



Charlotte-Mecklenburg Planning Department

DATE: August 17, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2002-086 Donna H. Cochrane

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.

- Revised site layout plan
- Building elevations
- Table for percentage of required brick per elevation
- Cross-sections
- Modification to allow front loaded access for several single-family attached units

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 not reviewed as part of this request.

Conditional Notes

- 1) The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement, and size of the individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) during the design development and construction phases.
- 2) All proposed development on the site shall comply with ordinance requirements regarding the number and arrangement of off-street parking spaces, signage, yard dimension, buffers, screening, landscaping, etc.
- 3) The proposed development shall consist of townhomes for sale.
- 4) As shown on the site plan, required buffers shall be established. Buffers shall conform to the provisions of the zoning ordinance. Buffer areas shall remain as undisturbed except minimal grading needed to install utilities which are needed to service the site shall be permitted. Any such graded areas (which are not anticipated) shall be replanted in accordance with Class C Buffer Standards. Any utility crossings shall be done at +/- 90 degree crossings through the buffer.
- 5) The petitioner shall dedicate land measured 50' from existing centerline along the site's frontage for additional right-of-way purposes. This dedication shall occur prior to the issuance of any building permit associated with the proposed development.
- 6) Stormwater detention facilities shall not be located within the front setback or buffer areas.
- 7) The maximum height of any freestanding light fixture shall not exceed 20', including its base. All direct lighting within the site shall be designed such that illumination does not extend past any property line.
- 8) Vehicular access points shall be limited to those shown on the site plan. The exact location may vary slightly from that depicted but shall comply with all applicable design requirements of the Charlotte DOT and/or NCCOT.
- 9) The maximum number of dwelling units per acre shall be 114. The overall density of the proposed development shall be 7.7 dwelling units per acre.
- 10) The 50' oak tree labeled on the technical data sheet shall be preserved. Prior to the commencement of grading

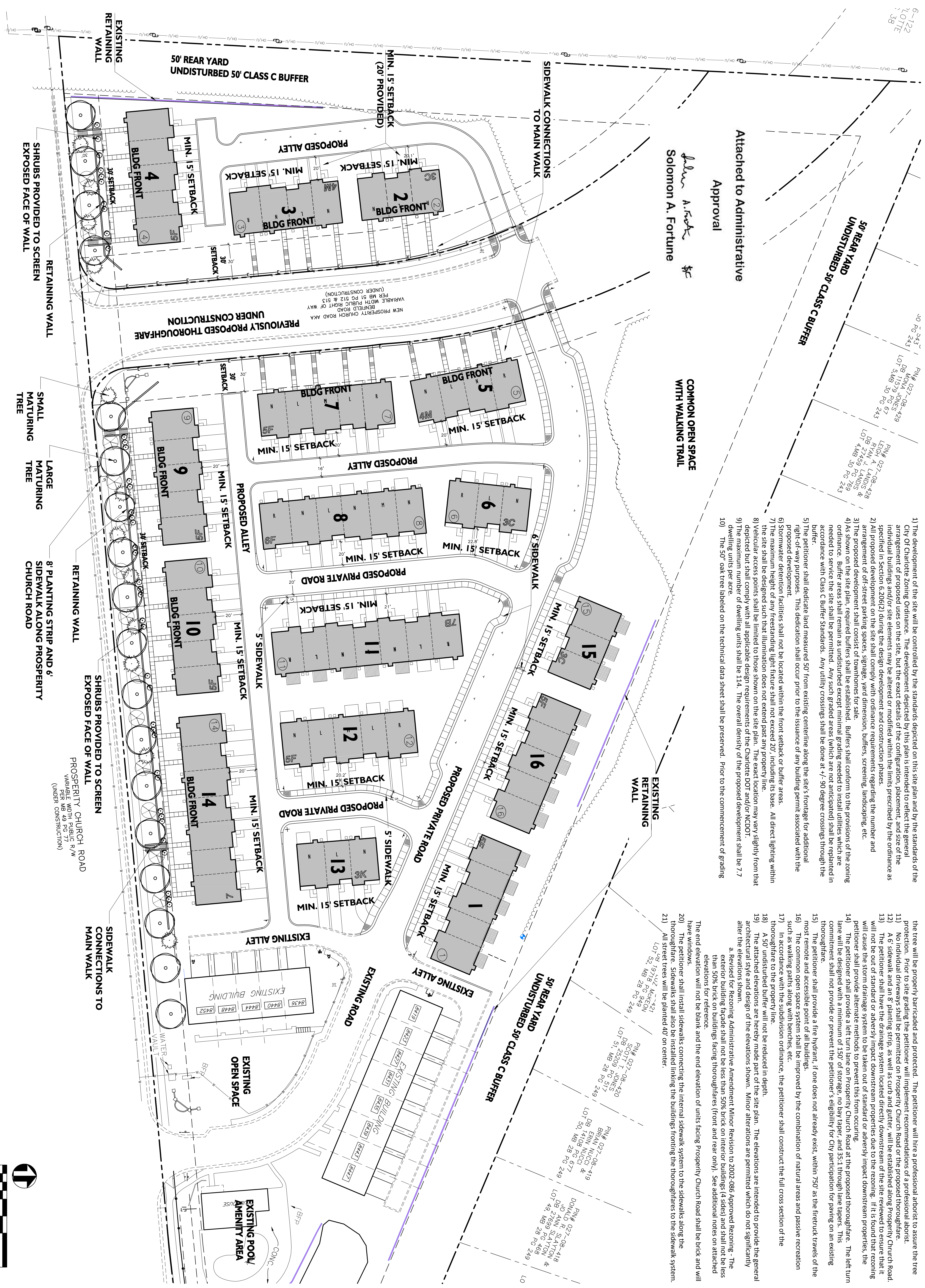
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the tree will be properly barricaded and protected. The petitioner will hire a professional arborist to assure the tree protection. Prior to site grading the petitioner will implement recommendations of a professional arborist.

