



Charlotte-Mecklenburg Planning Department

DATE: May 15, 2017

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2016-075 The Drakeford Company

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.

- Site layout
- Proposed building elevations

Reasons for Staff's support of the request:

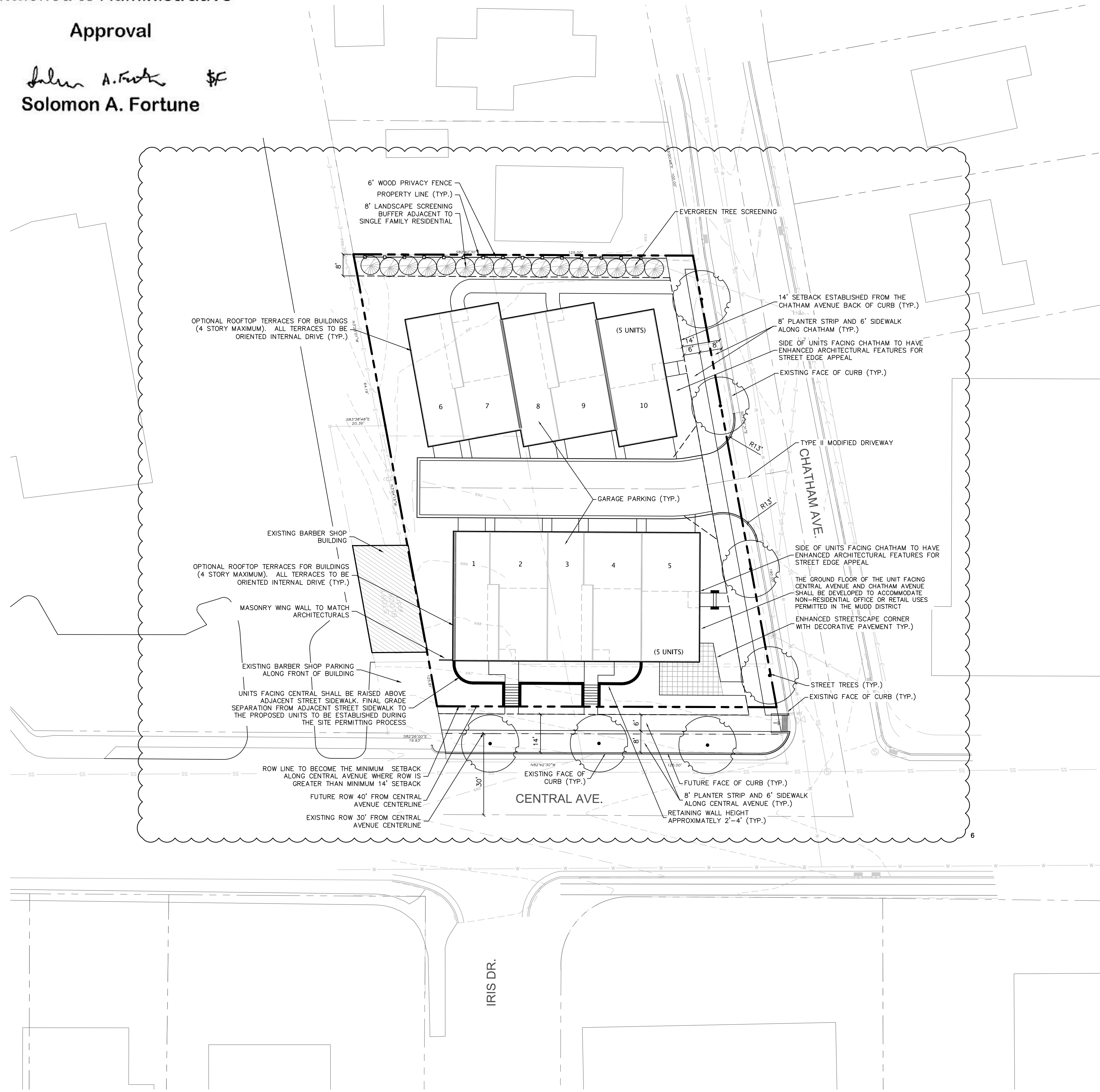
- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

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

Signage was not reviewed as part of this request.

