



Charlotte-Mecklenburg Planning, Design, & Development

DATE: September 13, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2018-041 Saussy Burbank, 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.

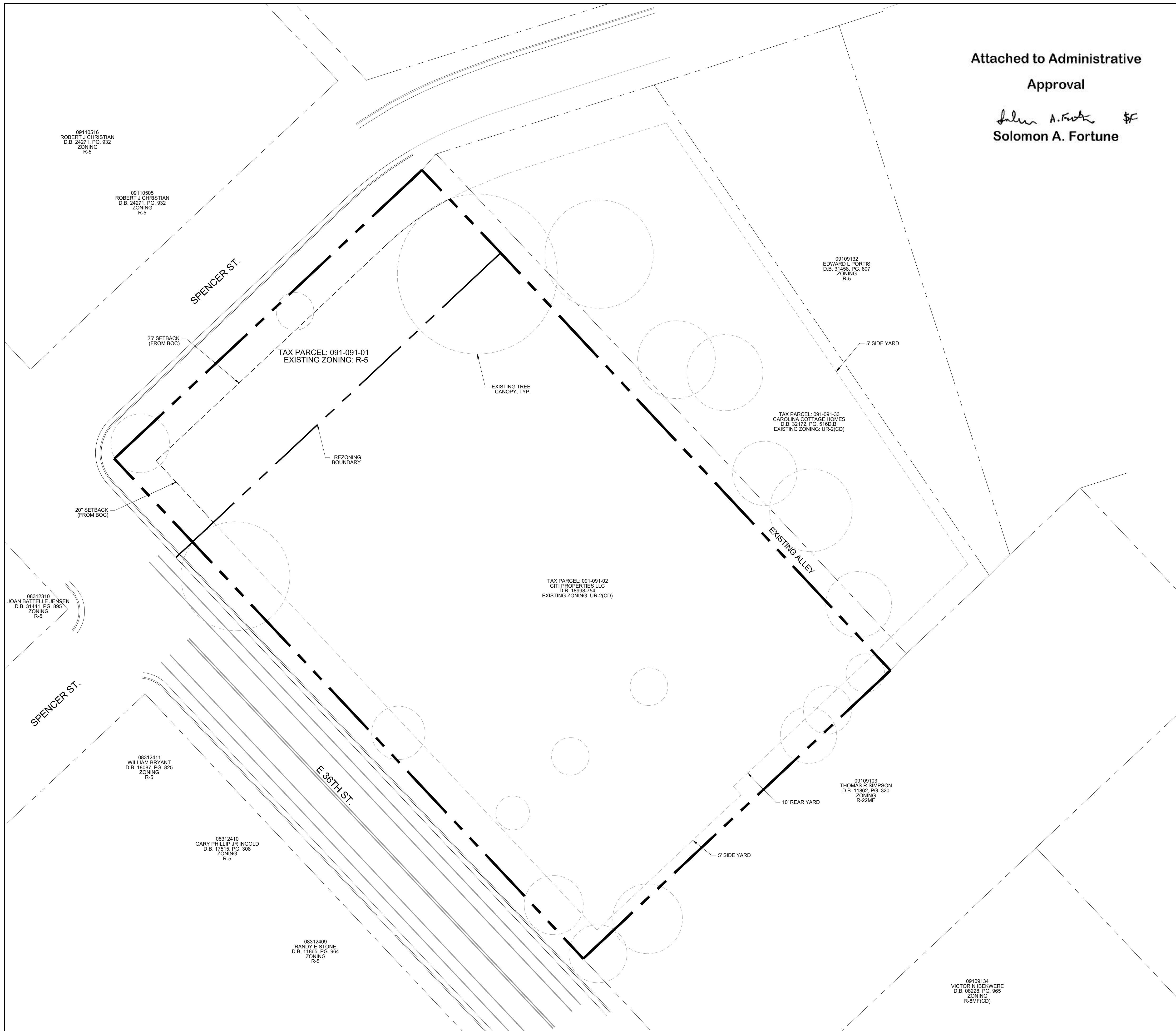
- Per section 6.207 to allow an increase in dwelling units by 1, from 27 to 28 allowed units.

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.

