

REZONING PETITION
FOR PUBLIC HEARING

2016-0176

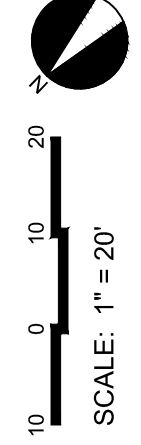
REZONING PETITION

EAST 36TH & HOLT ST. SITE

CHARLOTTE, NC

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE. SUITE 1A
CHARLOTTE, NORTH CAROLINA 28204

SCHEMATIC
SITE PLAN

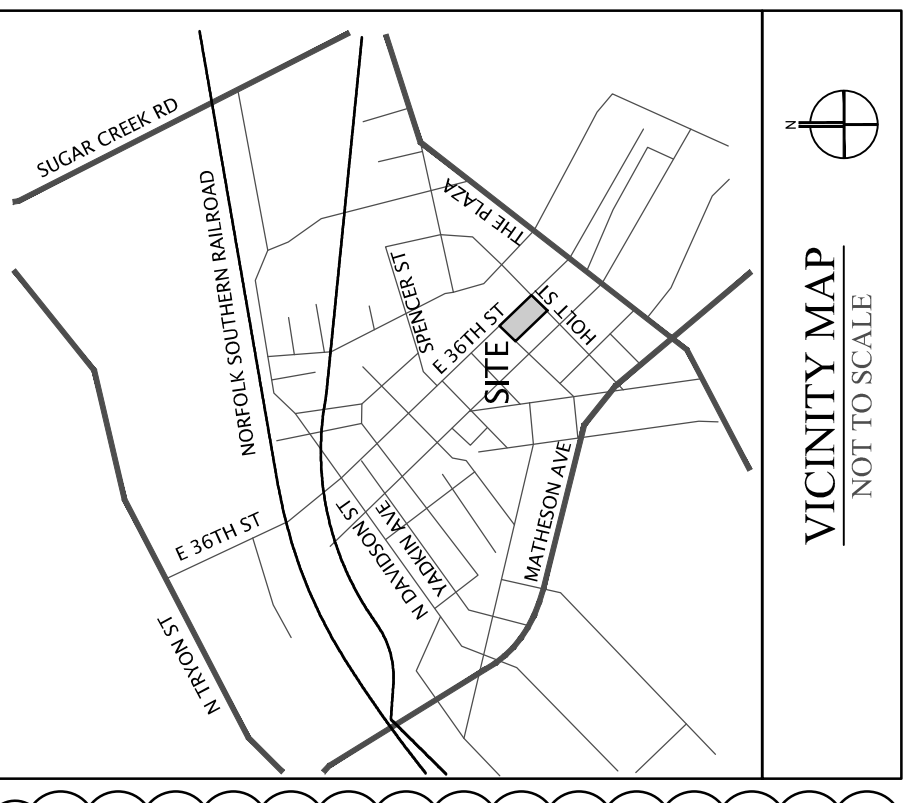


PROJECT #: 090-021
DRAWN BY: NB
CHECKED BY: NB

MARCH 24, 2016

REVISIONS:

- 05/29/16 - PER CMPC COMMENTS
- 02/23/17 - PER SITE UPDATES
- 02/27/17 - PER SITE COORDINATION



SITE DEVELOPMENT DATA

SITE AREA:
41.34 AC (±58,494 SQ FT) TOTAL
BEFORE RIGHT-OF-WAY DEDICATION
41.29 AC (±56,100 SQ FT) NET OF
EXISTING RIGHT-OF-WAY

TAX PARCEL #:
08316208

EXISTING ZONING:
UR-2(CD) - PETITION# 2015-089

PROPOSED ZONING:
UR-2(CD) TS
(TRANSIT SUPPORTIVE OVERLAY)

