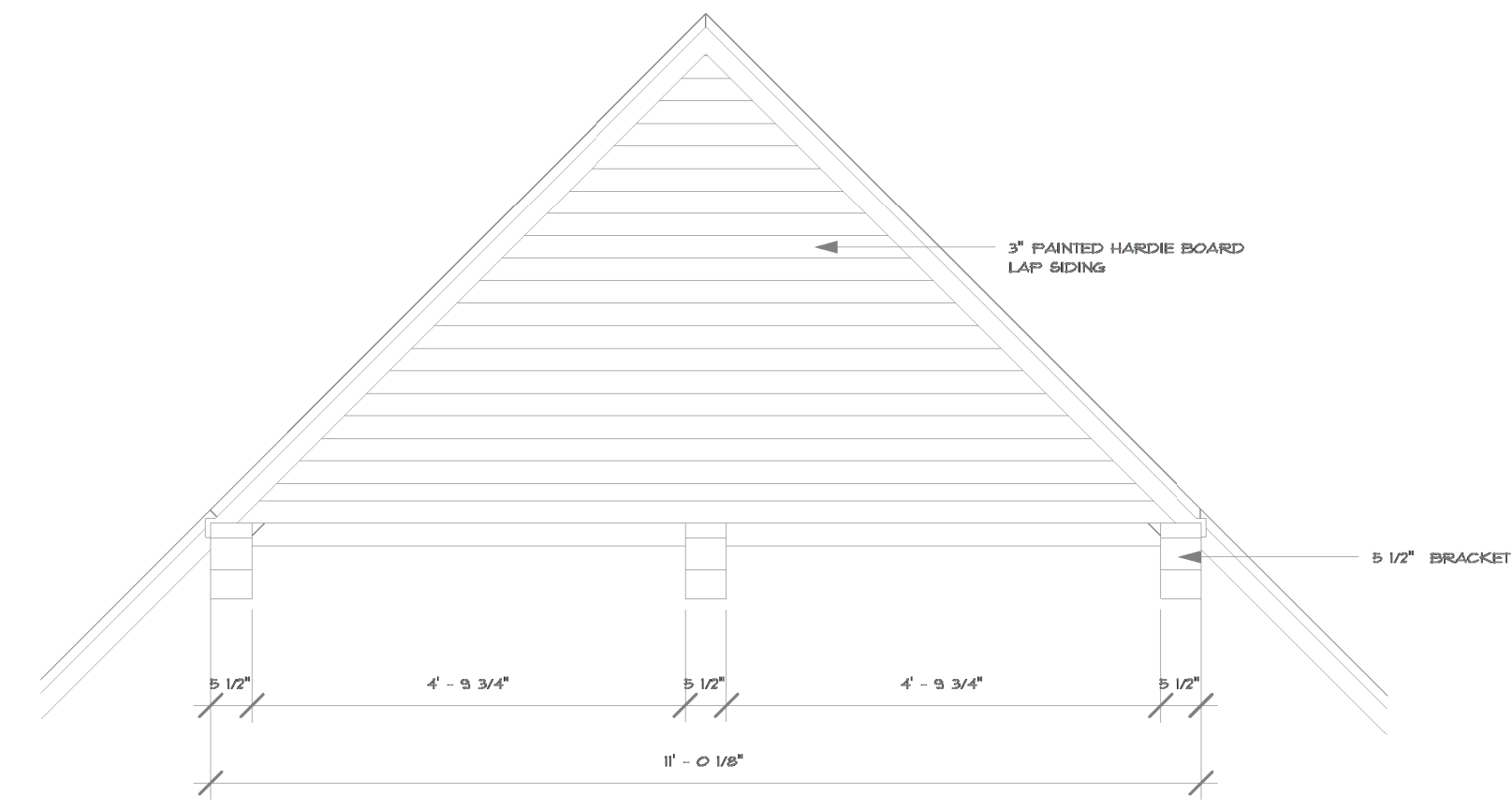
2 C - LEFT
 A-C8 1/4" = 1'-0"



3 PORCH BRACKET
 A-C8 1/2" = 1'-0"



5 BRICK HEADER DETAIL
 A-C8 1" = 1'-0"



4 GABLE END DETAIL
 A-C8 1/2" = 1'-0"