



Charlotte-Mecklenburg Planning, Design, & Development

DATE: July 19, 2019

TO: Sonja Sanders
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2015-133 BRC Salome Church, LLC

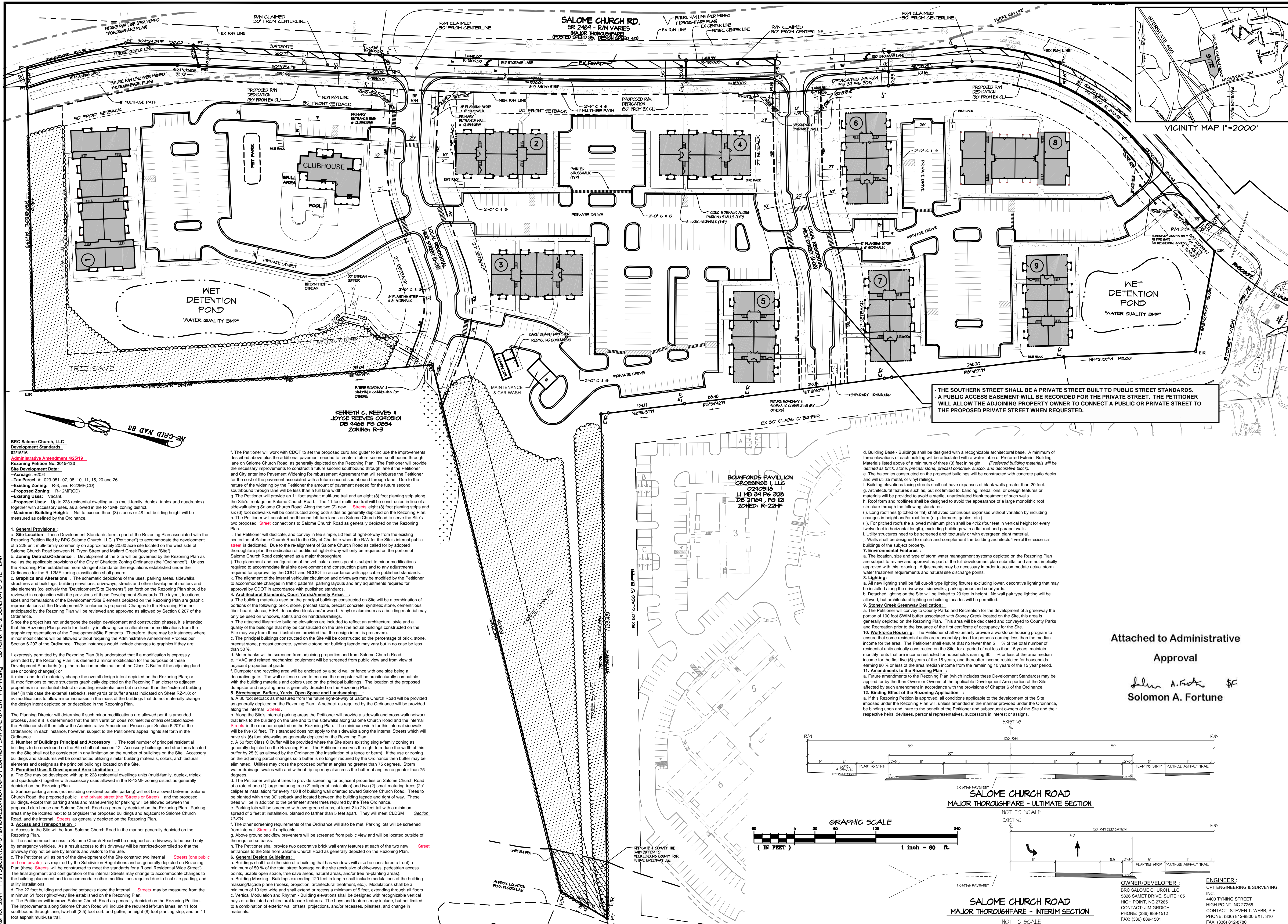
Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Allow a change of a public street to private with a public access easement.

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.