EXISTING USE:
MULTI-FAMILY APARTMENTS

PROPOSED USE:
SINGLE FAMILY ATTACHED TOWNHOMES

EXISTING # OF UNITS:
51 APARTMENTS APPROVED PER
PETITION# 2015-089

PROPOSED UNITS:
32 TOWNHOMES

DENSITY PROPOSED:
425 UNITS PER ACRE

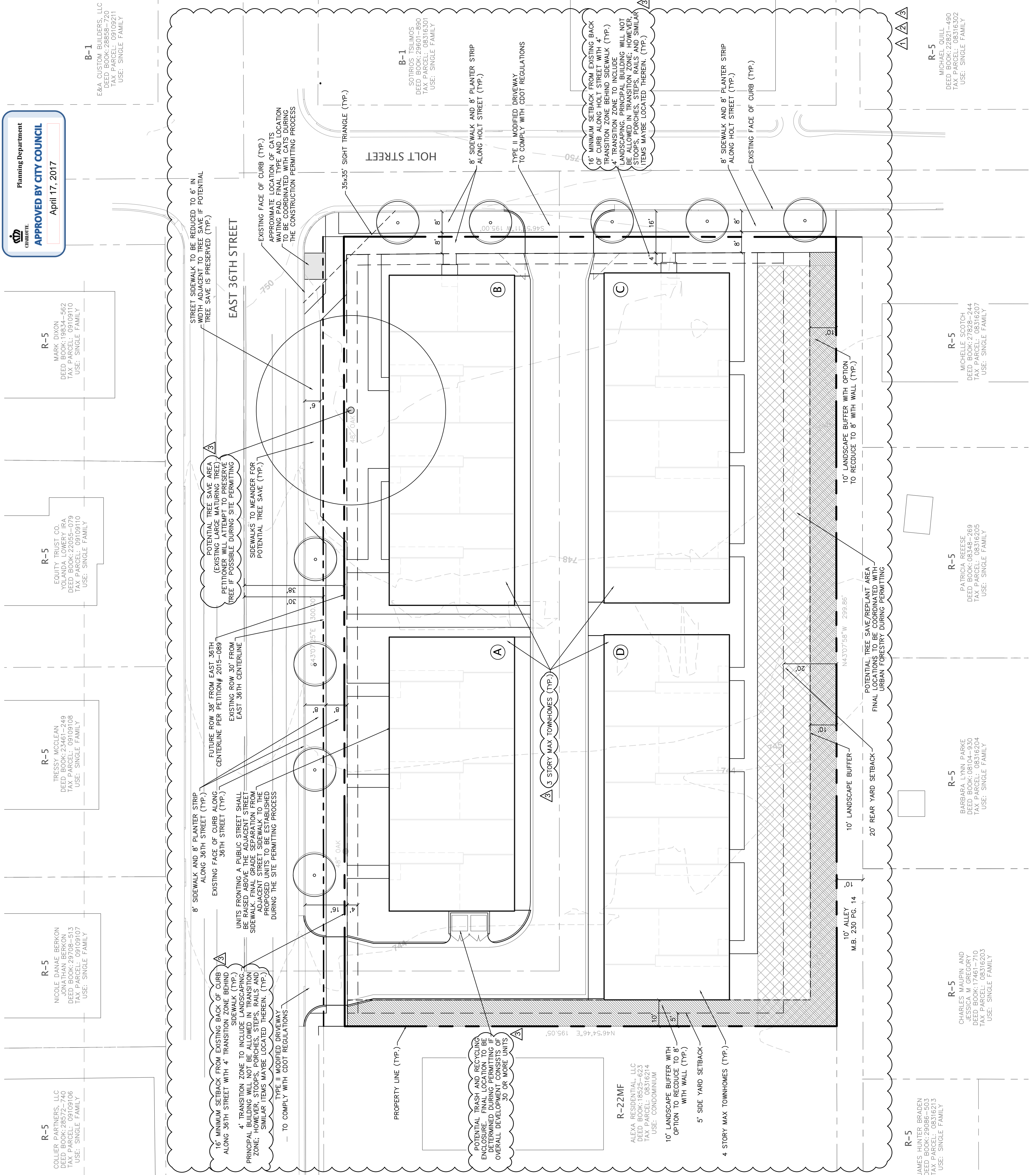
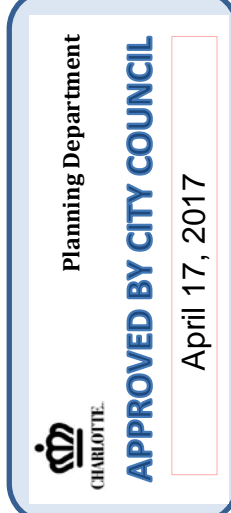
BUILDING HEIGHT:
3 STORIES (45' MAXIMUM)

PARKING PROVIDED:
SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:
SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:
SHALL MEET ORDINANCE REQUIREMENTS
TRASH & RECYCLING:
SHALL MEET ORDINANCE REQUIREMENTS

