

4/21/2021

# REZONING PETITION 2020-182

1435 E. 5th STREET  
CHARLOTTE NC 28204

Prepared for:  
Circle G LLC

Date 4/21/2021  
Architect's Project # 1934

#	REVISION	DATE
1	Site Review Comments	3/15/2021
2	Site and Community Review Comments	4/13/2021

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# REZONING SITE PLAN

# A110

PETITION NO. 2020-182

DEVELOPMENT STANDARDS

Petitioner: Circle G LLC

April 13, 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:	duplex, residential
Proposed Use:	Residential Use (10 units max.) Non-residential use (1 office max.) 9 residential units max.
f. Number of Residential Units by Housing Type:	FAR = +/-1.42
h. Floor/ Area Ratio:	maximum 60 feet.
i. Maximum Building Heights:	(one)
j. Maximum Number of Buildings:	per ordinance.
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 a maximum of 10 residential units and a maximum of 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").
- The MUDD - O is provided herein to allow a min. 7-foot side yards towards the back and side existing residential use properties. Both properties are zoned O-2 with current multifamily uses.

**3. Optional Provisions:**

- Facade fronting E Fifth shall have minimum 45%, in addition to decorative architectural screen (or art panels on parking lot screening).

**4. Permitted Uses:** Per ordinance.

**5. Transportation:**

- East 5<sup>th</sup> 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 shall be installed on E. 5<sup>th</sup> Street and N. Torrence Street.
- The Sidewalk Utility Easement to be set at the face of the building on E. 5<sup>th</sup> Street and N. Torrence Street.
- Two 8' sidewalk curb cuts will be provided at the intersection of E. 5<sup>th</sup> 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.
- The site's right-of-way shall be dedicated and fee simple conveyed to the City before the site's first building certificate of occupancy is issued.
- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
- Balconies project 2' into the minimum front setback per sidewalk encroachment agreement with CDOT. Balconies will have a minimum clearance of 10' from grade.
- A minimum of 10 parking spaces will be provided on site.

**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.
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  - 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.
  - 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.
  - No use of EIFS and or vinyl siding shall be allowed.
  - Minimum Balcony depth provided for Romeo & Juliet balconies is 2'. All other balconies will have a minimum depth of 4'.
  - Parking will be screened with a semi-open steel and wood-like structure that will complement the building. The screen will extend from the garage floor to the underside of the parking ceiling.
  - The attached architectural renderings shall serve to depict the range of material used for this development.

**7. Streetscape and Landscaping**

- Site will comply with Tree Ordinance.
- Provide Planted Screening to a Class C standard in the side back yards between the building and property line.
- Exclude Crepe Myrtle and Bradford Pear Tree from allowed tree planting list.

**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:

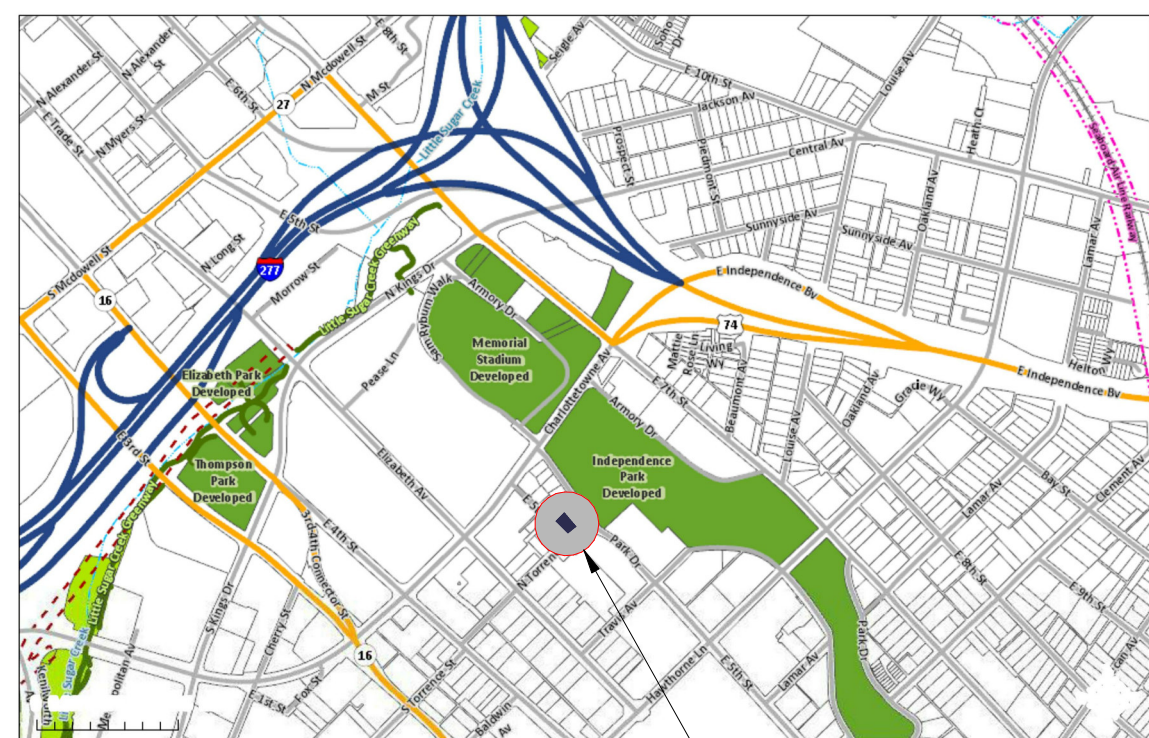
- Building will be NFPA 13R sprinklered. Firetrucks parked on 5<sup>th</sup> Street or North Torrence Street can reach around the building with the hose of less than 200 feet (450 feet allowed).
- Fire hydrant shall be located within 750' to the most remote point of building as truck travel for all buildings.