- 11) No individual driveway shall be permitted on Prosperity Church Road or the proposed thoroughfare.
- 12) A 6 sidewalk and an 8' planting strip, as well as curb and gutter, will be established along Prosperity Church Road.
- 13) The petitioner shall have the drainage system located directly downstream of the site reviewed to ensure that it will not be out of standard or adversely impact downstream properties due to the rezoning. If it is found that rezoning will cause the storm drainage system to be taken out of standard or adversely impact downstream properties, the petitioner shall provide alternate methods to prevent this from occurring.
- 14) The petitioner shall provide a left turn lane on Prosperity Church Road at the proposed thoroughfare. The left turn lane will be designed with a minimum of 150' of storage, no bay taper, and 35:1 through lane taper. This commitment shall not provide or prevent the petitioner's eligibility for City participation for paving on an existing thoroughfare.
- 15) The petitioner shall provide a fire hydrant, if one does not already exist, within 750' as the firetruck travels of the most remote and accessible point of all buildings.
- 16) The common open space system shall be improved by the combination of natural areas and passive recreation such as walking paths along with benches, etc.
- 17) In accordance with the subdivision ordinance, the petitioner shall construct the full cross section of the thoroughfare to the property line.
- 18) A 50' undisturbed buffer will not be reduced in depth.
- 19) The attached elevations are hereby made part of the site plan. The elevations are intended to provide the general architectural style and design of the elevations shown. Minor alterations are permitted which do not significantly alter the elevations shown.
 - a. Revised for Rezoning Administrative Amendment Minor Revision to 2002-086 Approved Rezoning - The exterior building facade shall not be less than 50% brick on interior buildings (4 sides) and shall not be less than 50% brick on buildings facing thoroughfares (front and rear only). See additional notes on attached elevations for reference.
- 20) The end elevation will not be blank and the end elevation of units facing Prosperity Church Road shall be brick and will have windows.
- 21) The petitioner shall install sidewalks connecting the internal sidewalk system to the sidewalks along the thoroughfare. Sidewalks shall also be installed linking the buildings fronting the thoroughfares to the sidewalk system. All street trees will be planted 40' on center.