- 1. GENERAL PROVISIONS**
- A. STANDARDS FOR THE SITE WILL BE CONTROLLED BY THE STANDARDS SET FORTH ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICED 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 DESCRIBED IN THE ORDINANCE DURING THE PERIOD OF PERMIT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING ORDINANCE.
- B. DEVELOPMENT OF THE SITE WILL BE COVERED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN.
- C. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICED ON THE REZONING PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT. ANY CHANGES TO THE DEVELOPMENT/SITE ELEMENTS DEPICED ON THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.
- 2. PURPOSE**
- A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES WITH A TRANSIT SUPPORTIVE OVERLAY DISTRICT. THE APPLICATION SEEKS THE REZONING OF THE SITE FROM UR-2(CD) TO A UR-2(CD) TS (TRANSIT SUPPORTIVE OVERLAY DISTRICT).
- 3. PERMITTED USES**
- A. USES ALLOWED ON THE PROPERTY IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 ZONING DISTRICT WITH TRANSIT SUPPORTIVE OVERLAY.
- 4. TRANSPORTATION**
- A. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- B. THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM EAST 36TH STREET AND THE REZONING PLAN. A FOREGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM HOLT STREET AS DEPICED ON THE REZONING PLAN.
- C. THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES AS DEPICED ON THE REZONING PLAN. MINOR ADJUSTMENTS TO THE LOCATION OF THE PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICED ON THE REZONING PLAN.
- E. ALL DEVELOPMENT WILL COMPLY WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE PART OF THE REVIEW AND APPROVAL OF THE DESIGN DEVELOPMENT AND CONSTRUCTION PROCESS.
- F. THE 38 FEET FUTURE RIGHT-OF-WAY FROM THE 36TH STREET CENTERLINE AS SHOWN ON THE REZONING PLAN WILL BE DEDICATED TO THE CITY OF CHARLOTTE PRIOR TO THE RESUME OF THE FIRST CERTIFICATE OF OCCUPANCY.
- 5. ARCHITECTURAL STANDARDS**
- A. BUILDINGS CONSTRUCTED ON THE SITE WILL BE COMPOSED OF 3 STORY WOOD FRAME TOWNHOME STRUCTURES. ROOFING AND BUILDING MATERIALS WILL CONSIST OF LARGE WINDOWS, FIBER CEMENT PANEL/SIDING AND BRICK VENEER. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES.
- B. ATTACHED TO THE REZONING PLAN ARE CONCEPTUAL ARCHITECTURAL RENDERINGS OF THE SINGLE FAMILY ATTACHED DWELING UNITS THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND MATERIALS SELECTION. THESE RENDERINGS ARE INTENDED TO ASSIST THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT IN THEIR REVIEW AND APPROVAL OF THIS SUBMITTAL WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER, NOTWITHSTANDING THE REVISIONS, CHANGES AND ALTERATIONS THAT MAY BE MADE TO THE ARCHITECTURAL RENDERINGS.
- C. SECOND FLOORS OF EACH UNIT SHALL BE TALLER AND INCLUDE MORE TRANSPARENCY THAN UPPER FLOORS AS SHOWN ON THE ATTACHED CONCEPTUAL ARCHITECTURAL ELEVATION RENDERINGS.
- D. VINYL MATERIAL IS PROHIBITED UNLESS AS A BUILDING MATERIAL ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES AND HANDRAILS/BANQUETS.
- E. UNITS WITH PRIMARY FRONTAGE ALONG A PUBLIC STREET SHALL HAVE NO GARAGES ORIENTED TOWARDS THE PUBLIC STREET.
- 6. STREETSCAPE, YARDS, AND LANDSCAPING**
- A. AN 8-FOOT WIDE PLANTING STRIP AND 8-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG EAST 36TH STREET AND HOLT STREET AS DEPICED ON THE REZONING PLAN.
- B. SIDEWALKS AND PLANTING STRIPS LOCATED ALONG THE SITES FRONTSAGES OF EAST 36TH STREET AND HOLT STREET MAY BE ADJUSTED TO SAVE EXISTING TREES.
- C. A 10' LANDSCAPE BUFFER, WITH AN OPTION TO REDUCE TO 8' WITH WALL, WILL BE ESTABLISHED ALONG THE REAR AND WEST PROPERTY LINES AS DEPICED ON THE REZONING PLAN.
- 7. ENVIRONMENTAL FEATURES/TREE SAVE**
- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- B. THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
- 8. LIGHTING**
- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND BE PROTECTED FROM VANDALISM. DOWNWARDLY DIRECTED LIGHTING SHALL BE FULLY CAPPED AND NOT EXCEED PAST ANY PROPERTY LINE OF THE SITE.
- B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.
- 9. PUBLIC ART**
- A. THE PETITIONER WILL DONATE A MINIMUM ALLOWANCE OF \$7,500 TO THE ART AND SCIENCE COUNCIL FOR THE NEIGHBORHOOD FOR THE DEVELOPMENT OF PUBLIC ART. THE ART AND SCIENCE COUNCIL FOR THE NEIGHBORHOOD, OR BY THE PETITIONER OF PARTNERSHIP BETWEEN THE PETITIONER AND THE ART AND SCIENCE COUNCIL FOR THE NEIGHBORHOOD, OR BY THE PETITIONER THIS ART MAY BE FREE STANDING OR INTEGRATED WITHIN THE 36TH STREET FRONTAGE OF THE SITE IN A FORM OR LOCATION AS YET TO BE DETERMINED. PUBLIC ART WILL NOT BE USED FOR ADVERTISEMENT PURPOSES. FINAL SELECTION OF THE ART MUST BE APPROVED BY THE PETITIONER.
- 10. AMENDMENTS TO THE REZONING PLAN**
- A. ANY AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE PETITIONER, OWNER OR OWNER OF THE APPLICABLE DEVELOPMENT. ANY AMENDMENT TO THE REZONING PLAN SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
- 11. 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 WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND APPLICABLE TO ALL FUTURE DEVELOPMENT OF THE SITE AND ALL SUCCESSORS IN INTEREST OR ASSIGNS. SUCCESSORS IN INTEREST OR ASSIGNS, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

THIS PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO THE PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.

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vertical fiber cement siding
fiber cement panel

fiber cement panel
fiber cement lap siding
brick veneer

recessed entrances to units

elevation **E 36TH ST**

same architectural intent to be provided at rear elevations



fiber cement lap siding
brick veneer
vertical fiber cement siding

fiber cement panel
recessed entrance to unit
fiber cement panel
stacked brick course accent

elevation **HOLT ST**