REVISIONS

ENGINEERING AND SURVEYING, INC.
 LAND DEVELOPMENT CONSULTING
 NCELES FIRM LICENSE NO. C-1578
 4400 TYNING STREET
 HIGH POINT, NORTH CAROLINA 27265
 PHONE: (336) 812-8000 ~ FAX: (336) 812-0780

SCHMATIC SITE PLAN
SALOME CHURCH ROAD
 BRC SALOME CHURCH, LLC
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

Attached to Administrative Approval
 Solomon A. Fortune

SCALE: 1" = 60'
 DATE: 7/18/2014
 PROJECT: T56-01
 DRAWN BY: TGL
 SHEET: RZ-2

OWNER/DEVELOPER:
 BRC SALOME CHURCH, LLC
 5826 SAMET DRIVE, SUITE 105
 HIGH POINT, NC 27285
 CONTACT: JIM GIBSON
 PHONE: (336) 889-1512
 FAX: (336) 889-1501

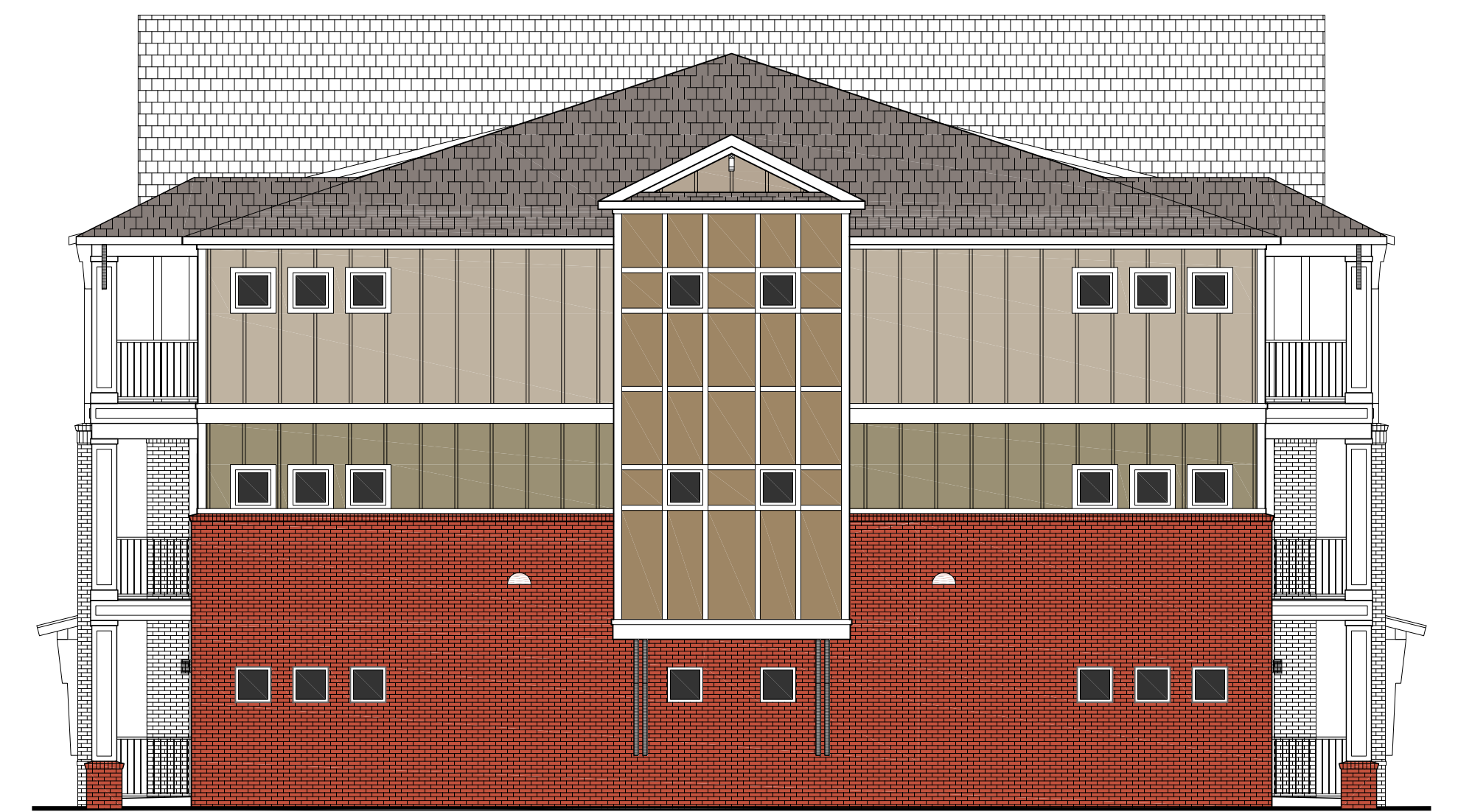
ENGINEER:
 CPT ENGINEERING & SURVEYING, INC.
 4400 TYNING STREET
 HIGH POINT, NC 27265
 CONTACT: STEVEN T. WEBB, P.E.
 PHONE: (336) 812-8800 EXT. 310
 FAX: (336) 812-0780

