



Charlotte-Mecklenburg Planning, Design, & Development

DATE: January 11, 2019

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2017-202 Sinacori Builders, 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.

- Site Plan / modification to the required planting strip and sidewalk along Providence Road.

Staff supports of the request because:

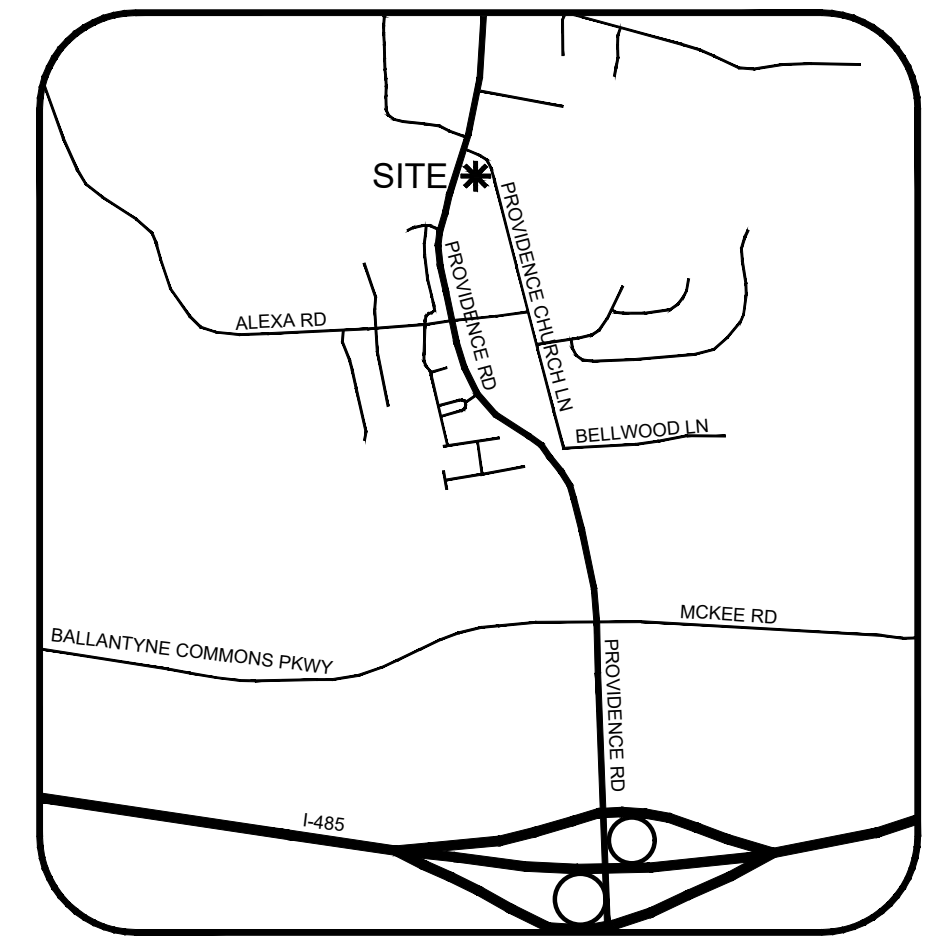
- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

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

Attached to Administrative
Approval

Solomon A. Fortune \$F
Solomon A. Fortune

NIF
23102128
JOHN M JR MATTHEWS
DB 83 Pg 0016
ZONING: R-3



VICINITY MAP
NTS

SITE LEGEND

PROPOSED PROPERTY LINE	
SETBACK FROM PROPOSED BOC	
SETBACK FROM FUTURE BOC	
REAR YARD	

SITE DEVELOPMENT DATA

ACREAGE: ± 0.83 ACRES
 TAX PARCEL #: 22538151 + PORTION OF 22538152
 EXISTING ZONING: R-3
 PROPOSED ZONING: UR-2 (CD)
 EXISTING USES: VACANT
 PROPOSED USES: SINGLE FAMILY ATTACHED
 MIN. LOT AREA: 3,000 SF REQ. (+3,000 SF PROPOSED)
 MIN. SIDE YARD: 5'
 MIN. SETBACK: 14' SETBACK FROM PROPOSED BACK OF CURB (PROVIDENCE CHURCH LANE)
 22' SETBACK FROM FUTURE BACK OF CURB (PROVIDENCE ROAD)
 MIN. REAR YARD: 10'
 MAX. BUILDING HEIGHT: PER ORDINANCE, NOT TO EXCEED 2 STORIES AND 40' (PER TABLE 9.406(2)(A) OF CHARLOTTE CODE)
 TREE SAVE AREA: 0.12 AC (15%)
 OPEN SPACE AREA: 0.33 AC (40%)