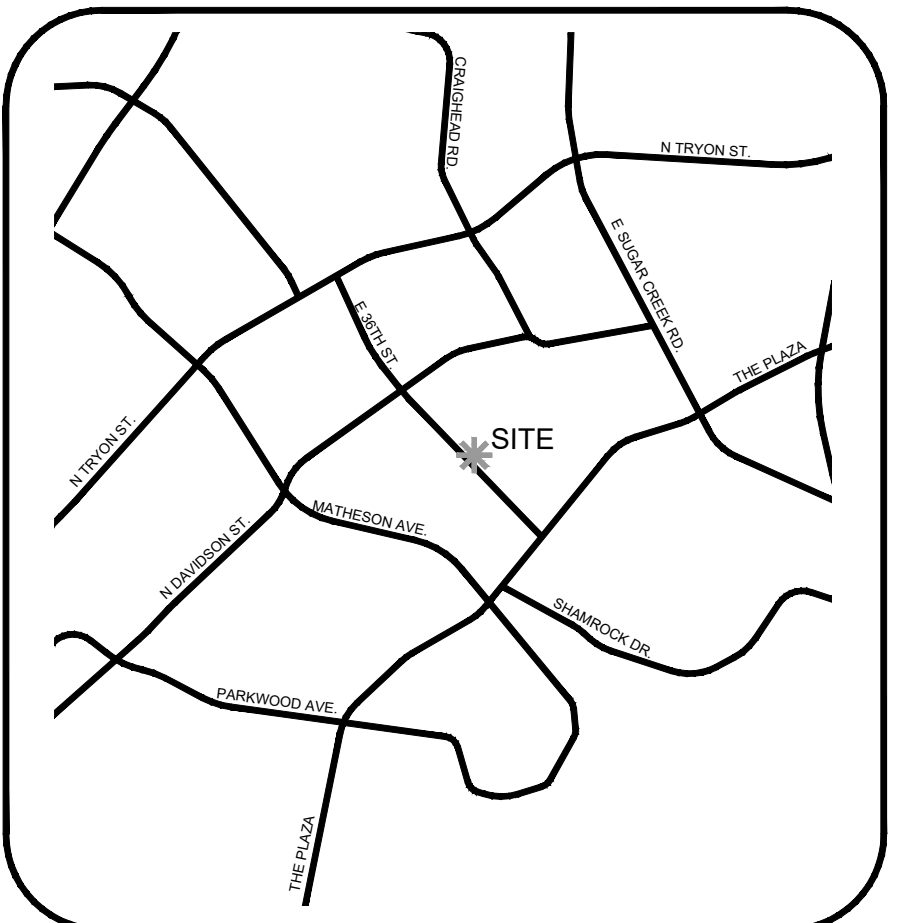
Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