Preserve at Prosperity

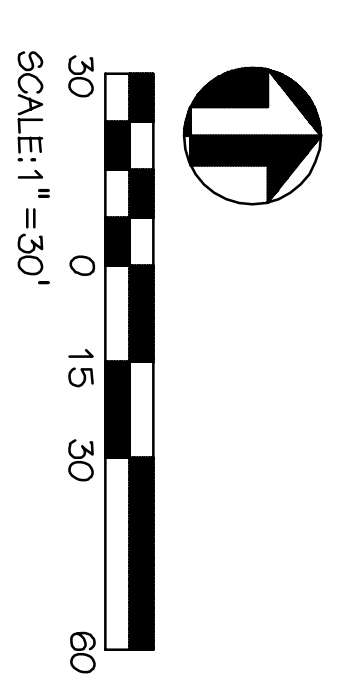
Charlotte, North Carolina



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Project No: 17100090
Date: 08.1.16
Revisions:

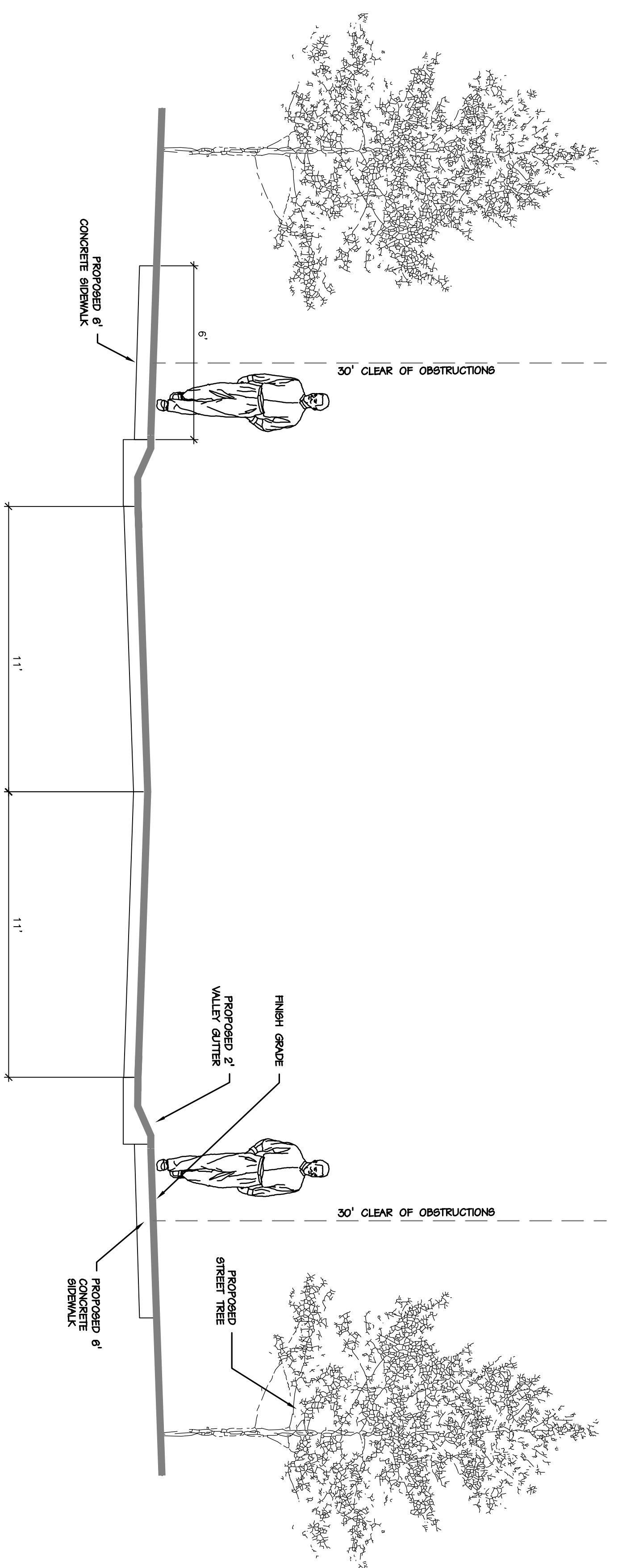


Sheet Title:
Conceptual Plan
Sheet No:

