

**Success.**

Your review package has been submitted.

Record: SKETCH-2025-00028

Address: 1414 W TRADE ST, CHARLOTTE NC 28216

Status: **SUBMITTED**

Record Details

Summary

Uploads

Issues

Conditions

Notes

Approved

Review Version #1

Name: Review Version #1

Description: HTF West End Apartments Site Plan and Building Elevations Submittal

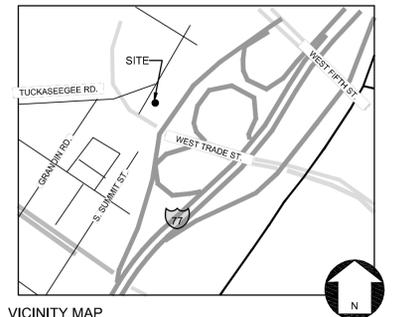
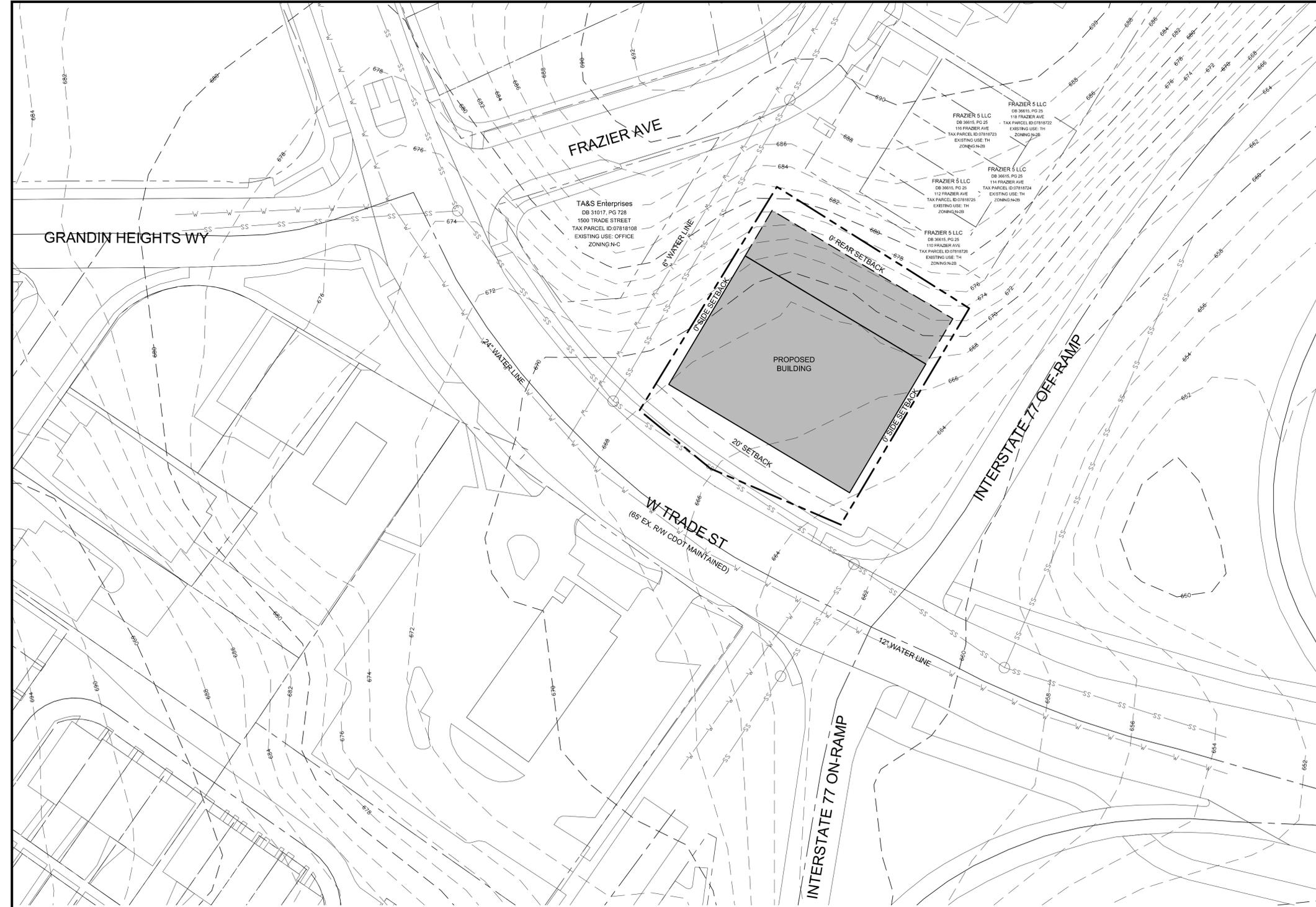
Status: Submitted