- **Signage was not reviewed as part of this request.**



Attached to Administrative
Approval

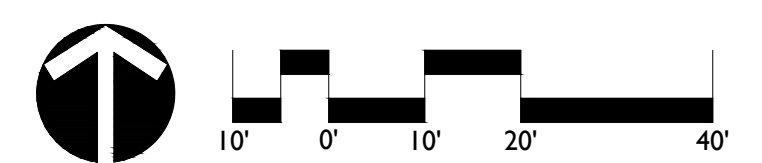
Solomon A. Fortune
Solomon A. Fortune



VICINITY MAP
NTS

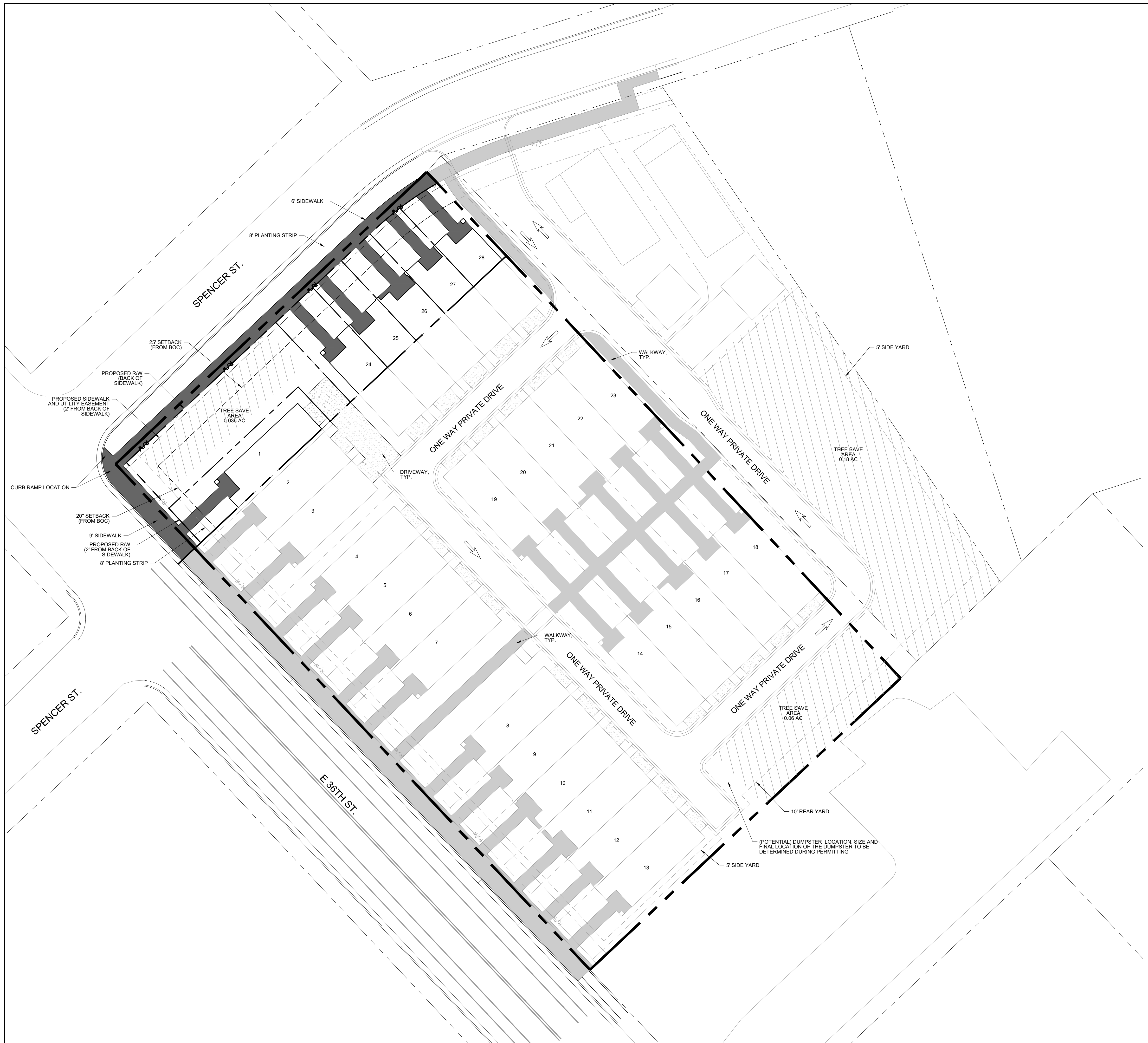
SITE DEVELOPMENT DATA

- ACREAGE: ± 1.27 AC
- TAX PARCEL #S: 091-091-01 and 091-091-02
- EXISTING ZONING: R-5 and UR-2(C)
- PROPOSED ZONING: UR-2(CD) and UR-2(CD) SPA
- EXISTING USES: SINGLE FAMILY RESIDENTIAL
- PROPOSED USES: UP TO 28 TOWNHOME UNITS



36TH STREET TOWNHOMES
REZONING PETITION No. 2018-041
CHARLOTTE, NC
TECHNICAL DATA SHEET

REVISIONS:
05.14.2018 - PER CITY COMMENTS
06.29.2018 - PER CITY COMMENTS
08.28.2018 - ADMINISTRATIVE AMEND.
DATE: 02/26/18
DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: JRY
SCALE: 1"=20'
PROJECT #1018079
SHEET #:
RZ-1

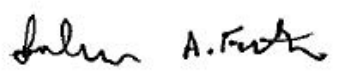


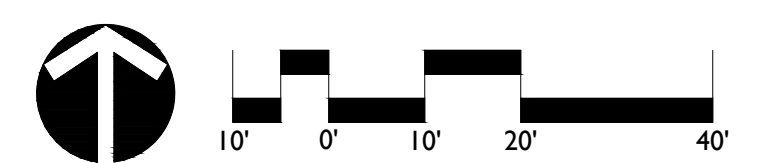
SITE LEGEND

▬▬▬▬▬ PROPERTY LINE

TREE SAVE
 OVERALL PROJECT: 1.73 AC
 REQUIRED: 0.26 AC (15%)
 PROVIDED: 0.276 AC (15.95%)

Attached to Administrative
 Approval

Solomon A. Fortune 
 Solomon A. Fortune



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Attached to Administrative

Approval

Solomon A. Fortune \$
Solomon A. Fortune

LandDesign .

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Firm License #: C0653



Left Elevation
1/8" = 1'

Right Elevation
1/8" = 1'

Painted Cementitious Lap Siding (typ.)
Architectural Shingle (typ.)
Painted Trim + Brackets (typ.)
Painted and/or Through body grey Brick (typ.)
Metal Railings



Front Elevation
1/8" = 1'

Painted Cementitious Lap Siding (typ.)
Screened Porches
Architectural Shingle (typ.)
Painted and/or Through body grey Brick (typ.)
Metal Railings
Painted Wood Columns, Trim, + Brackets (typ.)
Painted Trim + Brackets (typ.)



Rear Elevation
1/8" = 1'

Painted Cementitious Lap Siding (typ.)
Architectural Shingle (typ.)
Painted and/or Through body grey Brick (typ.)
Metal Railings
Painted Trim + Brackets (typ.)