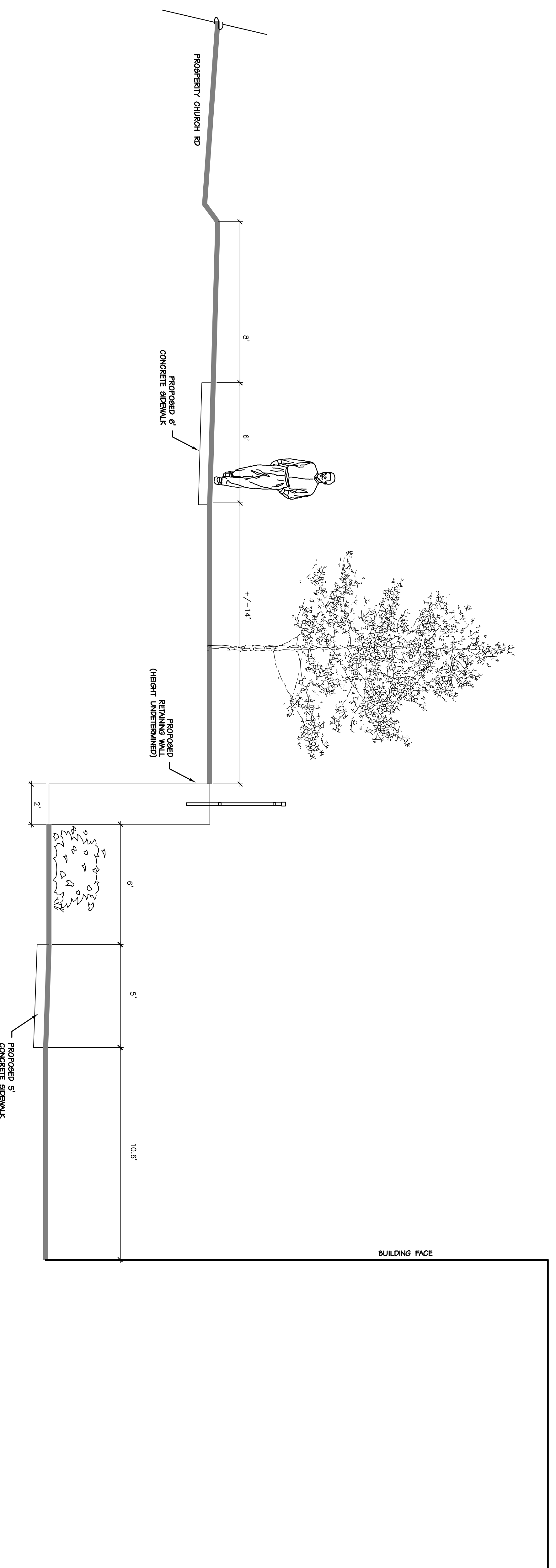
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PROPOSED PRIVATE ROAD SECTION SUMMERFIELD DR.



RETAINING WALL SECTION

Preserve at Prosperity

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Conceptual Color Rendering - 7 unit Building
"Rear" Elevation facing Prosperity Church Road & Benfield Road

Building type		7A		
City	Building #	Front	Rear	End
2	334 198	608	580	
1	210 116	255	139	851 838
3	723 348	765	417	
1	225 131	306	126	851 838
sq.ft. Brick		1492 793	1934 1262	1702 1676
		53%	65%	
		60%	98%	

7 Unit Building (#14)



5 Unit Building (#1,12,16)

Building type		5		
City	Building #	Front	Rear	End
2	334 198	454	0	851 838
1	210 116	262	0	851 838
1	241 116	262	0	851 838
1	225 131	291	0	851 838
sq.ft. Brick		1010 561	1269 0	1702 1676
		56%	0%	98%
		56%		