Date created: 1/24/2025, 2:34:13 PM

Date submitted: 1/24/2025, 2:41:20 PM

Files

Name	Description	Type	Updated By	Updated Date	Pages	Signature
West End Apts Site Plan.pdf	Site Plan	Plans	Lisa Carey	1/24/2025	1	
2025-01-24 PRESENTATION.pdf	Building Plans & Elevations	Plans	Lisa Carey	1/24/2025	11	



LEGEND:

	PROPERTY BOUNDARY
	EXISTING CONTOUR LINES
	EXISTING LOT LINE
	RIGHT-OF-WAY LINE
	SETBACK LINE
	EXISTING PAVEMENT
	PROPOSED CURBING
	EXISTING CURBING
	PROPOSED BUILDING
	EXISTING BUILDING

DEVELOPMENT DATA:

SITE AREA:	±0.451 ACRES
TAX PARCELS:	078-187-01
EXISTING ZONING:	NC
PROPOSED ZONING:	TOD-NC
EXISTING USE:	COMMERCIAL
PROPOSED USES:	LOW INCOME RESIDENTIAL UNITS
PROPOSED UNIT COUNT:	102 UNITS
DENSITY PROVIDED:	102 UNITS/0.451 AC = 226 DUA
MIN. FRONT SETBACK:	20'
MIN. SIDE YARD REQUIRED:	0'
MIN. REAR YARD REQUIRED:	0'
MAX BUILDING HEIGHT REQ'D:	NOT TO EXCEED 100' BUILDING HEIGHT WITH BONUS. WILL BE MEASURED AS DEFINED BY THE ORDINANCE
PROPOSED BUILDING HEIGHT:	85'
OPEN SPACE REQUIRED:	10% (1964.5 SF)
OPEN SPACE PROVIDED:	PER ORDINANCE
PARKING:	NO ONSITE PARKING PROVIDED
SOLID WASTE:	DUMPSTER/RECYCLE

This Plan Is A Preliminary Design. NOT Released For Construction.



SCALE: 1"=30'

REVISIONS:

No.	Date	By	Description

WEST END APARTMENTS
1414 W TRADE STREET
CHARLOTTE, NC
URBAN TRENDS REAL ESTATE, INC

SITE PLAN

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3599 SC LA: NO. 211

Project Manager: MDL

Drawn By: LHS

Checked By: MDL

Date: 1/24/25

Project Number: 24033

Sheet Number:

L-100

May 20, 2024



Mr. Long Quach
Landworks Design Group, PLLC
1230 W. Morehead Street
Suite 304
Charlotte, NC 28208

**SUBJECT: PRELIMINARY CAP REVIEW (20242406)
WEST END APARTMENTS
4401 ASHLEY CIRCLE, CHARLOTTE, NC 28208**

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **WEST END APARTMENTS** development, it was determined that there is currently sufficient capacity within the existing public gravity sewer to accommodate the proposed sewer flow of **(11,855 gallons per day, 80 units x 135 gpd/unit; 8 people x 10 gpd/person; 3 fixtures x 325 gpd/fixt)**, at the connection point(s) indicated for transmission to the **Irwin Creek Wastewater Treatment Plant** (NPDES Permit # **NC0024945**).

Please note that availability of flow is subject to change, and this **PRELIMINARY CAP REVIEW (Pre-CAP)**, **does not guarantee future capacity and does not reserve capacity in the public sewer system. A full CAP application with a fully engineered site utility plan must be submitted and the full CAP application must be approved to reserve sewer capacity for this project. A Capacity reservation is required prior to Charlotte Water providing service.** Please contact New Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

Charlotte Water (CLTWater) agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and The Water Supply Management Plan, PWS ID # **0160010** on file with the Public Water Supply Section of NCDEQ. However, CLTWater cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction. The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

Guillermo Anzola

Guillermo Anzola / Engineering Assistant
CHARLOTTE WATER / charlottewater.org

**WEST END APARTMENTS
REZONING PETITION
RZP-2024-140
NEIGHBORHOOD
MEETING
JANUARY 9, 2025**

THE TEAM

DEVELOPER: URBAN TRENDS REAL ESTATE, INC.