NIF
22538152
CHARLOTTE LATIN
SCHOOLS INC
DB 30506 Pg 988
ZONING: R-3

PROVIDENCE ROAD
100' PUBLIC PKWY
(NCDOT SR #16)

EXISTING PROPERTY LINE

22' SETBACK FROM PROPOSED BOC
(FROM FUTURE BOC)

NIF
22538151
+ PORTION OF 22538152
CHARLOTTE LATIN
SCHOOLS INC
ZONING: R-3

14' SETBACK FROM PROPOSED BOC
(FROM PROPOSED BOC)

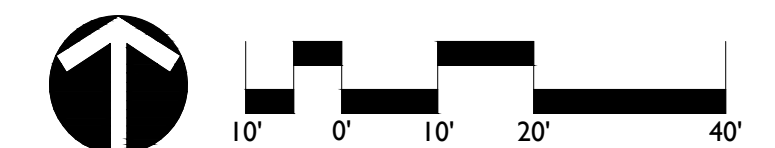
PROVIDENCE CHURCH LN
100' PUBLIC RW
(CDDOT RW)

10' REAR YARD

EXISTING PROPERTY LINE

NIF
22538149
PROVIDENCE
PRESBYTERIAN CHURCH
DB 05434 Pg 777
ZONING: R-3

NIF
23102172
CHAR-MECK BOARD
OF EDUCATION
DB 10949 Pg 742
ZONING: R-3



PROVIDENCE ROAD TOWNHOMES
REZONING PETITION No. 2017-202
CHARLOTTE

TECHNICAL DATA SHEET

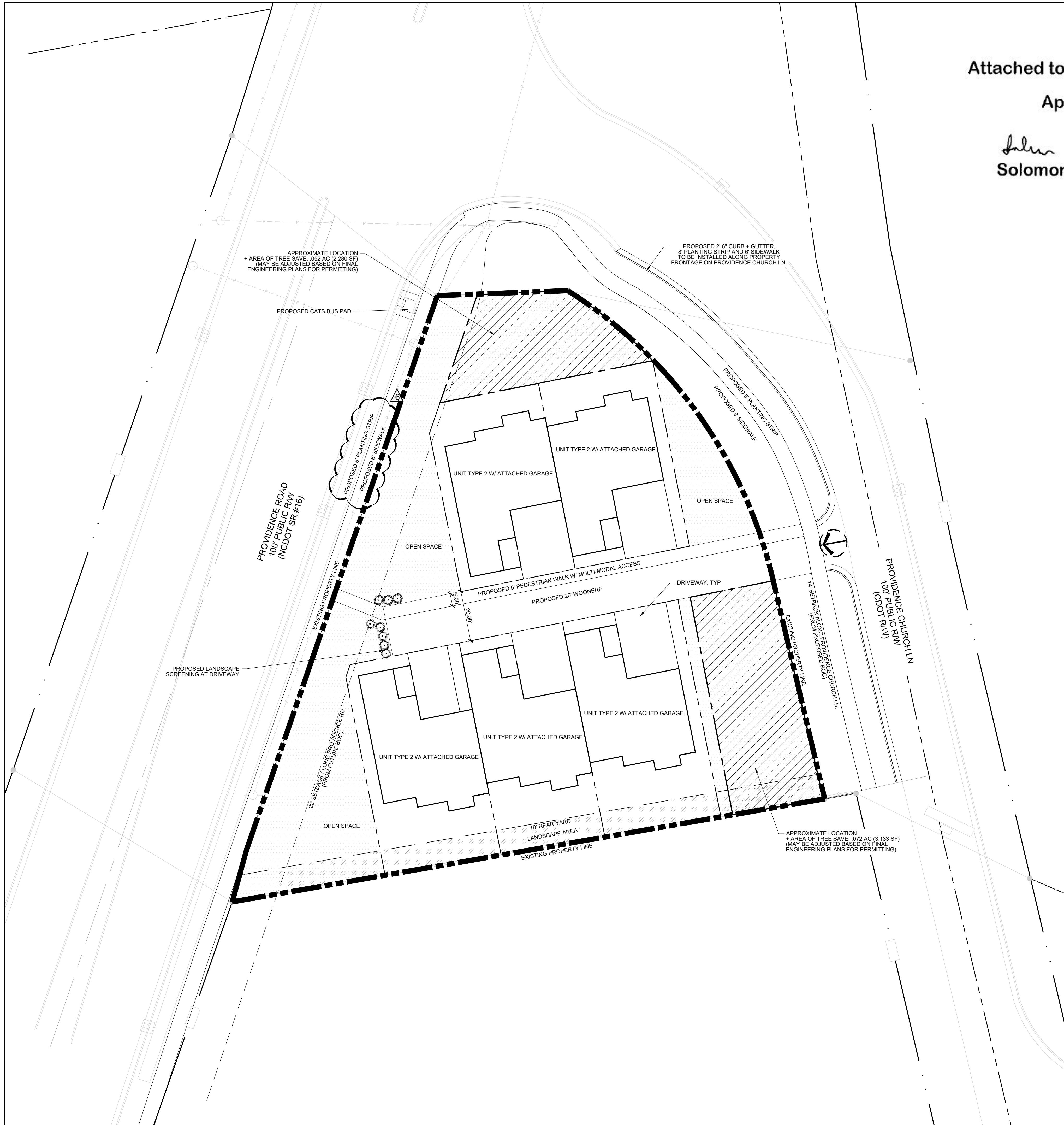
REVISIONS:
 04/16/2018 - PER STAFF COMMENTS
 06/01/2018 - REVISED PER STAFF ANALYSIS
 + PUBLIC HEARING
 06/11/2018 - REVISED PER COMMUNITY
 06/14/2018 - REVISED PER STAFF COMMENTS
 06/19/2018 - REVISED PER STAFF COMMENTS
 06/27/2018 - REVISED BY ADMINISTRATIVE
 AMENDMENT