Building type		3		
City	Building #	Front	Rear	End
L	167 99	227	0	851 838
M	210 116	262	0	851 838
N	1	225 131	291	0 851 838
R	1	225 131	291	0 851 838
sq.ft. Brick		602 346	780 0	1702 1676
		57%	0%	98%
		66%		

3 Unit Building (#6,13,15)



7 Unit Building (#11)

Building type		7		
City	Building #	Front	Rear	End
2	334 198	454	0	851 838
1	210 116	262	0	851 838
3	723 348	786	0	851 838
1	225 131	291	0	851 838
sq.ft. Brick		1492 793	1793 0	1702 1676
		53%	0%	98%
		50%		



Building type		6		
City	Building #	Front	Rear	End
2	334 198	454	0	851 838
1	210 116	262	0	851 838
2	482 232	524	0	851 838
1	225 131	291	0	851 838
sq.ft. Brick		1251 677	1531 0	1702 1676
		54%	0%	98%
		52%		

6 Unit Building (#8)





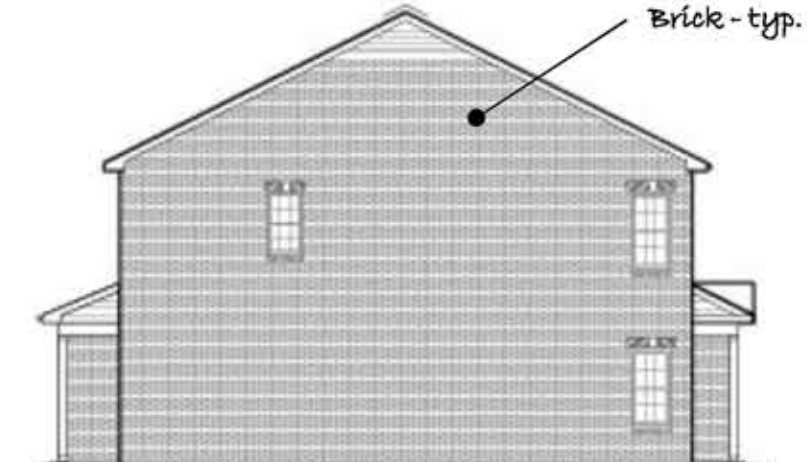
Conceptual Color Rendering - 3 unit Building
 "Rear" Elevation facing Prosperity Church Road & Benfield Road

Building type		3A			
Building #		2			
Unit type	City	Front	Rear	End	
L	1	167	99	304	290
M	1	210	116	255	139
N	1	225	131	306	126
R	1	225	131	306	126
sq.ft. Brick		602	346	865	555
		57%	64%		
		61%		98%	

3 Unit Building (#2)



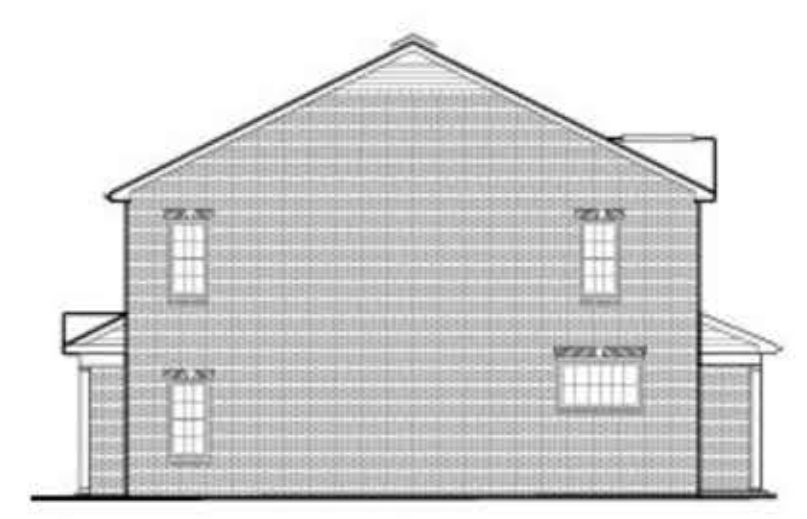
Front elevation facing private alleys
 57% Brick



