

## **Charlotte-Mecklenburg Planning Department**

**DATE:** May 4th, 2016

TO: Donald Moore FROM: Ed McKinney

Zoning Supervisor Interim, Planning

Director

SUBJECT: Administrative Approval for Petition No. 2005-160 Squirrel Investments, 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 <u>Alterations to Approval</u>, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- 800 square foot increase for a total of 8,800 square feet
- · Building layout change within the building envelope

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:

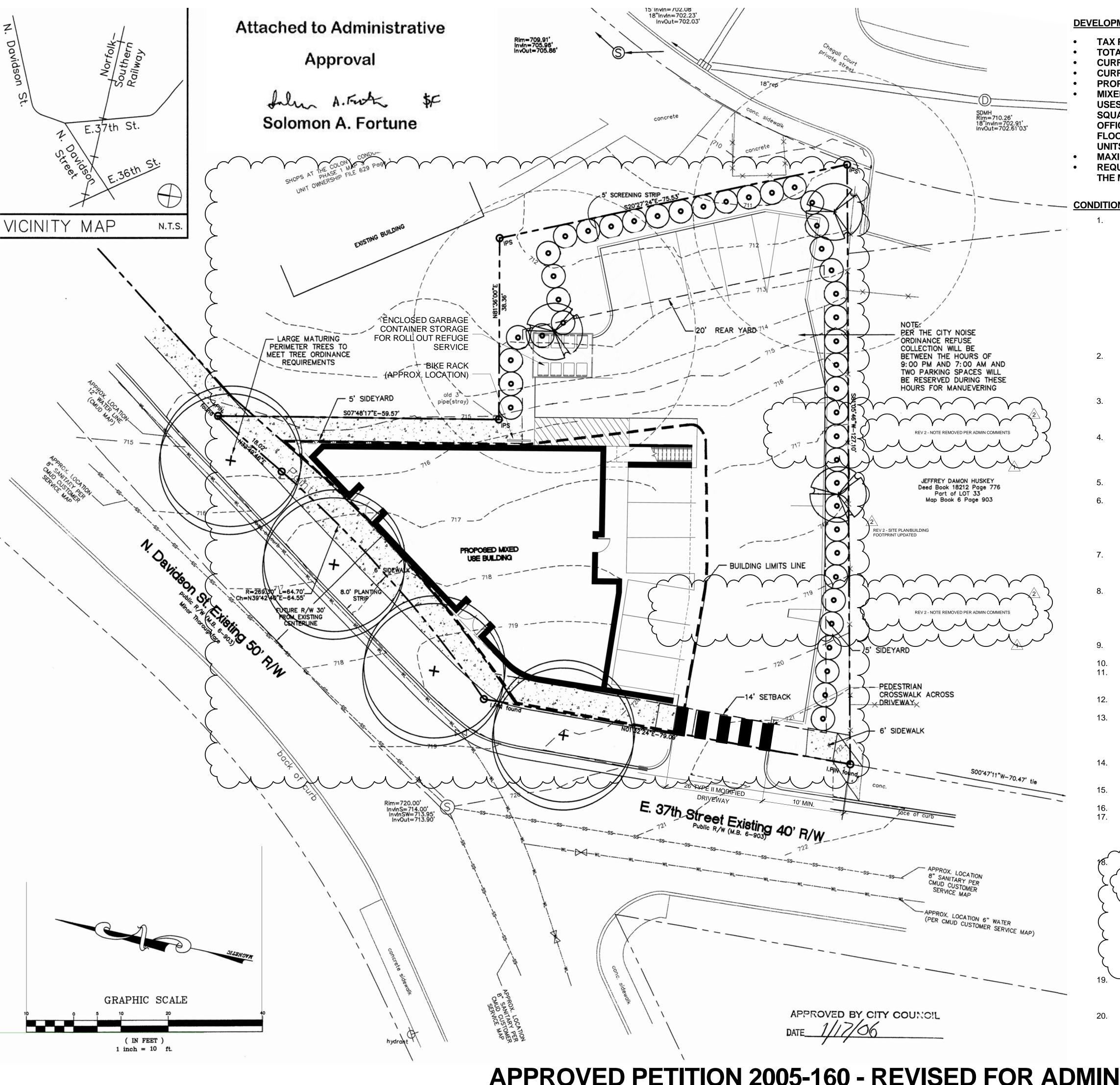
All other Zoning, Subdivision, and Tree Ordinances, conditional requirements, and Building Code still apply.