DATE: 12/18/17
 DESIGNED BY: ST
 DRAWN BY: AE
 CHECKED BY: ST
 SCALE: 1"=20'
 PROJECT #: 1017313
 SHEET #:

RZ-1

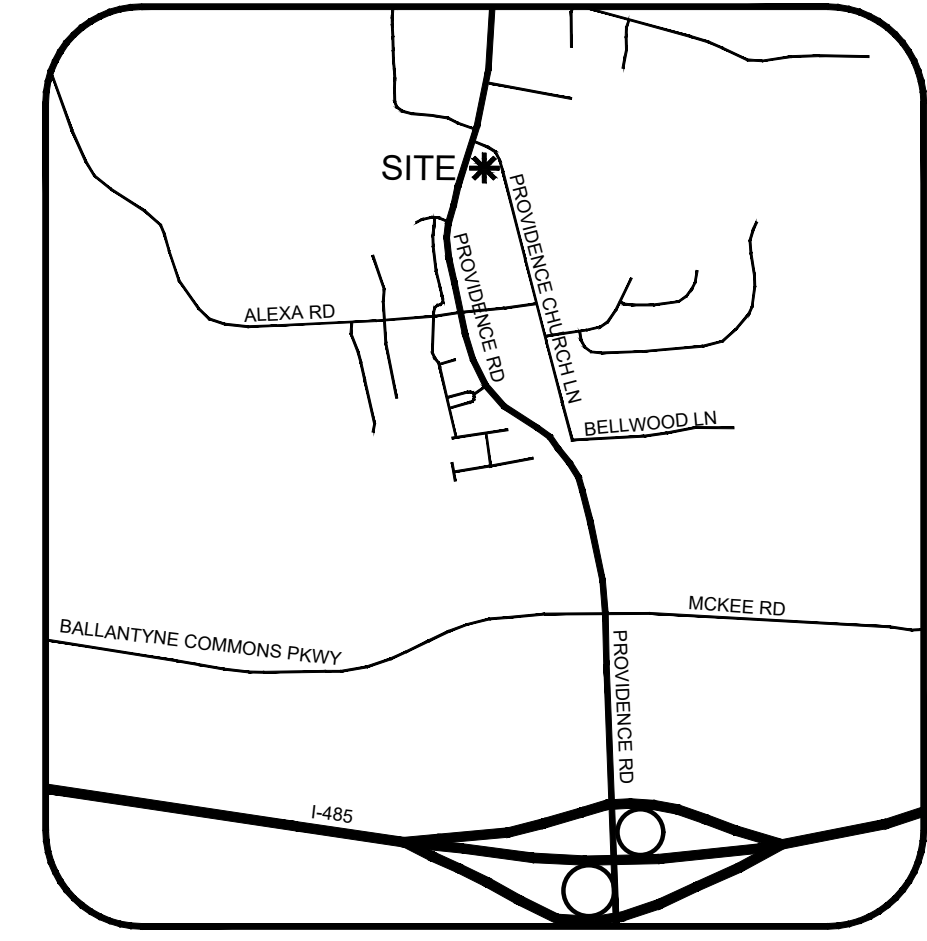
LandDesign

223 N Graham Street Charlotte, NC 28202
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 www.LandDesign.com



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Approval

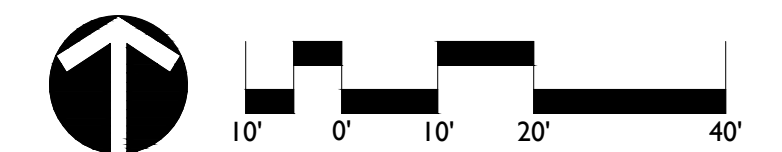
Solomon A. Fortune **Solomon A. Fortune**



VICINITY MAP
NTS

SITE LEGEND

- PROPOSED PROPERTY LINE
- SETBACK FROM PROPOSED BOC
- SETBACK FROM FUTURE BOC
- REAR YARD
- PROPOSED TREE SAVE
- PROPOSED OPENSOURCE
- PROPOSED LANDSCAPE AREA (W/ EVERGREEN SCREEN)
- PROPOSED ACCESS



PROVIDENCE ROAD TOWNHOMES
REZONING PETITION No. 2017-202
CHARLOTTE
SCHEMATIC SITE PLAN

REVISIONS:
04/16/2018 - PER STAFF COMMENTS
06/01/2018 - REVISED PER STAFF ANALYSIS
+ PUBLIC HEARING
06/17/2018 - REVISED PER COMMUNITY
06/14/2018 - REVISED PER STAFF COMMENTS
06/19/2018 - REVISED PER STAFF COMMENTS
06/27/2018 - REVISED BY ADMINISTRATIVE
AMENDMENT

DATE: 12/18/17
DESIGNED BY: ST
DRAWN BY: AE
CHECKED BY: ST
SCALE: 1/4"=20'
PROJECT #: 1017313
SHEET #:
RZ-2

GENERAL PROVISIONS.

- a. 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 6.2 OF THE ZONING ORDINANCE.
- b. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
- c. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

PURPOSE

THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A SMALL TOWNHOME COMMUNITY LIMITED TO 5 UNITS. TO ACHIEVE THIS PURPOSE, THE APPLICATION SEEKS THE REZONING OF THE SITE TO THE UR-2 (CD) DISTRICT.

PERMITTED USES

USES ALLOWED ON THE PROPERTY INCLUDED IN THIS PETITION WILL BE SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED ACCESSORY USES AS ARE PERMITTED IN THE UR-2 DISTRICT.