BRC Salome Church, LLC
 Development Standards
 02/15/16
 Administrative Amendment 4/25/19
 Rezoning Petition No. 2015-133
 Site Development Data:
 -Acreage: ±206
 -Tax Parcel #: 029-051-07, 08, 10, 11, 15, 20 and 26
 -Existing Zoning: R-3, and R-22MF(CD)
 -Proposed Zoning: R-12MF(CD)
 -Existing Use: Vacant
 -Proposed Uses: Up to 228 residential dwelling units (multi-family, duplex, triplex and quadplex) together with accessory uses, as allowed in the R-12MF zoning district.
 -Maximum Building Height: Not to exceed three (3) stories or 48 feet building height will be measured as defined by the Ordinance.

1. General Provisions:
 a. **Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by BRC Salome Church, LLC ("Petitioner") to accommodate the development of a 228 unit multi-family community on approximately 20.60 acre site located on the west side of Salome Church Road between N. Tynon Street and Maitland Creek Road (the "Site").
 b. **Zoning District/Ordinance:** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the R-12MF zoning classification shall govern.
 c. **Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
 Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Approval Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
 i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards (e.g. the reduction or elimination of the Class C Buffer if the adjoining land use or zoning changes); or
 ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
 iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; or
 iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.
 The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alt' veration does not meet the criteria described above, the Petitioner shall then follow the Administrative Approval Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.
 d. **Number of Buildings Principal and Accessory:** The total number of principal residential buildings to be developed on the Site shall not exceed 12. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.
2. Permitted Uses & Development Area Limitation:
 a. The Site may be developed with up to 228 residential dwelling units (multi-family, duplex, triplex and quadplex) together with accessory uses allowed in the R-12MF zoning district as generally depicted on the Rezoning Plan.
 b. Surface parking areas (not including on-street parallel parking) will not be allowed between Salome Church Road, the proposed public and private street (the "Streets or Street") and the proposed buildings, except that parking areas and maneuvering for parking will be allowed between the proposed club house and Salome Church Road as generally depicted on the Rezoning Plan. Parking areas may be located next to (alongside) the proposed buildings and adjacent to Salome Church Road, and the internal Streets as generally depicted on the Rezoning Plan.
3. Access and Transportation:
 a. Access to the Site will be from Salome Church Road in the manner generally depicted on the Rezoning Plan.
 b. The southernmost access to Salome Church Road will be designed as a driveway to be used only by emergency vehicles. As a result access to this driveway will be restricted/controlled so that the driveway may not be used by tenants and visitors to the Site.
 c. The Petitioner will be part of the development of the Site construct two (2) Streets (one public and one private), as required by the Subdivision Regulations and as generally depicted on Rezoning Plan (these Streets will be constructed to meet the standards for a "Local Residential Wide Street"). The final alignment and configuration of the internal Streets may change to accommodate changes to the building placement and to accommodate other modifications required due to final site grading, and utility installations.
 d. The 27 foot building and parking setbacks along the internal Streets may be measured from the minimum 51 foot right-of-way line established on the Rezoning Plan.
 e. The Petitioner will improve Salome Church Road as generally depicted on the Rezoning Petition. The improvements along Salome Church Road will include the required left-turn lanes, an 11 foot southbound through lane, two-half (2.5) foot curb and gutter, an eight (8) foot planting strip, and an 11 foot asphalt multi-use trail.
 f. The Petitioner will work with CDOT to set the proposed curb and gutter to include the improvements described above plus the additional pavement needed to create a future second southbound through lane on Salome Church Road, as generally depicted on the Rezoning Plan. The Petitioner will provide the necessary improvements to construct a future second southbound through lane if the Petitioner and City enter into Pavement Widening Reimbursement Agreement that will reimburse the Petitioner for the cost of the pavement associated with a future second southbound through lane. Due to the nature of the widening by the Petitioner the amount of pavement needed for the future second southbound through lane will be less than a full lane width.
 g. The Petitioner will provide an 11 foot asphalt multi-use trail and an eight (8) foot planting strip along the Site's frontage on Salome Church Road. The 11 foot multi-use trail will be constructed in lieu of a sidewalk along Salome Church Road. Along the two (2) new Streets eight (8) foot planting strips and six (6) foot sidewalks will be constructed along both sides as generally depicted on the Rezoning Plan. The Petitioner will construct northbound left turn lanes on Salome Church Road to serve the Site's two proposed Street connections to Salome Church Road as generally depicted on the Rezoning Plan.
 h. The Petitioner will dedicate, and convey in fee simple, 50 feet of right-of-way from the existing centerline of Salome Church Road to the City of Charlotte when the RW for the Site's internal public Street is dedicated. Due to the re-alignment of Salome Church Road as called for by adopted thoroughfare plan the dedication of additional right-of-way will only be required on the portion of Salome Church Road designated as a major thoroughfare.
 i. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDDT and NCDOT in accordance with applicable published standards.
 j. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDDT in accordance with published standards.
4. Architectural Standards, Court Yard/entry Areas:
 a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
 b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
 c. The principal buildings constructed on the Site will be constructed so the percentage of brick, stone, precast stone, precast concrete, synthetic stone per building facade may vary but in no case less than 50%.