**11. Signage:** Per ordinance

**12. Lighting:** No up lighting will be allowed.

**13. Phasing:** NA

**14. Noise Ordinance:** No live, recorded, or amplified music shall be played on the roof terrace.



**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

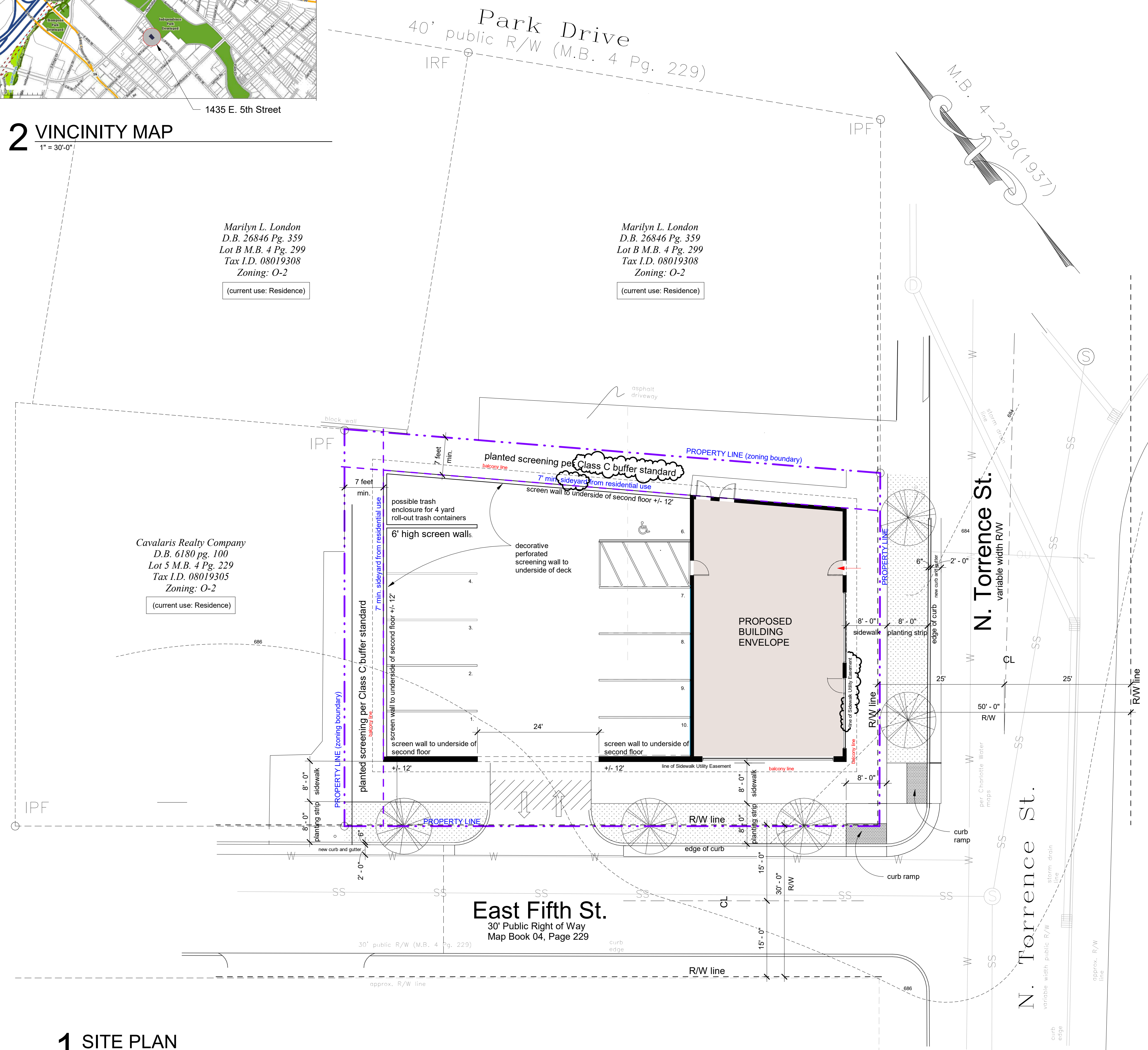
(current use: Residence)