TRANSPORTATION

- a. THE SITE WILL HAVE ACCESS VIA ONE DRIVEWAY TO PROVIDENCE CHURCH LANE AS GENERALLY IDENTIFIED ON THE CONCEPT PLAN FOR THE SITE.
- b. PARKING AREAS ARE GENERALLY INDICATED ON THE CONCEPT PLAN FOR THE SITE.
- c. EACH UNIT WILL HAVE TWO PARKING SPACES IN FRONT OF THE GARAGE.
- d. THE PROPOSED INTERNAL DRIVE WILL BE DESIGNED TO ACCOMMODATE MULTI-MODAL ACCESS FOR CARS, BICYCLES AND PEDESTRIANS AND WILL UTILIZE VARIED PAVERS TO DISTINGUISH BETWEEN TRAVEL LANES AND PEDESTRIAN ZONES. ALTERNATE PAVING MATERIALS OR COLORS WILL BE PROMINENT; HOWEVER, ASPHALT AND/OR CONCRETE MAY BE USED FOR VEHICULAR AREAS. THE DRIVEWAY WILL PROVIDE FLUSH PAVEMENT TRANSITIONS FROM VEHICULAR AREAS TO PEDESTRIAN AREAS WITHIN THE FIELD OF PAVERS. NO CURB TRANSITIONS SHALL BE PERMITTED WITHIN THE PAVER FIELD.
- e. THE PETITIONER WILL CONSTRUCT A BUS WAITING PAD IN A LOCATION TO BE AGREED UPON BY THE PETITIONER AND CATS AND SUBJECT TO THE APPROVAL OF NCDOT.
- f. THE FUTURE BACK OF CURB FOR PROVIDENCE ROAD WILL BE 44' FROM THE CENTERLINE OF THE RIGHT OF WAY UNLESS A LESSER DIMENSION IS REQUIRED OR ALLOWED BY NCDOT.
- g. THE LOCATION OF THE BACK OF THE PROPOSED SHARED USE PATH WILL BE 64' FROM THE CENTER LINE OF THE RIGHT OF WAY IF APPROVED BY NCDOT.
- h. THE PETITIONER WILL DEDICATE AND CONVEY RIGHTS OF WAY TO NCDOT OR TO THE CITY OF CHARLOTTE, WHICH EVER HAS JURISDICTION, BEFORE THE SITE'S FIRST CERTIFICATE OF OCCUPANCY IS ISSUED.
- i. THE PETITIONER WILL INSTALL AN 8' PLANTING STRIP AND A 6' SIDEWALK ALONG THE SITE'S PROVIDENCE ROAD FRONTAGE MEASURED FROM THE BACK OF THE EXISTING CURB SUBJECT TO THE APPROVAL OF NCDOT.