 d. Meter banks will be screened from adjoining properties and from Salome Church Road.
 e. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 f. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings. The location of the proposed dumpster and recycling area is generally depicted on the Rezoning Plan.
5. Streetscape, Buffers, Yards, Open Space and Landscaping:
 a. A 30 foot setback as measured from the future right-of-way of Salome Church Road will be provided along the internal Streets as required by the Ordinance will be provided along the internal Streets.
 b. Along the Site's internal parking areas the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Salome Church Road and the internal Streets in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet. This standard does not apply to the sidewalks along the internal Streets which will have six (6) foot sidewalks as generally depicted on the Rezoning Plan.
 c. A 50 foot Class C Buffer will be provided where the Site abuts existing single-family zoning as generally depicted on the Rezoning Plan. The Petitioner reserves the right to reduce the width of this buffer by 25 % as allowed by the Ordinance (the installation of a fence or berm). If the use or zoning on the adjoining parcel changes so a buffer is no longer required by the Ordinance then buffer may be eliminated. Utilities may cross the proposed buffer at angles no greater than 75 degrees. Storm water drainage swales with and without rip rap may also cross the buffer at angles no greater than 75 degrees.
 d. The Petitioner will plant trees to provide screening for adjacent properties on Salome Church Road at a rate of one (1) large maturing tree (2" caliper at installation) and two (2) small maturing trees (2" caliper at installation) for every 100 lf of building wall oriented toward Salome Church Road. Trees to be planted within the 30' setback and located between the building facade and right of way. These trees will be in addition to the perimeter street trees required by the Tree Ordinance.
 e. Parking lots will be screened with evergreen shrubs, at least 2 to 2 1/2 feet tall with a minimum spread of 2 feet at installation, planted no farther than 5 feet apart. They will meet CLDSM Section 12.304.
 f. The other screening requirements of the Ordinance will also be met. Parking lots will be screened from internal Streets if applicable.
 g. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
 h. The Petitioner shall provide two decorative brick wall entry features at each of the two new Street entrances to the Site from Salome Church Road as generally depicted on the Rezoning Plan.
6. General Design Guidelines:
 a. Buildings shall front (the side of a building that has windows will also be considered a front) a minimum of 50 % of the total street frontage on the site (exclusive of driveways, pedestrian access points, usable open space, tree save areas, natural areas, and/or tree re-planting areas).
 b. Building Massing - Buildings exceeding 120 feet in length shall include modulations of the building massing/step plane (recesses, projections, architectural treatment, etc.). Modulations shall be a minimum of 15 feet wide and shall extend or recess a minimum of 5 feet, extending through all floors.
 c. Vertical Modulation and Rhythm - Building elevations shall be designed with recognizable vertical bays or articulated architectural facade features. The bays and features may include, but not limited to a combination of exterior wall offsets, projections, and/or recesses, pilasters, and change in materials.
 d. Building Base - Buildings shall be designed with a recognizable architectural base. A minimum of three elevations of each building will be articulated with a water table of Preferred Exterior Building Materials listed above of a minimum of three (3) feet in height. (Preferred building materials will be defined as brick, stone, precast stone, precast concrete, stucco, and decorative block).
 e. The balconies constructed on the proposed buildings will be constructed with concrete patio decks and will utilize metal, or vinyl railings.
 f. Building elevations facing streets shall not have expanses of blank walls greater than 20 feet.
 g. Architectural features such as, but not limited to, banding, medallions, or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 h. Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure through the following standards:
 (i). Long rooflines (pitched or flat) shall avoid continuous expanses without variation by including changes in height and/or roof form (e.g. dormers, gables, etc.).
 (ii). For pitched roofs the allowed minimum pitch shall be 4:12 (four feet in vertical height for every twelve feet in horizontal length), excluding buildings with a flat roof and parapet walls.
 i. Utility structures need to be screened architecturally or with evergreen plant material.
 j. Walls shall be designed to match and complement the building architecture of the residential buildings of the subject property.
7. Environmental Features:
 a. 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.
8. Lighting:
 a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
 b. Detached lighting on the Site will be limited to 20 feet in height. No wall pak type lighting will be allowed, but architectural lighting on building facades will be permitted.
9. Stormwater Management Dedication:
 a. The Petitioner will convey to County Parks and Recreation for the development of a greenway the portion of 100 foot SWIM buffer associated with Stony Creek located on the Site, this area is generally depicted on the Rezoning Plan. This area will be dedicated and conveyed to County Parks and Recreation prior to the issuance of the first certificate of occupancy for the Site.
10. Workforce Housing: The Petitioner shall voluntarily provide a workforce housing program to ensure that some residential units are reasonably priced for persons earning less than the median income for the area. The Petitioner shall ensure that no fewer than 5 % of the total number of residential units actually constructed on the Site, for a period of not less than 15 years, maintain monthly rents that are income restricted for households earning 60 % or less of the area median income for the first five (5) years of the 15 years, and thereafter income restricted for households earning 80 % or less of the area median income from the remaining 10 years of the 15 year period.
11. Amendments to the Rezoning Plan:
 a. Future amendments to the Rezoning Plan (which includes these 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.
12. Binding Effect of the Rezoning Application:
 a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