36TH STREET TOWNHOMES
REZONING PETITION No. 2018-041
CHARLOTTE, NC
ARCHITECTURAL ELEVATIONS

REVISIONS:
05.14.2018 - PER CITY COMMENTS
06.29.2018 - PER CITY COMMENTS
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DATE: 02/26/18
DESIGNED BY: JRY
DRAWN BY: JRY
CHECKED BY: KST
SCALE: 1/8" = 1'
PROJECT #1018079
SHEET #:
RZ-3

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Saussy Burbank, LLC

REZONING PETITION NO. 2018-041

DEVELOPMENT STANDARDS

8/28/2018

Development Data Table:

Site Area: +/- 1.27 acres
Tax Parcel: 091-091-01 and 091-091-02
Existing Zoning: R-5 and UR2(CD)
Proposed Zoning: UR-2(CD) and UR-2(CD) SPA
Existing Use: Single-family Residential
Proposed Uses: Up to twenty-eight (28) Townhome Units
Maximum Building Height: Fifty (50) feet; 3 stories
Maximum Density: 22.05 Dwelling Units per Acre
Parking: Shall satisfy or exceed UR-2 minimum requirements

I. General Provisions

- 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Saussy Burbank, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 1.27 acre site located on the south-east side of East 36th Street and Spencer Street, more particularly depicted on the Rezoning Plan (the "Site").
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
4. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site.

II. Permitted Uses

The Site may be devoted only to a residential community containing a maximum of twenty-eight (28) townhome units, and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district.

III. Transportation

- 1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. The Petitioner may provide on-street parking along the Site's frontage of East 36th Street.
3. Petitioner shall dedicate in fee simple conveyance a right of way to the City of Charlotte, set at two (2) feet behind the back of sidewalk along Spencer Street and East 36th Street, before the site's first building certificate of occupancy is issued.

IV. Architectural Standards

- 1. Architectural standards for the townhome units shall consist of the following:
a. The townhome units fronting East 36th Street shall face toward East 36th Street and units fronting Spencer Street shall face toward Spencer Street.
b. Preferred Exterior Building Materials: All principal and accessory buildings abutting East 36th Street shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Planning Director.
c. Prohibited Exterior Building Materials:
i. Vinyl siding (but not vinyl hand rails, windows or door trim); and
ii. Concrete Masonry Units not architecturally finished.
d. To provide privacy, all residential entrances within 15 feet of the sidewalk along East 36th Street shall be raised from the average sidewalk grade a minimum of twelve (12) inches.
e. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
f. Usable porches and stoops shall form a predominant feature of the building design and be located on the front and/or side of the building. Usable front porches shall be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but should not be enclosed.
g. All corner/end units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to fifteen (15) feet on all building levels.
h. The Petitioner will minimize the visual impact of any garage doors visible from the public or private streets by providing a 12 to 24 inch setback from the front wall plane and adding additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
i. Walkways of at least five (5) feet in width shall be provided to connect all residential entrances to sidewalks along public and private streets.
j. Townhouse buildings should be limited to six (6) individual units or fewer.

V. Streetscape and Landscaping

- 1. The Petitioner shall provide a minimum nine (9) foot wide sidewalk at the back of curb along the Site's frontage on East 36th Street, followed by an eight (8) foot wide planting strip behind the sidewalk. The Petitioner shall provide an eight (8) foot wide planting strip and six (6) foot wide sidewalk along the Site's frontage on Spencer Street.

- 2. The Petitioner may subdivide the Site and create lots within the Site with no side or rear yards as part of a unified development plan.
3. Petitioner shall provide a minimum setback of at least twenty (20) feet from the existing back of curb of East 36th Street. Stoops and stairs may encroach four (4) feet into the setback as a "transition zone."
4. Petitioner shall provide a minimum setback of at least twenty five (25) feet from the existing back of curb of Spencer Street.
5. Petitioner intends to provide an alternative streetscape plan along Spencer Street and East 36th Street, as shown on the site plan. However, if during the design and permitting phase of development it is determined that this alternative streetscape plan is not approved, the Petitioner will provide a streetscape plan in accordance with the City's typical streetscape standards.
6. Petitioner intends to comply with the four hundred (400) square foot private open space requirement in Section 9.406 of the Ordinance if required in the UR-2 zoning district at the time of permitting.

VI. Environment

The Petitioner shall comply with the Post Construction Controls Ordinance and tree save requirements.

VII. Lighting

- 1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed fifteen (15) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VIII. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

IX. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

Attached to Administrative Approval

Solomon A. Fortune

LandDesign

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www.LandDesign.com
NC Firm License #: C0653

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DEVELOPMENT STANDARDS

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SCALE: 1/8"=1'-0"
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SHEET #: RZ-4