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"



• PRELIMINARY •  
NOT FOR  
CONSTRUCTION

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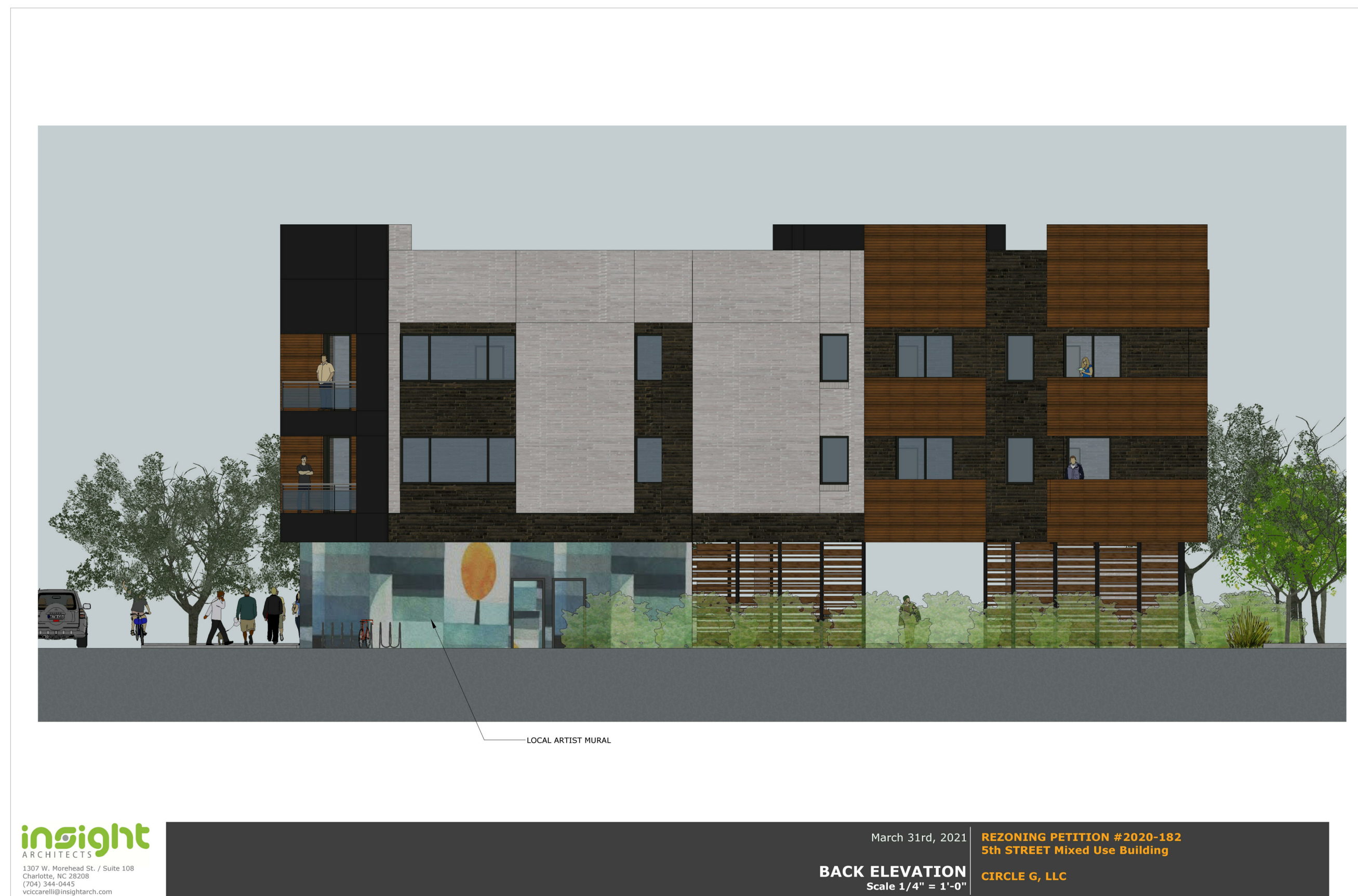
**insight**  
ARCHITECTS  
1307 W. Morehead St. / Suite 108  
Charlotte, NC 28208  
(704) 344-0445  
www.insightarch.com

March 31rd, 2021  
**REZONING PETITION #2020-182**  
**5th STREET Mixed Use Building**  
Scale 1/4" = 1'-0"  
**CIRCLE G, LLC**