JOHN GARDNER

KEVIN PLEASANT

CHRIS OGUNRINDE

SITE DESIGN: LANDWORKS DESIGN GROUP, PA

MATT LANGSTON, PLA, FASLA

LISA SIMONS, PLA

Urban Trends Real Estate

- **Urban Trends** is a privately-owned Charlotte-based company founded in 2010.
- Our focus is developing urban-infill
- Our team's vision is to **balance local needs with profitability** to create projects that are an **asset to the community**.
- The team principals have **over 35-years experience** in the development, design and construction industry.



Urban Trends' Residential Development Experience



SKY TERRACE TOWNHOMES

Wesley Village Road, Charlotte, NC 45 units
Townhome development in the Freemore West neighborhood. Completed in 2021 in partnership with CapRock and My Townhome Realty.



GREENLEAF TERRACE

Greenleaf Avenue, Charlotte, NC 4 Units
Infill townhome development in Charlotte's Third Ward neighborhood completed in 2019 in partnership with CapRock and My Townhome Realty.



PERIDOE ON THE GREENWAY

North Myers Street at East 15th Street, Charlotte, NC 14 Units
Infill, 3-bedroom townhome community built in partnership with CapRock and My Townhome Realty completed in 2016.



SWANS RUN TOWNHOMES

Swans Run Road, Charlotte, NC 6 Units
Infill townhome development in the Wessex Square neighborhood of Charlotte in partnership with DP Development due to be completed in 2022.

Urban Trends' Residential Development Experience



EASTWAY CROSSINGS SENIOR APARTMENTS

Eastway Drive, Charlotte, NC 132 Units

Elderly housing community located in Sheffield Park was completed in 2023 in partnership with Greystone Affordable Housing Development.



LAKEVIEW APARTMENTS

Lakewood Avenue at Rozzelles Ferry Road, Charlotte, NC 36 Units

Apartment housing community located on an infill parcel in the Lakeview neighborhood to be completed in 2025.

Urban Trends Collective

Urban Trends Collective (UTC) is a 501(C)(3) nonprofit organization dedicated to:

- **creating intergenerational programs** within newly constructed attainable housing developments.
- supporting housing developers by providing **rigorous programs and supportive services** to help the residents and community sustain and thrive.

Support programs include developing:

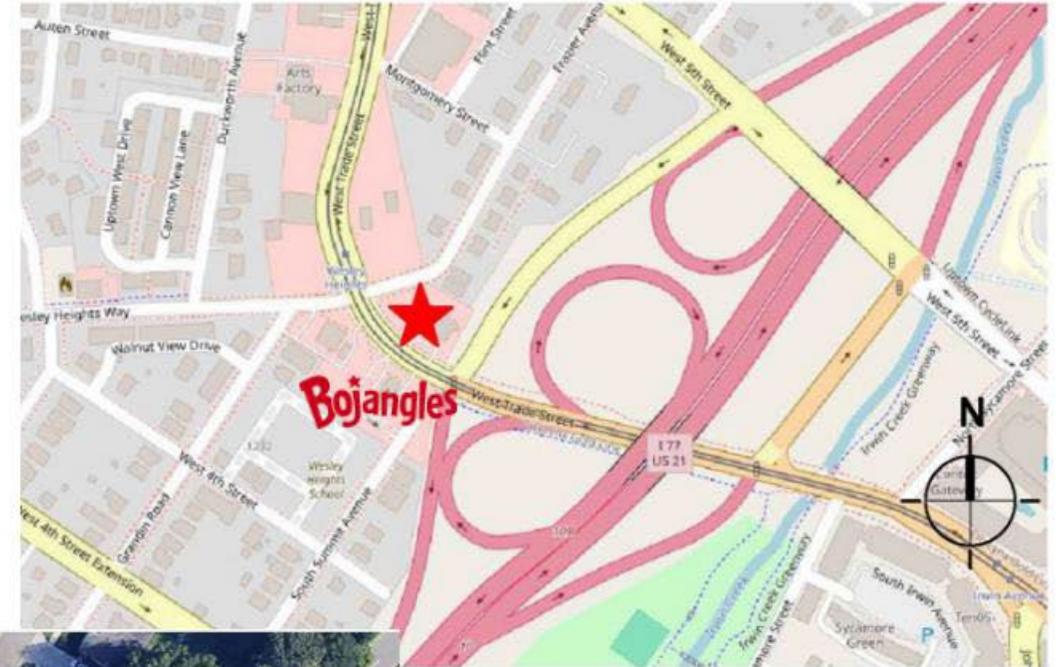
- Resident activities,
- Intergenerational activities, and
- Activities for senior citizens, students, and veterans



