

3/15/2021

REZONING PETITION 2020-182

1435 E. 5th STREET
CHARLOTTE NC 28204

Prepared for:
Circle G LLC

Date 3/15/2021
Architect's Project # 1934

#	REVISION	DATE
1	Site Review Comments	3/15/2021

REZONING SITE PLAN

A110

PETITION NO. 2020-182
DEVELOPMENT STANDARDS
Petitioner: Circle G LLC
March 15, 2021

1. Development Data Table:

a. Site Acreage:	0.18 acres (7,840 sf)
b. Tax parcels included in Rezoning:	08019306
c. Existing Zoning:	O-2
d. Proposed Zoning:	MUDD-O
e. Existing Use:	single family home, residential
Proposed Use:	Residential Use (9 apartments max.) Non-residential use (1 office max.) 9 residential units max.
f. Number of Residential Units by Housing Type:	FAR = +/- 1.42 maximum 50 feet.
h. Floor/ Area Ratio:	1 (one)
i. Maximum Building Heights:	per ordinance.
j. Maximum Number of Buildings:	
k. Parking:	

2. General Provisions:

- These Development Conditions form a part of the rezoning petition filed by Circle G LLC ("petitioner" or "owner") to accommodate the future development of a three-story building. The building will consist of 9 residential units and one office on the first floor.
- The development of this site will be governed by the Conditional Plan and the applicable provisions in the City of Charlotte Zoning Ordinance (the "Ordinance").

3. Optional Provisions:

- The MUDD - O is provided herein to allow a min. 7-foot setback towards the back and side existing residential use properties. Both properties are zoned O-2 with current multifamily uses.
- Provide Planted Screening in the side setbacks between the building and property line.

4. Permitted Uses: Per ordinance.

5. Transportation:

- East 5th Street right of way to be 30' per Elizabeth Area Plan.
- North Torrence Street right of way to be 50' per Elizabeth Area Plan.
- A 6" curb and a 2'-0" gutter will be installed on E. 5th Street and N. Torrence Street.
- The Sidewalk Utility Easement to be set at the face of the building on E. 5th Street and N. Torrence Street.
- Two 8' sidewalk curb cuts will be provided at the intersection of E. 5th Street and N. Torrence Street.
- Per Elizabeth Area Plan an 8' planting strip and 8' continuous sidewalk will be provided.
- One driveway curb cut will be provided on E. Fifth Street.

6. Architectural Standards:

- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - Buildings shall be placed so as to present a front or enhanced side facade to all streets.
 - Buildings shall be placed so as to present a front or enhanced side facade to all streets.
 - Facade fronting N Torrence street shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation transparent glass between 2' and 10' on the first floor. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk. Facade fronting E Fifth shall have minimum 45%, in addition to decorative architectural screen (or art panels on parking lot screening).
 - The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
 - Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - Operable doors will be located on both frontages and shall not exceed 75 feet spacing.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Ground floor shall be taller than and architecturally different than upper floors with more transparency than upper floors.
 - Upper story transparency should exceed 20% per floor on all levels.

7. Streetscape and Landscaping

Site will comply with Tree Ordinance

8. Environmental Features:

New 8' planting strip according to Urban Forestry Guidelines.

9. Parks, Greenways and Open Space: NA

10. Fire Protection

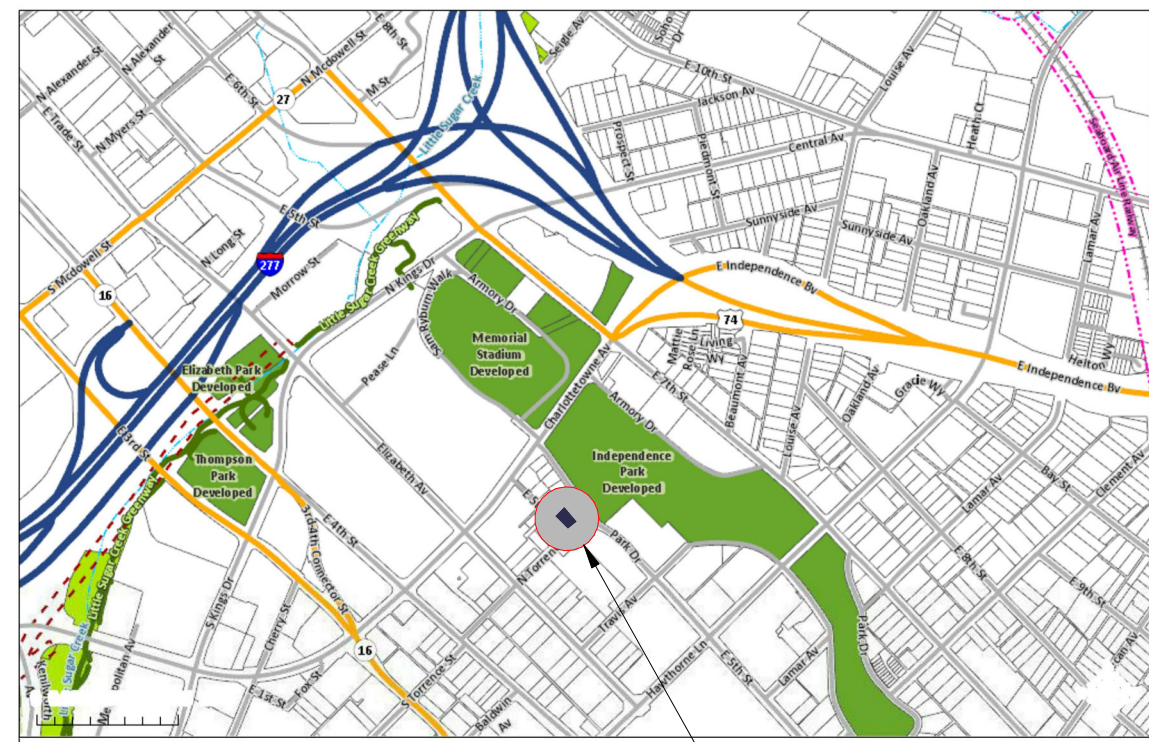
Fire Lane Treatment:

- Building will be NFPA 13R sprinklered. Firetrucks parked on 5th Street or North Torrence Street can reach around the building with the hose of less than 200 feet (450 feet allowed).
- Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.