02 ELEVATION: Building Type I Front & Rear
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



01 ELEVATION: Building Type I Right & Left
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

SALOME CHURCH ROAD

Proposed Apartment Building
 Salome Church Rd., Charlotte, NC

Note:

These elevations are provided to reflect the architectural style and quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained).



02 ELEVATION: Building Type II Front & Rear
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)



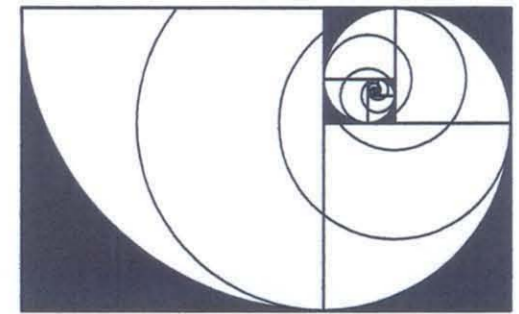
01 ELEVATION: Building Type II Right & Left
 1/8" = 1'-0" (1/16" = 1'-0" when 11x17)

SALOME CHURCH ROAD

Proposed Apartment Building
 Salome Church Rd., Charlotte, NC

Note:

These elevations are provided to reflect the architectural style and quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations as long as the general architectural concepts and intent illustrated is maintained).



DEBORAH M BROWN
LANDSCAPE ARCHITECTURE

DEBORAH BROWN, PLA
LEED-AP
1852 BANKING ST #9095
GREENSBORO, NC 27408

STUDIO: 336-851-1128
E-MAIL:
deborah@dmblandscapesarchitecture.com

PROJECT:
SALOME CHURCH
ROAD APTS.