Side elevation
 98% Brick



"Rear" Elevation facing Prosperity Church Rd and Benfield Rd
 64% Brick



Side elevation
 98% Brick



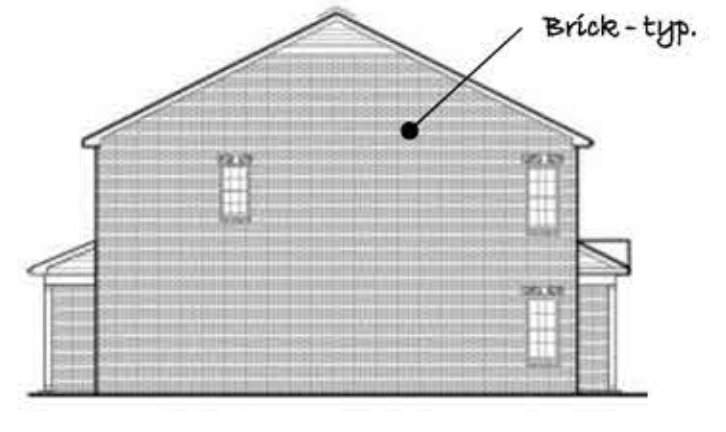
Conceptual Color Rendering - 4 unit Building
 "Rear" Elevation facing Prosperity Church Road & Benfield Road

Building type		4A			
Building #		3, 5			
Unit type	City	Front	Rear	End	
L	1	167	99	304	290
M	1	210	116	255	139
N	1	241	116	255	139
R	1	225	131	306	126
sq.ft. Brick		843	462	1120	694
		55%	62%		
		59%		98%	

4 Unit Building (#3, 5)



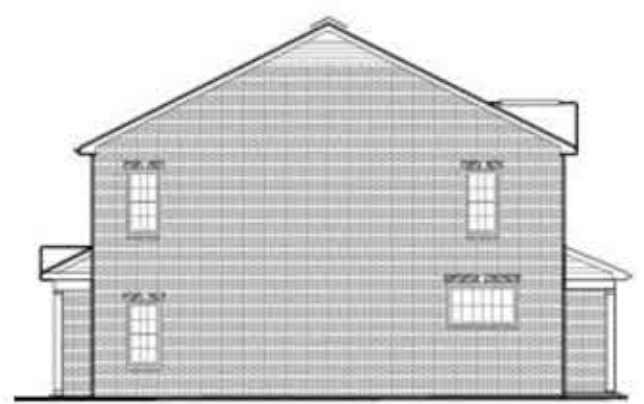
Front elevation facing private alleys
 55% Brick