Parcel Location

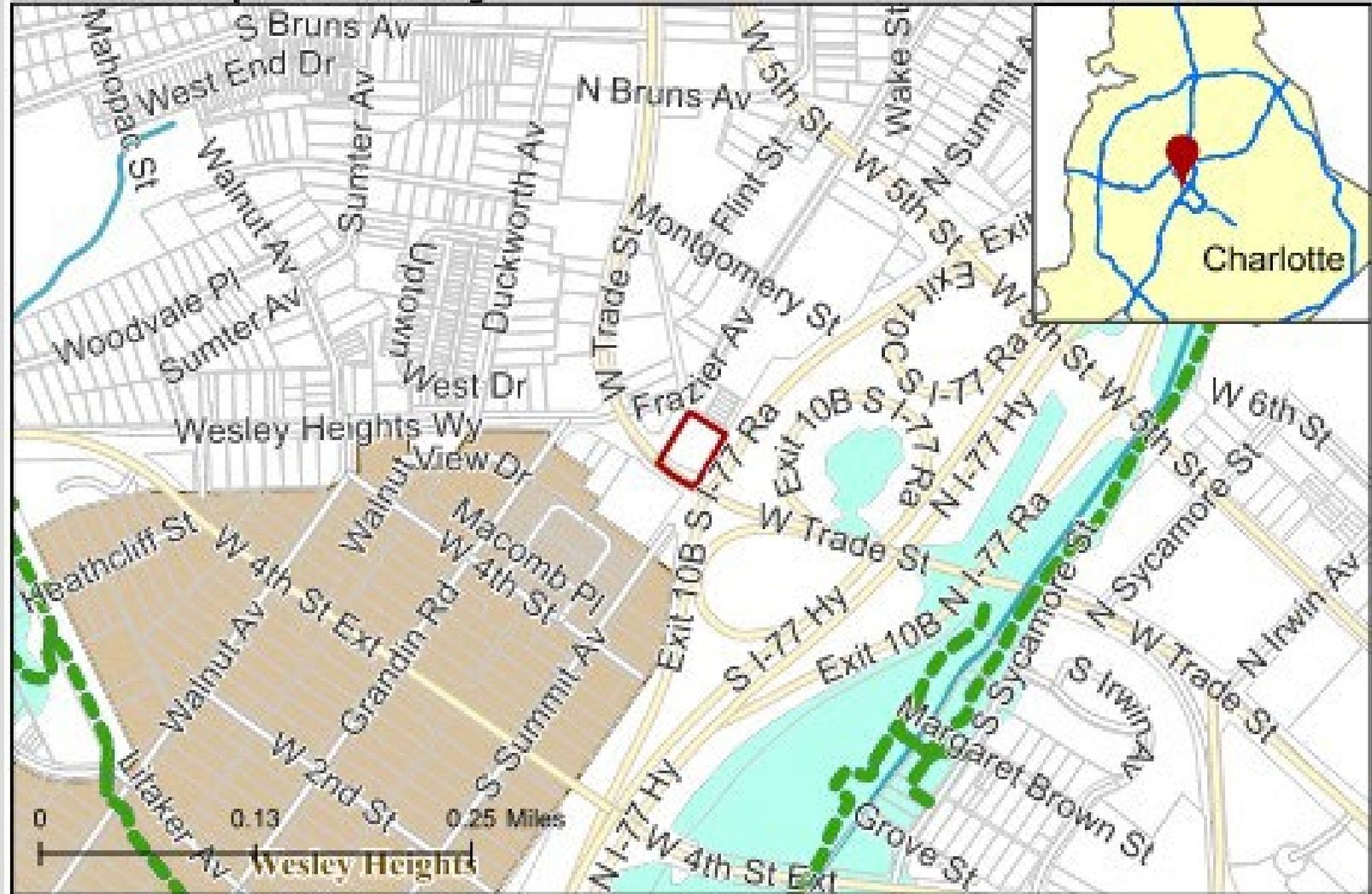
West End Apartments

- Urban Trends propose to redevelop the parcel from the existing mercantile to housing
- New housing in a lively area experiencing a wave of private investment and development
- Excellent location with easy access to retail, services, and employment – walking distance to;
 - Johnson C. Smith University
 - Frazier Park
 - Uptown
 - plus stores & restaurants
- Public transportation
Gold Line and bus are immediately available