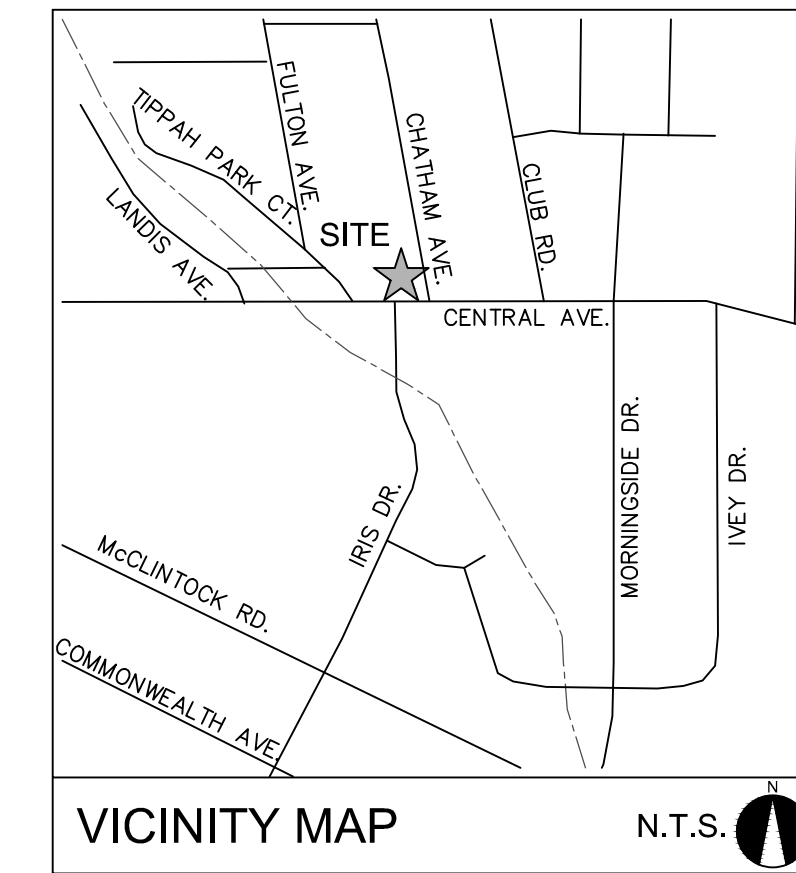
Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune



SITE DEVELOPMENT DATA

SITE AREA:	±0.535 AC (23,331 SF) TOTAL BEFORE RIGHT-OF-WAY DEDICATION
	±0.48 AC (20,767 SF) NET OF EXISTING RIGHT-OF-WAY
TAX PARCEL #:	09508704 AND 09508705
EXISTING ZONING:	O-2 & B-1
PROPOSED ZONING:	MUDD (CD)
EXISTING USE:	BUSINESS RETAIL
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
PROPOSED UNITS:	10 TOWNHOMES
DENSITY PROPOSED:	±21 UNITS PER ACRE
BUILDING HEIGHT:	45' MAXIMUM (4 STORIES)
PARKING PROVIDED:	SHALL MEET ORDINANCE REQUIREMENTS
OPEN SPACE:	SHALL MEET ORDINANCE REQUIREMENTS
TREE SAVE:	SHALL MEET ORDINANCE REQUIREMENTS



1. GENERAL PROVISIONS.

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED 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 PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.207 OF THE ZONING 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. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN.
- THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT. 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.

2. PURPOSE

- THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF SINGLE FAMILY ATTACHED TOWNHOMES. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE FROM B-1 AND O-2 TO THE MUDD (CD) ZONING DISTRICT.

3. PERMITTED USES

- USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED TOWNHOME UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE MUDD DISTRICT.

4. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED 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.
- THE SITE WILL HAVE ONE INGRESS/EGRESS DRIVEWAY SERVING THE TOWNHOME DEVELOPMENT FROM CHATHAM AVENUE AS DEPICTED ON THE REZONING PLAN.
- THE SITE WILL BE SERVED BY INTERNAL PRIVATE DRIVES AS DEPICTED ON THE REZONING PLAN. MINOR ADJUSTMENTS TO THE LOCATION OF THE PRIVATE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- 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.
- THE PETITIONER WILL DEDICATE THE FUTURE 40' FEET OF RIGHT-OF-WAY FROM THE CENTRAL AVENUE CENTERLINE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

5. ARCHITECTURAL STANDARDS

- BUILDINGS CONSTRUCTED ON SITE WILL BE COMPRISED OF 3 OR 4 STORY TOWNHOME STRUCTURES AS DEPICTED ON THE REZONING PLAN. FACADES AND MATERIALS WILL CONSIST OF LARGE WINDOWS ON ALL 4 SIDES, FIBER CEMENT SIDING, METAL PANELS AND CMU VENEER OR BRICK VENEER. ROOFING WILL COMPRISE OF ARCHITECTURAL ASPHALT SHINGLES. UNITS FACING CHATHAM TO HAVE ENHANCED ARCHITECTURAL FEATURES FOR STREET EDGE APPEAL SUCH AS, CHANGES OF DEPTH AND MATERIAL AND BOX BAY WINDOWS.
- VINYL MATERIAL IS PROHIBITED. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, GARAGE DOORS AND FENCES AND HANDRAIL/RAILINGS.
- NO GARAGES SHALL BE ORIENTED TOWARD A PUBLIC STREET.
- THE FIRST FLOOR OF UNIT 5 FACING CENTRAL AVENUE AND CHATHAM AVENUE SHALL BE DEVELOPED TO ACCOMMODATE NON-RESIDENTIAL OFFICE OR RETAIL USES PERMITTED IN THE MUDD DISTRICT. THE SIDE OF THE UNIT FACING CHATHAM AVENUE WILL HAVE ENHANCED ARCHITECTURAL FEATURES FOR STREET EDGE FRONTAGE AND APPEAL.

6. STREETScape, YARDS, AND LANDSCAPING

- AN 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG CENTRAL AVENUE AS DEPICTED ON THE REZONING PLAN.
- AN 8-FOOT WIDE PLANTING STRIP AND 6-FOOT WIDE SIDEWALK WILL BE APPLIED ALONG CHATHAM AVENUE AS DEPICTED ON THE REZONING PLAN.
- AN 8-FOOT WIDE LANDSCAPE BUFFER WITH EVERGREEN TREES WILL BE APPLIED ALONG THE REAR PROPERTY LINE FOR SCREENING TO THE ADJACENT R-5 SINGLE FAMILY ZONING.

7. ENVIRONMENTAL FEATURES/TREE SAVE

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.
- THE SITE WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

8. LIGHTING

- 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 SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
- THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

9. AMENDMENTS TO THE REZONING PLAN

- 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.

10. BINDING EFFECT OF THE REZONING APPLICATION

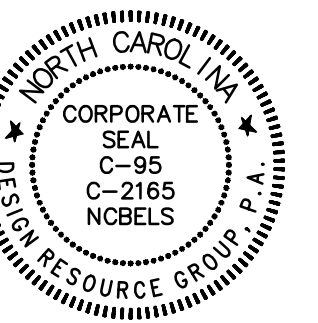
- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

SITE PLAN IS SCHEMATIC IN NATURE. SOME VARIATION TO 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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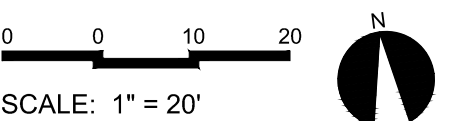
REZONING PETITION
FOR PUBLIC HEARING
2016-075

ADMINISTRATIVE
AMENDMENT

CENTRAL & CHATHAM AVE. SITE
CHARLOTTE, NORTH CAROLINA

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE. SUITE 1A
CHARLOTTE, NORTH CAROLINA 29207

SCHEMATIC
SITE PLAN



PROJECT #: 090-022
DRAWN BY: DK
CHECKED BY: NB

MAY 11, 2016

- REVISIONS:
- 05/23/16 - PER CMPC COMMENTS
 - 07/21/16 - PER CMPC COMMENTS
 - 07/25/16 - PER STAFF COORDINATION
 - 08/23/16 - PER SITE UPDATES
 - 01/05/17 - ADMINISTRATIVE AMENDMENT
 - 04/28/17 - ADMINISTRATIVE AMENDMENT