Signage was not reviewed as part of this request.

Elevations were not reviewed as part of this request.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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#### **DEVELOPMENT DATA:**

- **TAX PARCEL #091-106-01**
- **TOTAL ACREAGE: 0.2314 ACRES (10,080 SQUARE FEET)**
- **CURRENT ZONING: R-5**
- **CURRENT USE: SINGLE FAMILY RESIDENCE**
- **PROPOSED USE:**

MIXED USE RETAIL, OFFICE AND MULTI-FAMILY RESPENTIAL USES IN A 2, 3 AND 4 STORY BUILDING (NOT TO EXCEED 8,800 SQUARE FEET TOTAL) GROUND FLOOR WILL BE RETAIL OR OFFICE = ± 2400 SQUARE FEET SECOND, THIRD & FOURTH FLOORS WILL BE RESIDENTIAL UNITS - UP TO 8 RESIDENTIAL UNITS MAXIMUM.

- **MAXIMUM BUILDING HEIGHT: 60 FEET**
- REQUIRED PARKING WILL BE BASED UPON THE FINAL USES PER THE MUDD PARKING STANDARDS.

### CONDITIONAL NOTES:

- 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 ARRANGEMENTS OF THE PROPOSED USES ON THE SITE. BUT THE IN SECTION 6.206(2). AS MAY BE APPLICABLE, MINOR AND INCIDENTAL PERMITTED AS A MATTER OF RIGHT, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ZONING ORDINANCE. THE BUILDING LIMITS LINE AS DEPICTED ON THIS PLAN
- ALL PROPOSED DEVELOPMENT ON THIS PARCEL SHALL COMPLY WITH AND ARRANGEMENT OF OFF-STREET PARKING, SETBACK/YARD DIMENSIONS, SIGNAGE, TREES, SCREENING, URBAN OPEN SPACE, LANDSCAPING, ETC., UNLESS OTHERWISE INDICATED
- ONE POINT OF VEHICULAR ACCESS ONTO E. 37TH STREET WILL BE PERMITTED. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED ON THIS SITE PLAN AND WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT
- ALL USES ALLOWED BY THE UR-3 ZONING DISTRICT, EITHER BY RIGHT OR UNDER PRESCRIBED CONDITIONS, SHALL BE PERMITTED. HOWEVER, ALL RETAIL USES SHALL BE RESTRICTED TO THE GROUND FLOOR AND THE RETAIL USES SHALL BE LIMITED IN FLOOR AREA TO TWO TIMES THE SIZE OF THE COMBINED BUILDINGS FOOTPRINT.
- THIS DEVELOPMENT SHALL COMPLY WITH THE ZONING ORDINANCE IN REGARDS TO BICYCLE PARKING
- NORTH DAVIDSON STREET IS A MINOR THOROUGHFARE INSIDE ROUTE 4 REQUIRING A MINIMUM RIGHT-OF-WAY OF 60 FEET. THE PETITIONER SHALL CONVEY TO THE CITY OF CHARLOTTE IN FEE SIMPLE TITLE MEASURING 30 FEET FROM THE EXISTING CENTERLINE. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE CONVEYED PRIOR TO THE ISSUANCE OF THE INITIAL CERTIFICATE OF OCCUPANCY
- THE PETITIONER SHALL INSTALL A NEW 8 FOOT PLANTING STRIP FOLLOWED BY A NEW 6 FOOT SIDEWALK AS MEASURED FROM THE
- STORM WATER FROM THE SITE SHALL BE MANAGED THROUGH PROVEN TECHNIQUES WHICH COMPLY WITH THE STANDARDS OF THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL BECAUSE THE SUBJECT DEVELOPMENT PARCEL IS ± 10,080 SF, IT IS NOT ANTICIPATED THAT STORM WATER DETENTION COMPLIANCE WILL BE
- ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM **PUBLIC VIEW**
- NO WALL PAK LIGHTING SHALL BE ALLOWED.
- THE PROPOSED BUILDING WILL BE 2 STORIES ADJACENT TO THE ACCESS DRIVEWAY AND WILL BE "STEPPED" TO 3 AND 4 STORIES TOWARDS NORTH DAVIDSON STREET WITHIN THE BUILDING LIMITS LINE.
- ALL PARKING SHALL BE SCREENED WITH EVERGREEN SHRUBS IN ACCORDANCE WITH ZONING ORDINANCE REQUIREMENTS.
- 13. A MINIMUM OF ONE OPERABLE DOOR OPENING ONTO N. DAVIDSON AND E. 37TH STREETS SHALL BE REQUIRED, WITH A RECESSED AREA OF 15 SQUARE FEET MINIMUM SO THAT THE DOORWAY WON'T SWING INTO THE SIDEWALK. THE GROUND FLOOR ELEVATIONS SHALL
- INCORPORATE CLEAR VISION GLASS PETITIONER TO INSTALL PEDESTRIAN SCALE LIGHTING ALONG E. 37TH AND N. DAVIDSON STREET AS PART OF THE DEVELOPMENT OF THIS
- IF DETACHED LIGHTING IS PROVIDED THE HEIGHT WILL BE LIMITED TO 15
- FEET AND THE FIXTURE WILL BE FULLY SHIELDED. NO DETACHED SIGNS SHALL BE PERMITTED.
- 17. ALL RESTAURANT USES SHALL BE PARKED AT A RATIO OF 1 SPACE PER 125 SF. FINAL PARKING SPACE TOTALS WILL BE DEPENDENT UPON THE
- THREE MATERIALS FOR THE EXTERIOR SKIN; MASONRY, WOOD SIDING AND STANDING SEAM METAL SIDING. THE OVERALL DESIGN OF THE BUILDING WILL BE CONTEMPORARY. THERE WILL BE LARGE EXPANSES OF GLASS IN THE GROUND FLOOR RETAIL/OFFICE SPACES AND LARGE EXPANSES OF GLASS IN THE RESIDENTIAL UNITS ON THE SOUTH AND EAST SIDES. FULL LIGHT GLASS DOORS ON THE GROUND FLOOR WILL
- THE MASSING OF THE PROPOSED BUILDING WILL BE SUCH THAT THE FOUR-STORY ELEMENT WILL FACE NORTH DAVIDSON STREET AND WILL CASCADE DOWN TO A TWO-STORY ELEMENT AT THE REAR OF THE PROPERTY. THIS WILL ALLOW ROOFTOP GARDENS, PATIO AND/OR BALDONIES FOR SOME OF THE UNITS UT THE BUDGET PERMITS X
- THE PETITIONER SHALL PROVIDE DECORATIVE STREET FURNITURE TO BACK TO ORIGINAL WORDING AS IN APPROVED REZONING INCLUDE A BENCH AND A TRASH RECEPTACLE FOR PEDESTRIAN USE IN FRONT OF THE PROPOSED BUILDING ADJACENT TO E. 37TH AND/OR N.
- THIS DEVELOPMENT SHALL UTILIZE INDIVIDUAL ROLL OUT CONTAINERS FOR REFUSE COLLECTION FOR EACH UNIT. THESE CONTAINERS WILL BE STORED IN A GATED ENCLOSURE ON A CONCRETE PAD AT THE REAR OF THE PROPOSED BUILDING.

overcash demmitt

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Administrative Amendment Request to Approved Conditional ReZoning Petition 2005-160

501 East 37th Street

Administrative Amendment Not For Construction

# 03.23.2016

No.	Description	Date
1	Administrative Amendment	03.23.16
2	Admin Comments	04.15.16

ILLUSTRATIVE SITE PLAN

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**APPROVED PETITION 2005-160 - REVISED FOR ADMINISTRATIVE AMENDMENT**