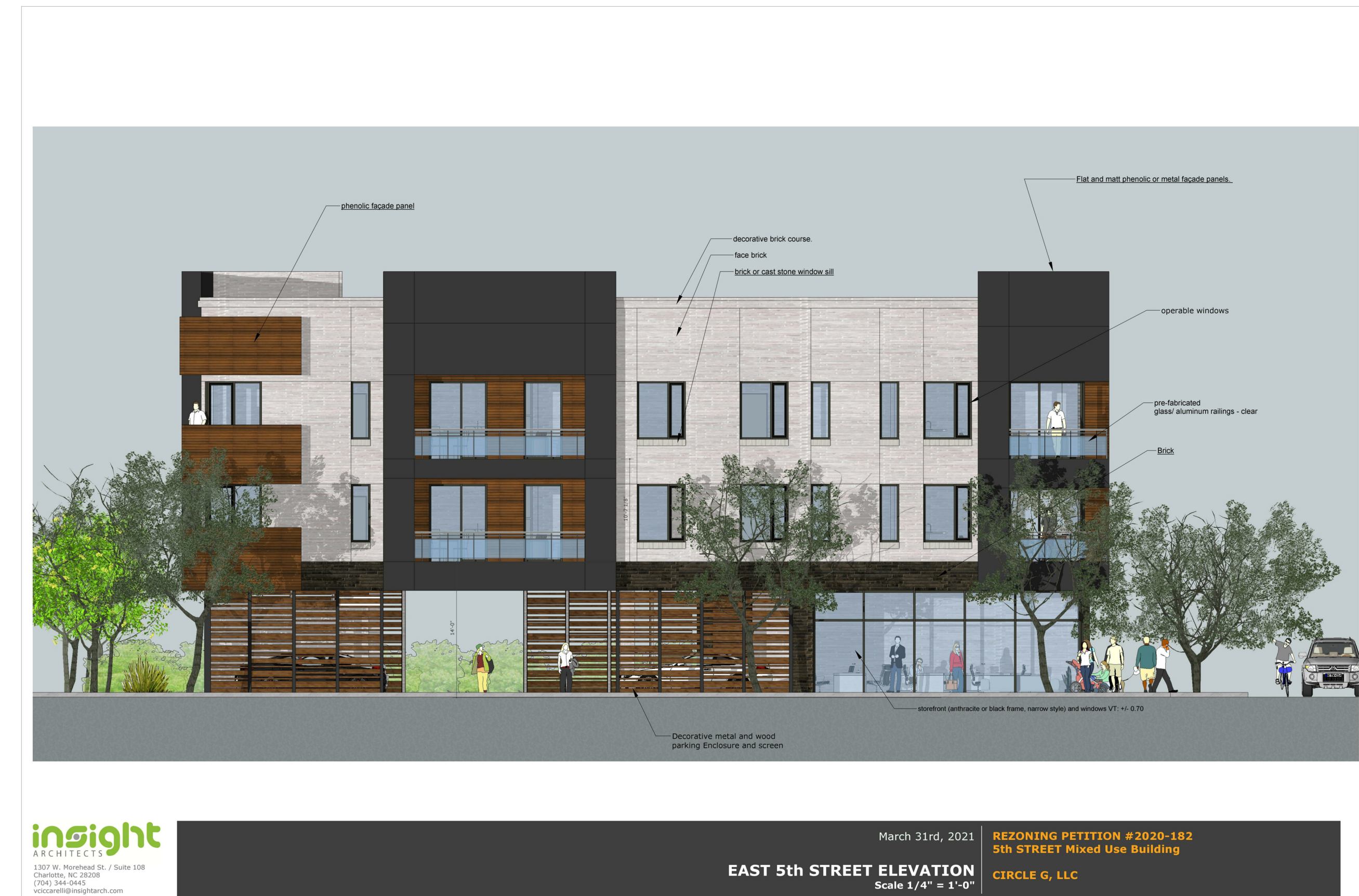
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**BUILDING  
ELEVATIONS**

**A120**



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INSIGHT ARCHITECTS

March 31, 2021

East 5th Street - Sustainable Urban Infill | 3D Modeling - sketches

A 01



**insight**  
ARCHITECTS

03.31.2021

Circle G LLC  
1435 East 5th Street  
Charlotte, NC 28204

**East 5th Street - Sustainable  
Urban Infill**  
Charlotte, NC



INSIGHT ARCHITECTS

March 31, 2021

East 5th Street - Sustainable Urban Infill | 3D Modeling - sketches

A 02



**insight**  
ARCHITECTS

March 31st, 2021

REZONING PETITION #2020-182  
5th STREET Mixed Use Building

Corner of E. 5th St. & N. Torrence St. CIRCLE G, LLC

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**3D  
SKETCHES**

**A121**