

2 VINCINITY MAP

1" = 30'-0"

1435 E. 5th Street

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)

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D.B. 26846 Pg. 359
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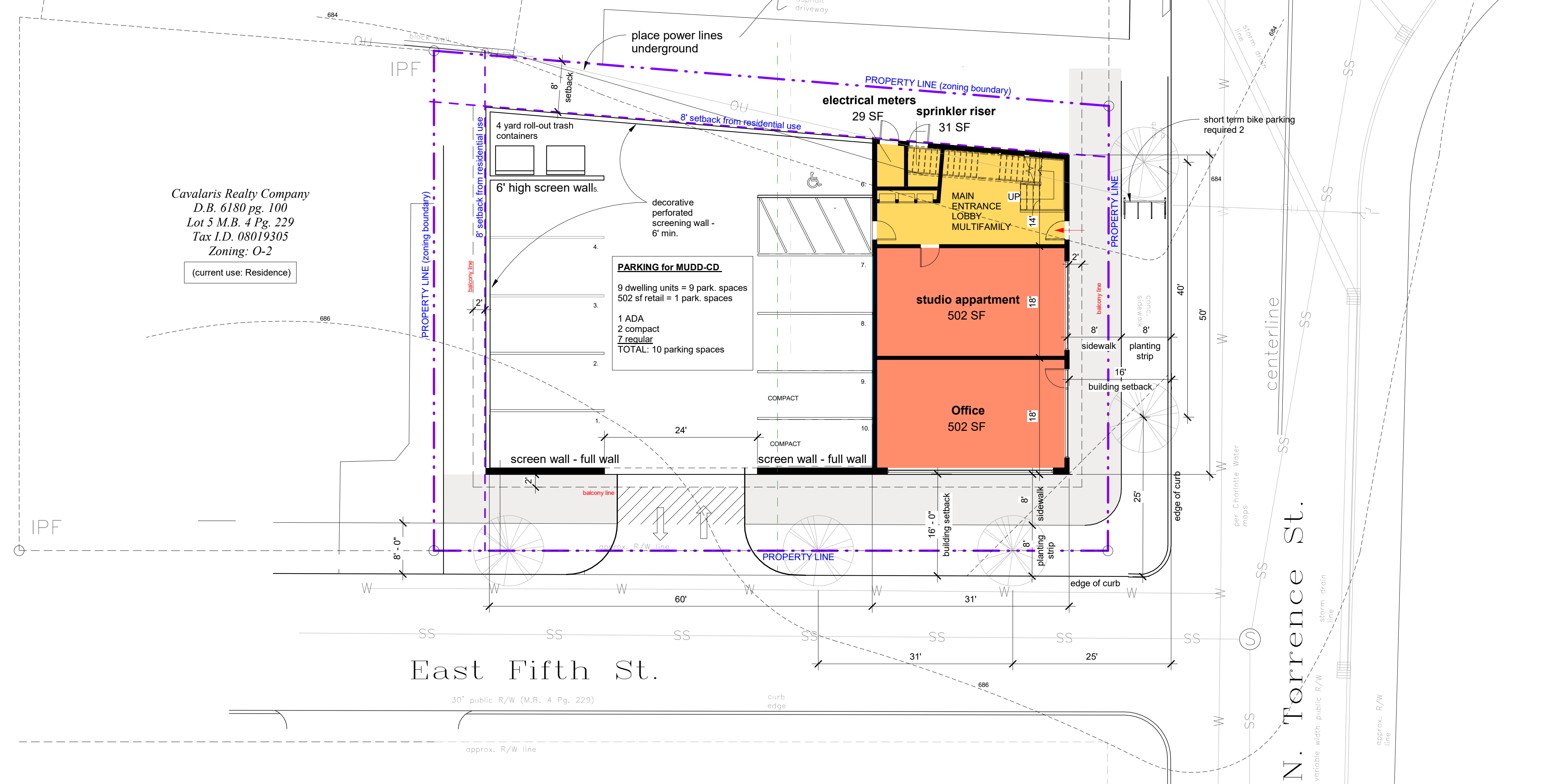
(current use: Residence)

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)

Park Drive
40' public R/W (M.B. 4 Pg. 229)

M.B. 4-229 (1937)



East Fifth St.

N. Torrence St.

1 SITE PLAN

3/32" = 1'-0"

MUDD - O

THE PROPOSED THREE STORY DEVELOPMENT MEETS ALL MUDD REQUIREMENTS BY RIGHT.

EXCEPT 50% STREET ACTIVITY TOWARDS 5TH STREET. THE PARKING WILL BE SCREENED FROM THE STREET WITH EXTERIOR WALLS THAT WILL BE PART OF THE BUILDING ARCHITECTURE.

THE PROJECT SIZE AND THE PARKING REQUIREMENTS PROHIBIT MORE ACTIVATION OF THE STREET FACADE.

TORRENCE STREET HAS 100% STREET ACTIVATION.