Attached to Administrative
Approval

Solomon A. Fortune SC
Solomon A. Fortune



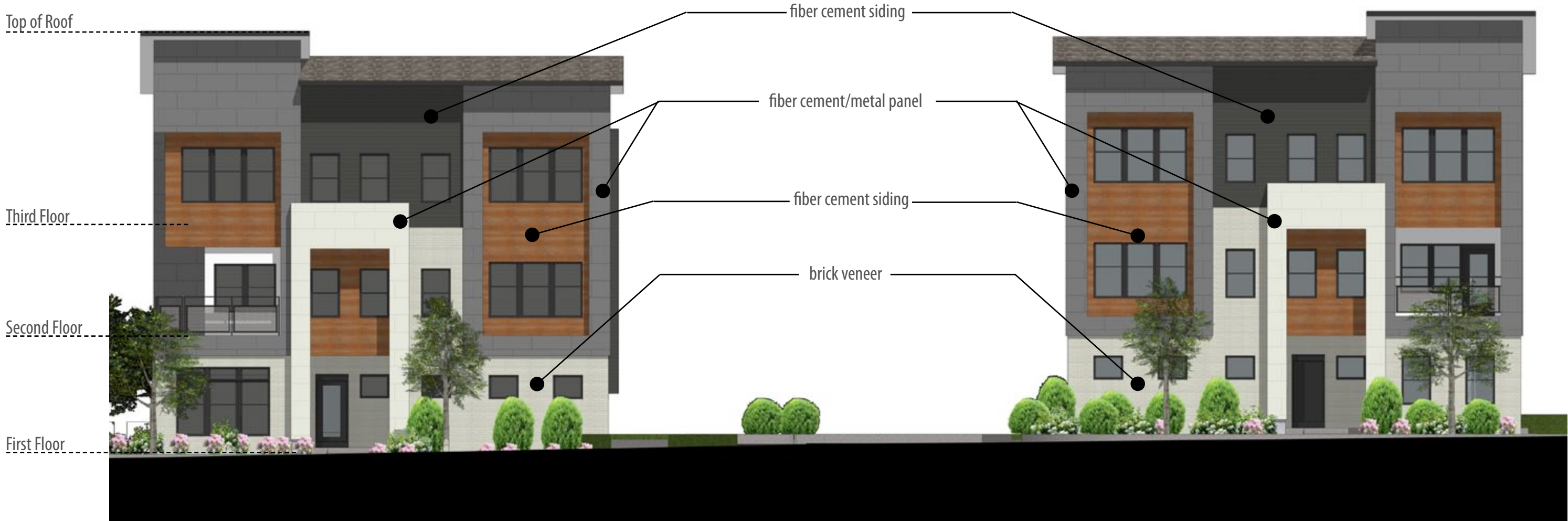
TOWNHOME MATERIALS PERCENTAGES

- FRONT, GROUND LEVEL: 100% MASONRY
- FRONT, SECOND AND THIRD FLOORS: ALL UNITS 25%+ METAL / MASONRY OR 50%+ CEMENTITIOUS PANEL / PLANK
- REAR, GROUND LEVEL: MASONRY ON END UNITS, CEMENTITIOUS SIDING ON INTERIOR UNITS
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Charlotte-Mecklenburg Planning Department