ARCHITECTURAL STANDARDS

THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR THE UR-2 DISTRICT AND THE FOLLOWING SPECIFIC STANDARDS.

- a. 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. .
- b. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS WILL MINIMIZE THE VISUAL IMPACT BY PROVIDING A SETBACK OF 12 TO 24 INCHES FROM THE FRONT WALL PLANE.
- c. WALKWAYS OR PEDESTRIAN PATHWAYS WILL BE PROVIDED TO CONNECT ALL RESIDENTIAL ENTRANCES TO SIDEWALKS ALONG PUBLIC STREETS.
- d. ALL END UNIT FACADES THAT FACE PUBLIC STREETS WILL NOT HAVE BLANK WALLS THAT EXCEED 20 FEET IN LENGTH ON ANY FLOOR THROUGH THE USE OF MULTIPLE WINDOWS AND OTHER ARCHITECTURAL ELEMENTS SUCH AS CHANGES OF MATERIALS, BUILDING ARTICULATION, BUILDING MODULATION OR COMBINATION THEREOF.
- e. AT LEAST 30% OF THE PORTIONS OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE (EXCLUDING AREAS DEVOTED TO SOFFITS, EVES, GABLES, WINDOWS, DOORS, DECKS, PORCHES, AND ARCHITECTURAL ACCENTS) SHALL BE COMPOSED OF A COMBINATION OF BRICK, STONE, ARTIFICIAL STONE, AND/OR STONE OR SIMILAR MASONRY PRODUCTS. THE PETITIONER MAY UTILIZE WOOD, CEMENTITIOUS BOARD OR SIMILAR SIDING PRODUCT BUT WILL NOT USE VINYL SIDING AS A BUILDING MATERIAL FOR EXTERIOR WALLS BUT RESERVES THE RIGHT TO USE VINYL MATERIALS FOR TRIM, SOFFITS, AND ARCHITECTURAL DETAIL.
- f. ROOFING MATERIALS WILL BE ARCHITECTURAL FIBERGLASS COMPOSITE SHINGLES AND ROOF VENTS AND FEATURES WILL BE PAINTED TO MATCH THE ROOF COLOR
- g. BUILDING HEIGHTS WILL BE LIMITED TO TWO STORIES, AND NO MORE THAN 40' FEET IN HEIGHT
- h. EXTERIOR LIGHTING ON THE REAR OF DWELLINGS WILL BE REQUIRED TO BE ORIENTED DOWNWARD.

STREETScape AND LANDSCAPING.

PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OR OCCUPANCY FOR THE SITE, THE PETITIONER WILL CONSTRUCT, CURB, GUTTER, PLANTING STRIP, AND SIDEWALK ALONG PROVIDENCE CHURCH LANE.