11. Signage: Per ordinance

12. Lighting: Per ordinance.

13. Phasing: NA



2 VINCINITY MAP
1" = 30'-0"

Marilyn L. London
D.B. 26846 Pg. 359
Lot B M.B. 4 Pg. 299
Tax I.D. 08019308
Zoning: O-2

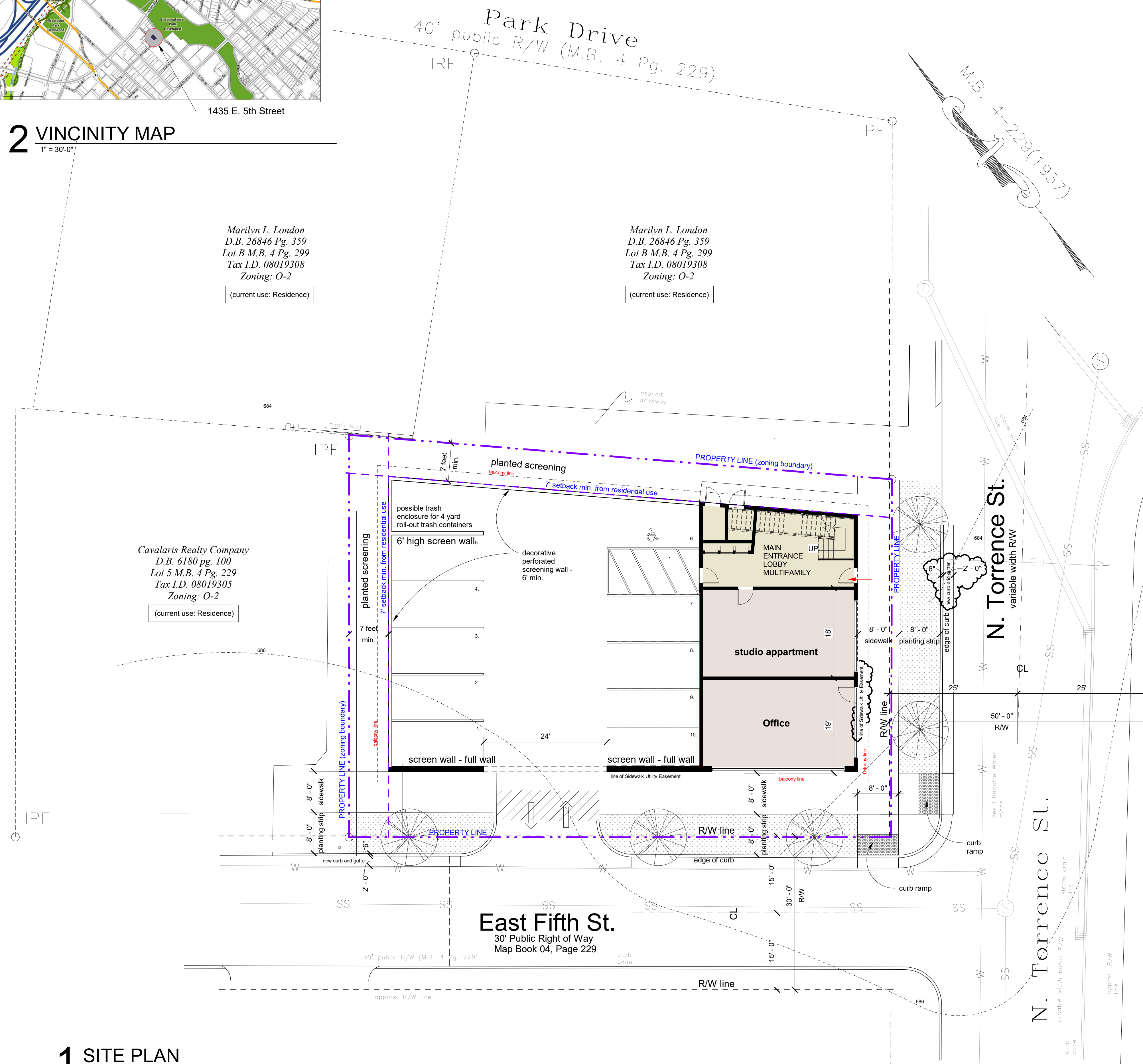
(current use: Residence)

Marilyn L. London
D.B. 26846 Pg. 359
Lot B M.B. 4 Pg. 299
Tax I.D. 08019308
Zoning: O-2

(current use: Residence)

Cavalaris Realty Company
D.B. 6180 pg. 100
Lot 5 M.B. 4 Pg. 229
Tax I.D. 08019305
Zoning: O-2

(current use: Residence)



1 SITE PLAN
3/32" = 1'-0"

This Drawing is the property of Insight Architects and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project.