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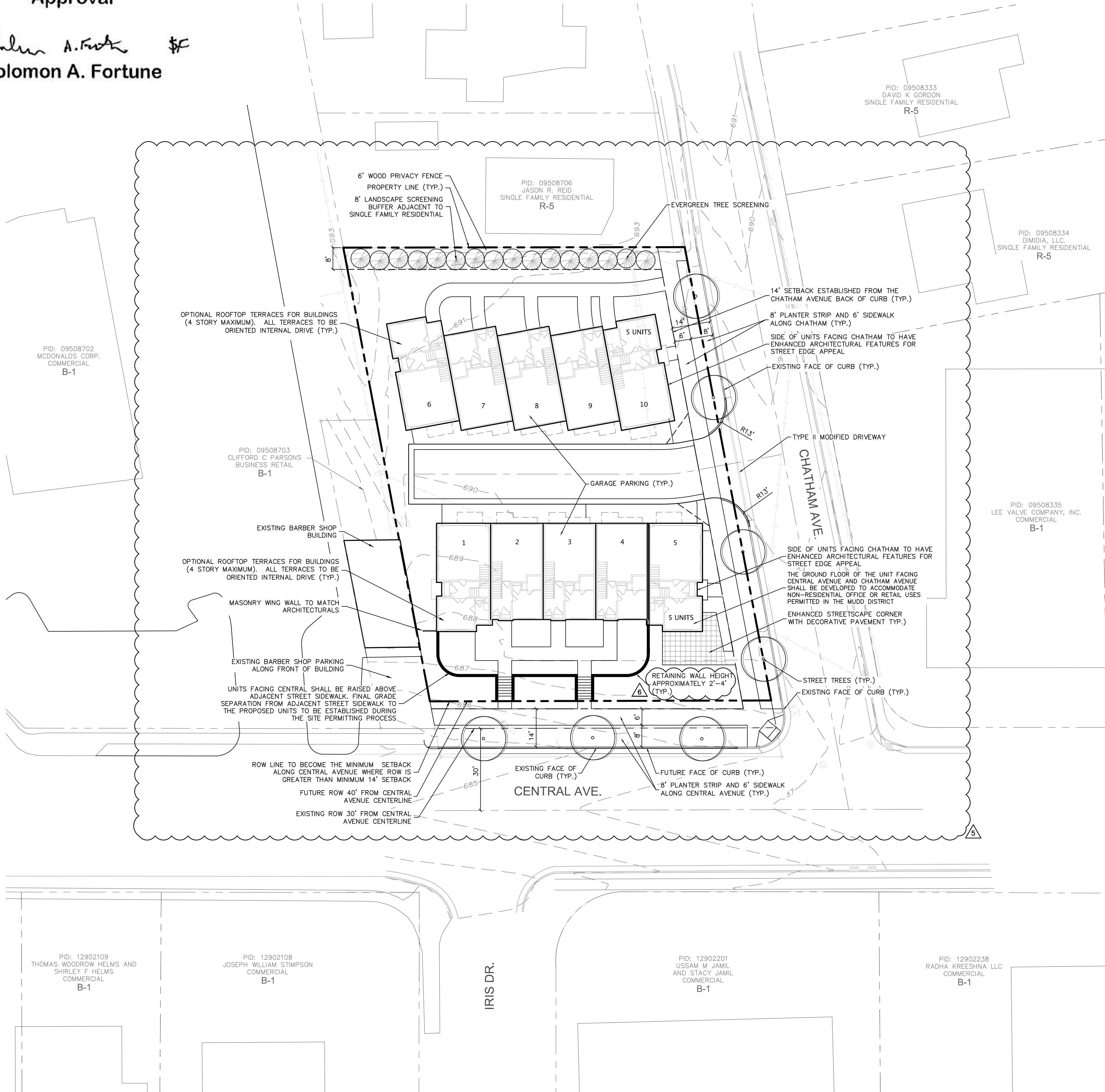
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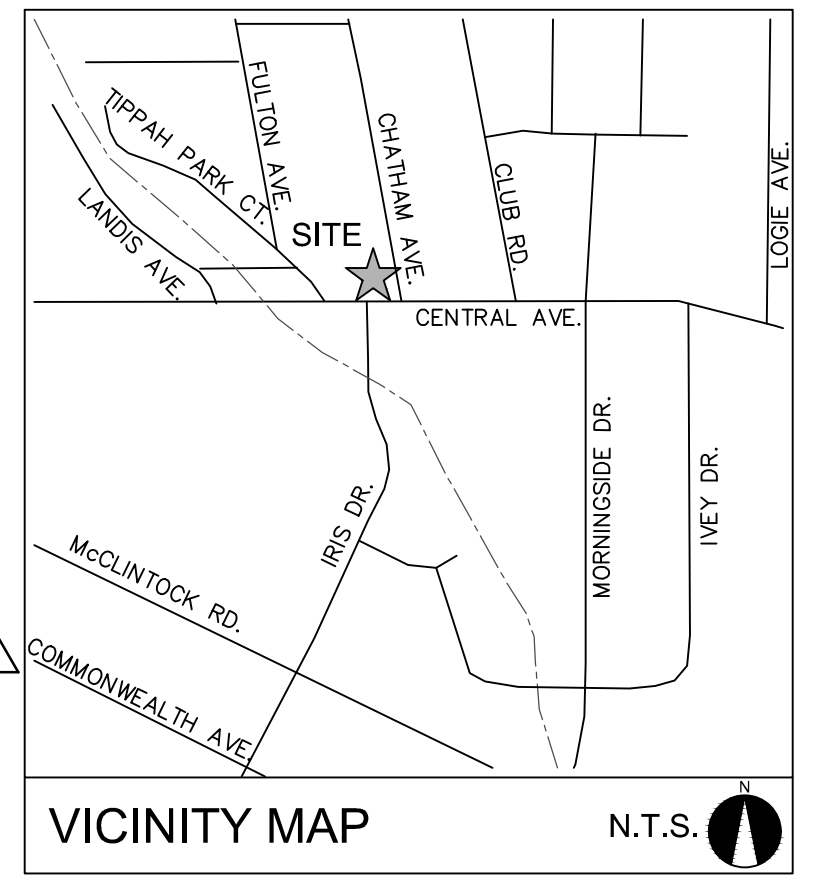
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Solomon A. Fortune
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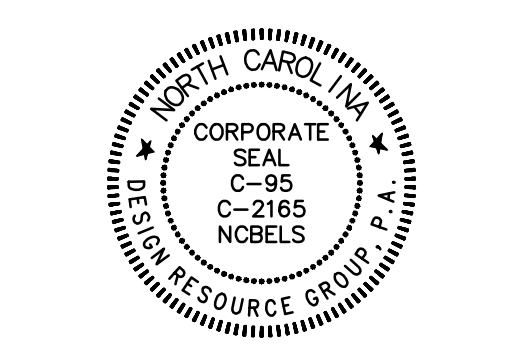
SITE DEVELOPMENT DATA table with columns for category and details. Includes Site Area, Tax Parcel #, Existing Zoning, Proposed Zoning, Existing Use, Proposed Use, Density Proposed, Building Height, and Parking/Open Space/Tree Save requirements.