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-CD
- e. Existing and Proposed Uses:
 - Existing Use: single family home, residential
 - Proposed Use: Multifamily/ Mixed Use.
- f. Number of Residential Units by Housing Type: 9 to 10 apartments
 - 1st floor: 1 apartment + 1 office/ retail/ apartment (+/- 500sf)
 - 2nd floor: 4x two-bedroom apartments
 - 3rd floor: 4x two-bedroom apartments
- g. Residential Density: NA
- h. Floor/ Area Ratio: FAR = 1.42
 - 1st floor: 1,583 sf
 - 2nd floor: 4,765 sf
 - 3rd floor: 4,765 sf
 - total bldg: 11,113 sf
 - total lot: 7,840 sf

- i. Maximum Building Heights: 120' Height requirements for other permitted structures are set forth in Section 12.108. (Petition No. 2014-098, § 9.8505(5), 11/17/2014)
- j. Maximum Number of Buildings: 1 (one)
- k. Number and/ or ratio of parking spaces:
 - 9 dwelling units = 9 park. spaces
 - 502 sf retail = 1 park. spaces
 - 1 ADA
 - 2 compact
 - 7 regular
 - TOTAL: 10 parking spaces**

l. Amount of Open Space: Urban open spaces. Open space is required for new buildings with a gross floor area greater than 50,000 square feet. Total Building area: 11,113 sf. This building is exempt from the urban open space requirements under MUDD.

2. General Provisions:

- a. Applicability of ordinances:
 - The Rezoning seeks MUDD-CD to be able to allow for the proposed three story multifamily structure with podium parking and office/ retail/ apartment on first floor. The proposed structure meets all MUDD requirements, accept the rear and side setbacks adjoining current residential use lots, currently zoned O-2. To be able to make this building feasible, therear and side setbacks should be reduced to 8'-0". The parking structure will be screened by a architecturally articulated screening wall from adjoining properties.
 - Street Frontage on E. 5th Street will have 24' designated for parking access. The remainder of the facade will have close to 50% (31' feet out of 67 feet) dedicated to an office/ retail space and the rest will be an architecturally articulated facade designed to screen the parking area from the street view.
- b. Note that alterations to the conditional plan are subject to Section 6.207 Alterations to Approval.

3. Optional Provisions: N/A

4. Permitted Uses: Dwellings, detached, duplex, triplex, quadplex, attached, multi-family and planned multi-family developments, and mixed use buildings.

5. Transportation:

- a. Dedication and reservation of R/W to City/ NCDOT
 - All R/W have been honored. Setbacks from edge of existing curb. No current curb-and-gutter on 5th nor Torrence Street.
- b. Transportation improvements: continuous sidewalk.
- c. Balconies. Balconies may project up to 2' into the minimum setback, subject to an approved sidewalk encroachment agreement with CDOT.

6. Architectural Standards:

RESERVED

7. Streetscape and Landscaping

- a. Streetscape: 8' landscaping strip and 8' sidewalk.
- b. Buffer not required between multifamily and residential per Table 12.302(a)

8. Environmental Features:

New 8' planting strip according to Urban Forestry Guidelines.

9. Parks, Greenways and Open Space: NA

10. Fire Protection

- a. 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).

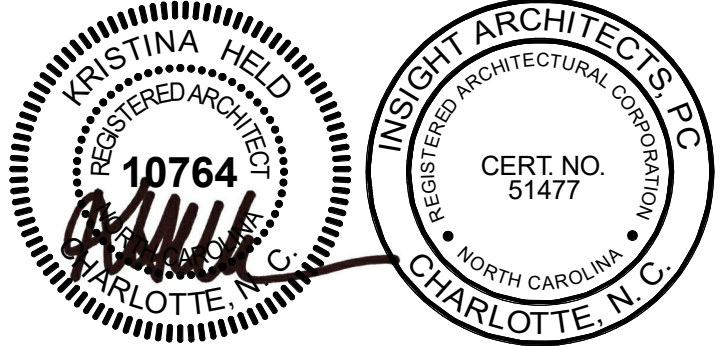
11. Signage: RESERVED

12. Lighting: RESERVED

13. Phasing: NA

14. Other:

- Street Frontage on Torrence Street is 100% activated and will have windows and doors accessible and/ or visible from the streets on at least 50% of facade length.
- Street Frontage on E. 5th Street will have 24' designated for parking access. The remainder of the facade will have close to 50% (31' feet out of 67 feet) dedicated to an office/ retail space and the rest will be an architecturally articulated facade designed to screen the parking area from the street view.
- Roll out Dumpsters (see site plan). Pick up on East 5th Street
- Parking Screening not required for parking lots under 10 parking spaces.
- Decorative perforated metal wall used to screen parking from side and back. Front parking screening to look like part of the building.



10/26/2020

1435 E. 5th STREET - MUDD - CD REZONING

1435 E. 5th STREET
CHARLOTTE NC 28204

Prepared for:
Circle G LLC

Date 10/26/2020
Architect's Project # 1934

#	REVISION	DATE

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REZONING SITE PLAN

A110