THE PETITIONER, IN AN EFFORT TO CREATE A MORE PLEASING EDGE RELATIONSHIP WITH THE ADJOINING CHURCH PROPERTY, WILL PROVIDE PLANTING MATERIALS THAT WOULD BE REQUIRED FOR A TRADITIONAL SUBURBAN BUFFER. THESE MATERIALS WHICH WOULD BE COMPOSED OF 14 TREES AND 40 SHRUBS, WILL BE INSTALLED ON THE CHURCH PROPERTY WITHIN THE FIRST 26' MEASURED FROM THE PROPERTY LINE. THESE PLANTINGS, ALONG WITH ADDITIONAL PLANTINGS THAT WILL BE INSTALLED ON THE PETITIONERS SITE WILL CONSTITUTE A 36' AREA DEVOTED TO BUFFER PLANTINGS. THE PLAN FOR THIS PLANTING WILL BE PRESENTED TO THE CHURCH FOR REVIEW AND COMMENT PRIOR TO INSTALLATION. THE PETITIONER WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANT MATERIALS FOR ONE YEAR AFTER PLANTING AND GUARANTEE THE REPLACEMENT OF ANY PLANTINGS THAT DIE WITHIN THIS ONE YEAR PERIOD AT PETITIONER'S EXPENSE. THESE PLANTINGS WILL BE INSTALLED ON THE CHURCH PROPERTY ONLY WITH THE PERMISSION OF THE CHURCH AND WILL BE INSTALLED AT THE FIRST PLANTING SEASON AFTER THE FIRST BUILDING PERMIT FOR THE

SITE HAS BEEN ISSUED. . IF THE CHURCH FAILS TO GIVE PERMISSION FOR THE PLANTING TO OCCUR IN A TIMELY MANNER SO THAT THE PLANTING SCHEDULE CAN BE MET, THE PETITIONER WILL BE ALLOWED TO COMPLETE THE PROJECT AS APPROVED WITHOUT THE BUFFER PLANTINGS DEFINED ABOVE ON THE CHURCH PROPERTY AND WILL BE RELIEVED OF THAT RESPONSIBILITY. THE CHURCH MAY, AT ITS SOLE DISCRETION, RELOCATE OR REMOVE PLANTINGS ON ITS PROPERTY AT ANY TIME. IF THE CHURCH DOES NOT MAINTAIN THE PLANTINGS AFTER THE PETITIONER'S ONE YEAR WARRANTY PERIOD OR IF THE CHURCH CHOOSES TO REMOVE ANY OR ALL OF THE PLANT MATERIAL, THE PETITIONER SHALL BE FREE OF ANY ADDITIONAL RESPONSIBILITY FOR THE PLANT MATERIALS AND SUCH ACTION ON THE PART OF THE CHURCH WILL NOT BE DEEMED A VIOLATION OF THE PETITIONERS' COMMITMENT AS ESTABLISHED ABOVE. THE INSTALLATION OF PLANTINGS ON THE CHURCH'S PROPERTY WILL CONSTITUTE A REVOCABLE LICENSE, AND NOT BE CONSTRUED AS AN EASEMENT UNDER ANY CIRCUMSTANCES.

ENVIRONMENTAL FEATURES. A TREE SURVEY WILL BE SUBMITTED FOR ALL TREES TWO-INCHES IN DIAMETER AT BREAST HEIGHT (DBH) OR LARGER LOCATED IN THE PUBLIC RIGHT-OF-WAY ON PROVIDENCE CHURCH LANE. TREE SURVEY MAY BE COMPLETED BY LANDSCAPE ARCHITECT, SURVEYOR, OR OTHER LAND DEVELOPMENT PROFESSIONAL.

PARKS, GREENWAYS, AND OPEN SPACE

RESERVED

FIRE PROTECTION

RESERVED

SIGNAGE

RESERVED

LIGHTING

- a. FREESTANDING LIGHTING ON THE SITE WILL UTILIZE FULL CUT-OFF LUMINARIES LIMITED TO 21' IN HEIGHT

PHASING

RESERVED

INITIAL SUBMISSION- 12-12-17, 1.0

REVISED PER STAFF AND COMMUNITY COMMENTS- 4-16-18, 1.3

REVISED PER STAFF ANALYSIS AND PUBLIC HEARING- 6-1-18, 1.4

REVISED PER COMMUNITY COMMENTS, STAFF ANALYSIS, AND ZONING COMMITTEE APPROVAL- 6-11- 18, 1.5

REVISED PER STAFF COMMENT- 6-13-18, 1.5.1

~~REVISED PER CITY COUNCIL DECISION 6-18-17, 1.5~~

REVISED BY ADMINISTRATIVE AMENDMENT, 12-21-18, 1.6

Attached to Administrative

Approval

Solomon A. Fortune \$F
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04/16/2018 - PER STAFF COMMENTS
06/01/2018 - REVISED PER STAFF ANALYSIS
+ PUBLIC HEARING
06/17/2018 - REVISED PER COMMUNITY
06/14/2018 - REVISED PER STAFF COMMENTS
06/19/2018 - REVISED PER STAFF COMMENTS
07/27/2018 - REVISED BY ADMINISTRATIVE
AMENDMENT