SALOME CHURCH ROAD,
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA

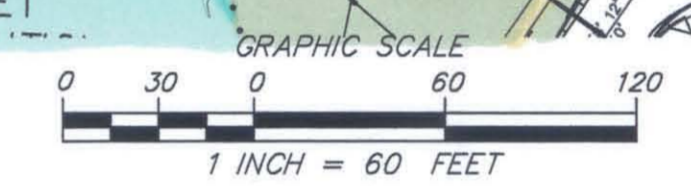
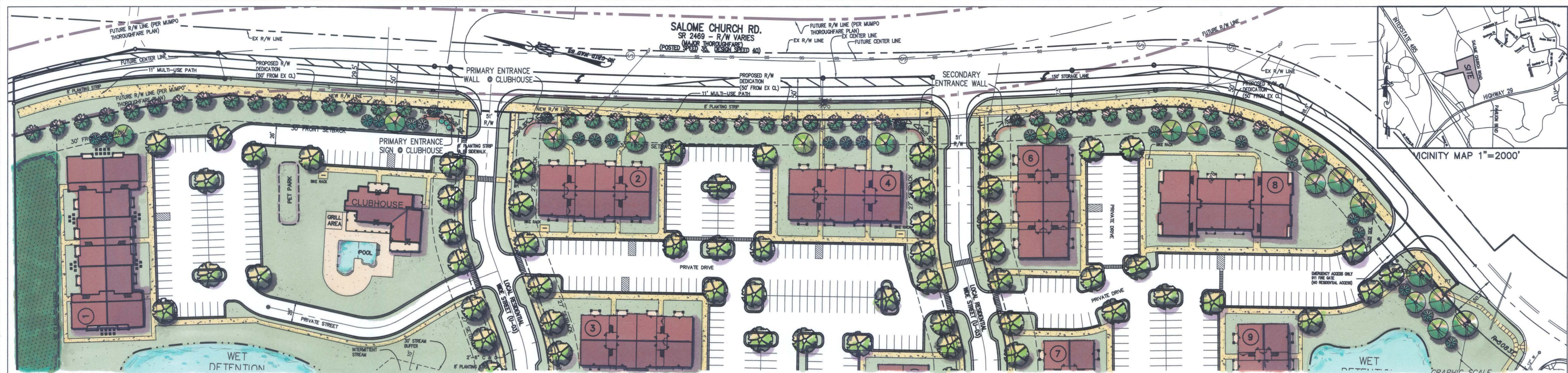
PROJECT NO:
160125

SHEET TITLE
SCHEMATIC
STREETSCAPE
LANDSCAPE
PLAN

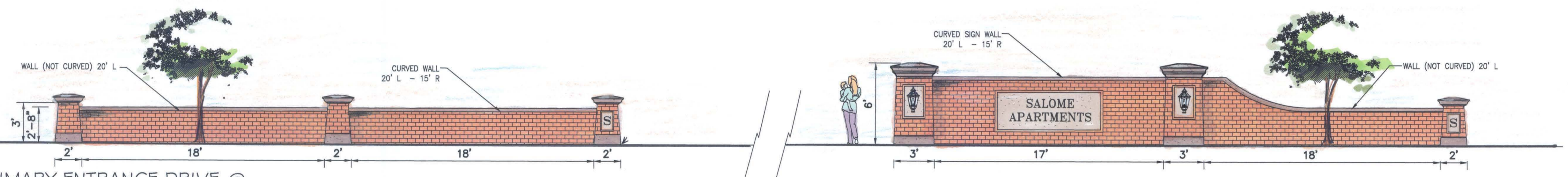
SCALE

ISSUE DATE
JAN. 29, 2016
REVISIONS:

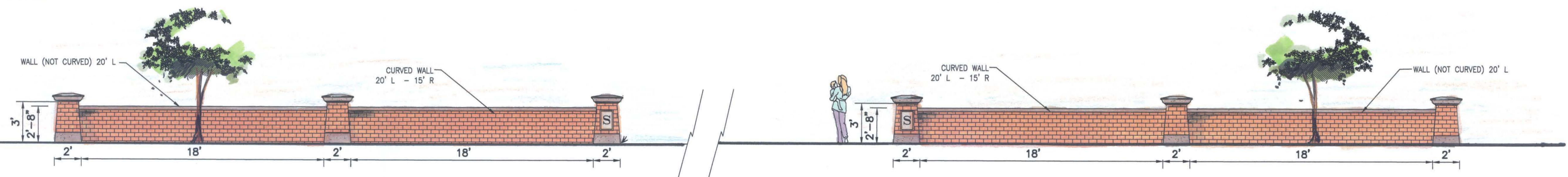
SHEET:
RZ-4



SCHEMATIC STREETSCAPE
SCALE: 1" = 60'



PRIMARY ENTRANCE DRIVE @
CLUBHOUSE (LOOKING SOUTH)
NO SCALE



SECONDARY ENTRANCE
DRIVE (LOOKING SOUTH)
NO SCALE



ILLUSTRATION BY RISDEN MCELROY