- 1. GENERAL PROVISIONS.
2. PURPOSE.
3. PERMITTED USES.
4. TRANSPORTATION.
5. ARCHITECTURAL STANDARDS.
6. STREETScape, YARDS, AND LANDSCAPING.
7. ENVIRONMENTAL FEATURES/TREE SAVE.
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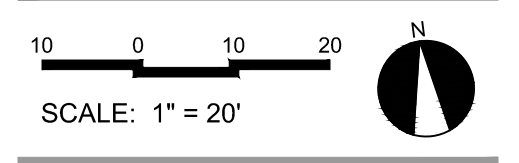
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REZONING PETITION
FOR PUBLIC HEARING
2016-075
ADMINISTRATIVE
AMENDMENT

CENTRAL & CHATHAM AVE. SITE
CHARLOTTE, NORTH CAROLINA
THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE. SUITE 1A
CHARLOTTE, NORTH CAROLINA 29207

SCHEMATIC
SITE PLAN



PROJECT #: 090-022
DRAWN BY: DK
CHECKED BY: NB

MAY 11, 2016

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ELEVATION 2 – INTERNAL ACCESS DRIVE (TYP.)



ELEVATION 3 – SIDE ELEVATION (TYP.)

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CHARLOTTE, NORTH CAROLINA

THE DRAKEFORD COMPANY
1914 BRUNSWICK AVE, SUITE 1A
CHARLOTTE, NORTH CAROLINA 29207

BUILDING ELEVATIONS

SCALE: NTS

PROJECT #: 090-022
DRAWN BY:
CHECKED BY:

MAY 11, 2016

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CENTRAL & CHATHAM AVE. SITE
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**BUILDING
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 - 02/15/17 - PER STAFF COORDINATION

6



Attached to Administrative
 Approval

Solomon A. Fortune SF
Solomon A. Fortune

ELEVATION 4 – INTERNAL ACCESS DRIVE (TYP.)

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