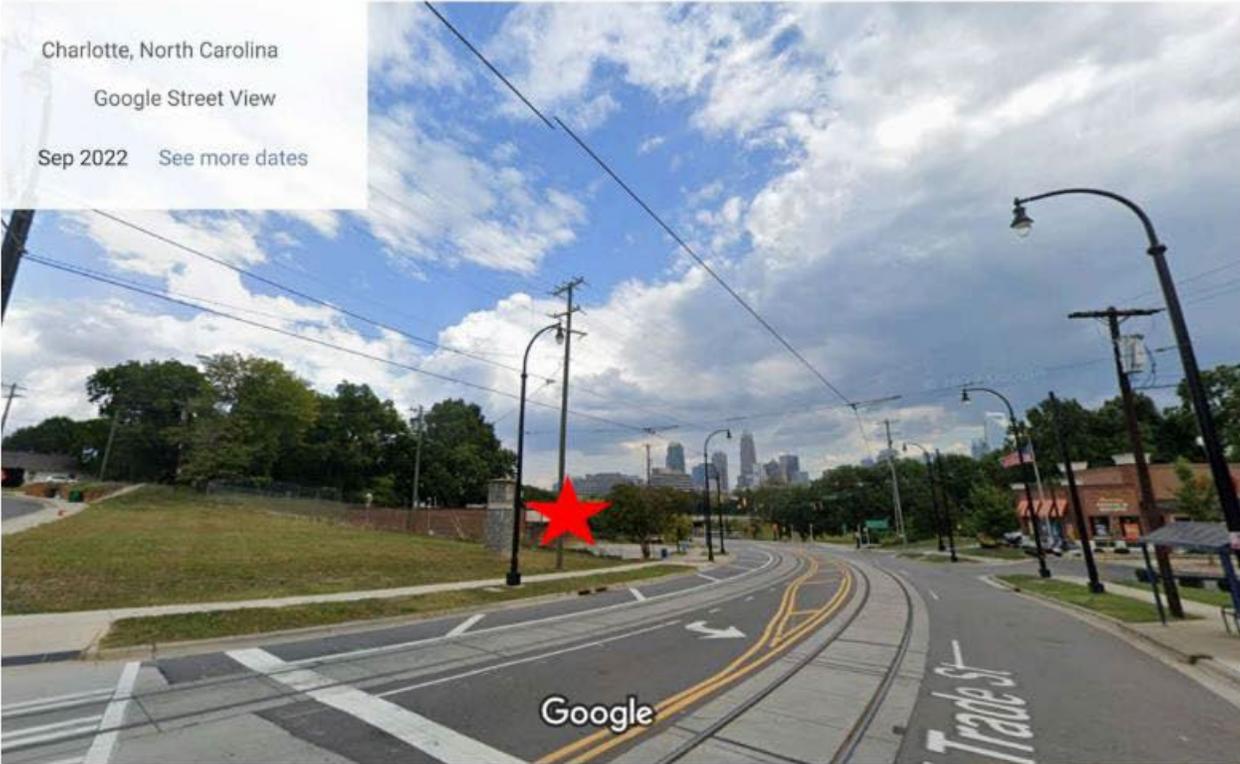
THE SITE

Location of Requested Rezoning

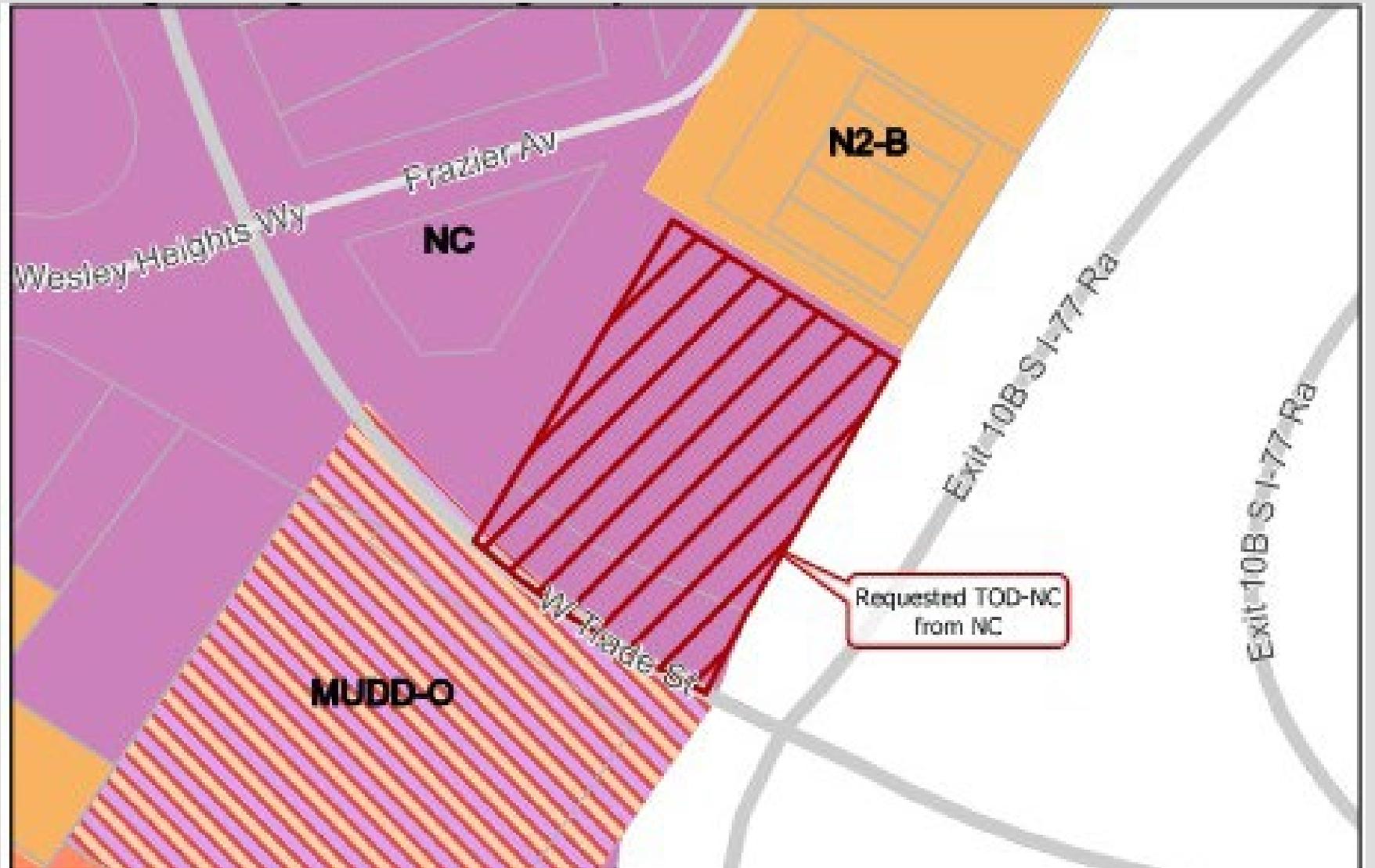


Street Views

West End Apartments



THE SITE



EXISTING ZONING:

- NC Zoning

PROPOSED ZONING:

- TOD-NC Zoning

THE PROPOSAL

- Mixed-Use Single Building
- Ground Floor Retail/Nonresidential
- Apartments on Upper floors
- Rooftop amenity for apartments
- Applying for Housing Trust Fund

NEXT STEPS

- 1 / 9 / 25: Receive Staff Comments
- 1 / 13 / 25: Submit Meeting Report
- 2 / 17 / 25: City Council Hearing
- 3 / 4 / 25: Zoning Committee Meeting
- 3 / 17 / 25: Rezoning Decision

IMPORTANT INFO:

- RZP-2024-140 (our petition #)
- www.rezoning.org
- mlangston@landworkspa.com
- chris@urbantrendsproperties.com
- john@urbantrendsproperties.com

QUESTIONS?