Side elevation
 98% Brick



"Rear" Elevation facing Prosperity Church Rd and Benfield Rd
 62% Brick



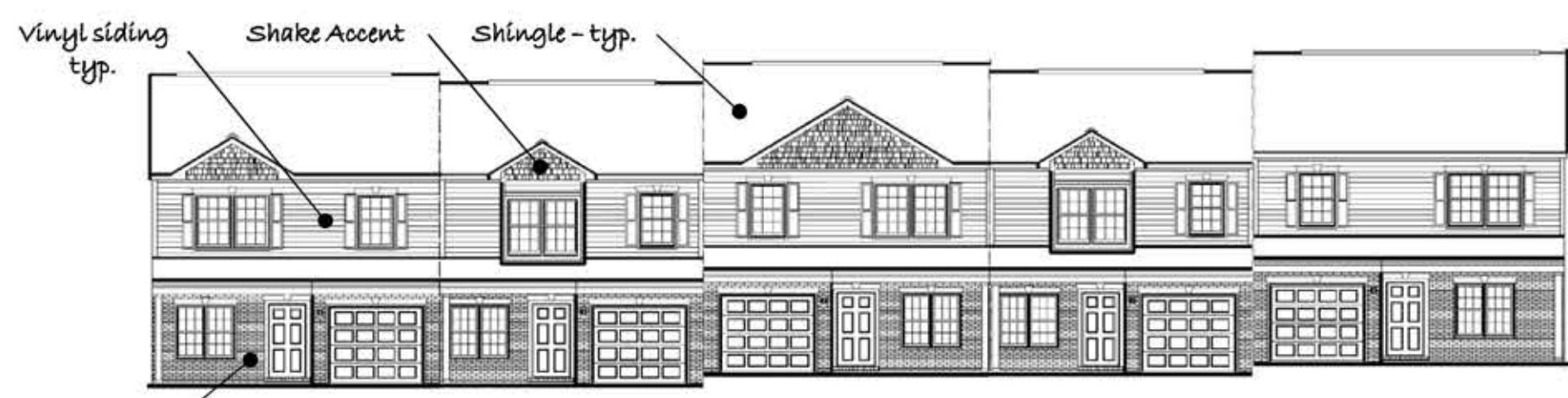
Side elevation
 98% Brick



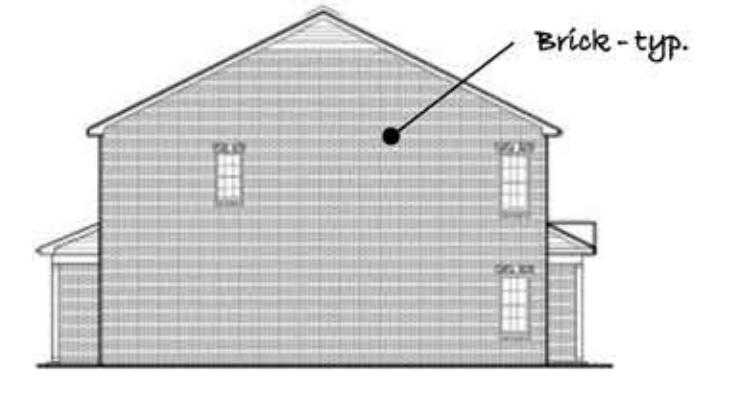
Conceptual Color Rendering - 5 unit Building
 "Rear" Elevation facing Prosperity Church Road & Benfield Road

Building type		5A			
Building #		4, 7, 9, 10			
Unit type	City	Front	Rear	End	
L	2	334	198	608	580
M	1	210	116	255	139
N	1	241	116	255	139
R	1	225	131	306	126
sq.ft. Brick		1010	561	1424	984
		56%	69%		
		63%		98%	

5 Unit Building (#4,7,9,10)



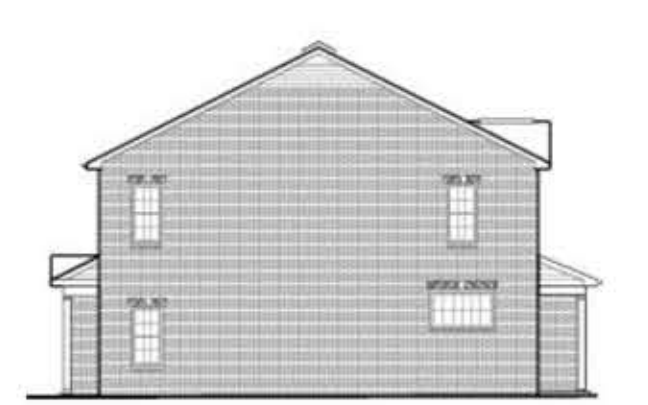
Front elevation facing private alleys
 56% Brick



Side elevation
 98% Brick



"Rear" Elevation facing Prosperity Church Road and Benfield Road
 69% Brick



Side elevation
 98% Brick

Attached to Administrative
 Approval

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Seals:

Corp. NC License: F-1320

Project No: 17.000090
 Date: 05.19.16
 Revisions:

Sheet Title:
Elevations

Sheet No: