

#### CONDITIONAL NOTES AND DEVELOPMENT STANDARDS CONT.:

A) PETITIONER SHALL PROVIDE AND CONSTRUCT A PAD FOR THE EXISTING BUS STOP  $\Lambda \{$  on kenilworth ave. Per city standard detail 60.01b. The bus stop will BE LOCATED PER CATS DURING THE URBAN REVIEW PROCESS, SO THAT IT DOES  $\{$  not conflict with the trash and recycle bins which will be temporarily STORED BEHIND THE EXISTING CURB ON KENILWORH AVENUE DURING TRASH COLLECTION DAYS.

A) THIS DEVELOPMENT WILL BE PERMITTED AND CONSTRUCTED IN ONE PHASE.

#### ARCHITECTURAL STANDARDS AND MATERIALS:

A) THE EXTERIOR BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, WOOD SIDING, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS SIDING  $\angle 4$ } and trim, decorative metal panels, decorative block and/or wood. (a) VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, ATTIC

3){ ATTACHED TO THE REZONING PLAN ARE SCHEMATIC ARCHITECTURAL RENDERINGS OF THE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDING. ACCORDINGLY, THE ELEVATIONS OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DESIGNED AND CONSTRUCTED SO THAT THEY ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE SCHEMATIC ARCHITECTURAL RENDERINGS THAT ARE ATTACHED TO THE REZONING PLAN. CHANGES AND ALTERATIONS WHICH DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER ARE PERMITTED BASED UPON FINAL DESIGN/CONSTRUCTION DRAWINGS.

C)} THE UNIT CONSTRUCTED ON THE SITE ABUTTING KENILWORTH AVENUE WILL BE DESIGNED AND CONSTRUCTED SO THAT AN ENTRANCE DOOR AND WINDOWS ON THE UNIT ARE ORIENTED TO KENILWORTH AVENUE, AND CONNECTED BY A FIVE  $\stackrel{/5}{\sim}$  (5) FOOT MINIMUM WIDTH SIDEWALK TO THE PUBLIC SIDEWALK. THIS FACADE WILL BE DESIGNED TO ACHIEVE A 'FRONT DOOR' APPEARANCE.

D) \ FIVE ATTACHED UNITS WILL HAVE A ONE CAR GARAGE, ON THE LOWER LEVEL. ⟨⟨⟨} THE REMAINING 3 UNITS WILL HAVE 2 CAR GARAGES.

E) ADDITIONALLY, ONE OR TWO VISITOR PARKING SPACES WILL BE PROVIDED ON THE } PARKING PAD IN FRONT OF EACH GARAGE AS DEPICTED ON THE REZONING PLAN  $\frac{76\sqrt{4}}{6}$  Depending on the width of the unit.

F)}EACH UNIT WILL HAVE A PRIVATE COURT YARD.

G) THE MAJORITY OF THE ROOFS ON THE BUILDINGS WILL BE CONSTRUCTED UTILIZING ARCHITECTURAL SHINGLES. PORTIONS OF THE ROOFS MAY ALSO BE CONSTRUCTED UTILIZING METAL ROOF.

H) { FIVE UNITS SHALL HAVE A MAXIMUM OF 2 BEDROOMS, AND THREE UNITS WILL ackslash Have a maximum of 3 bedrooms.

# DEVELOPMENT DATA SUMMARY

EXISTING SITE AREA: EXISTING ZONING: PROPOSED ZONING: EXISTING LAND USE: PROPOSED LAND USE:

123-127-20, 123-127-21, 123-127-98 18,247 SF (0.4188 ACRES) R-22MF AND B-1/1

**\{\)8 ATTACHED SINGLE FAMILY RESIDENTIAL UNITS** (19.10 DU/ACRE) PROPOSED DENSITY:

## MUDD ZONING DIMENSIONAL REQUIREMENTS

FUTURE R/W:

MEASURED 40' FROM EXISTING KENILWORTH AVE. CENTERLINE

REQUIRED: PROVIDED:

14' FROM EXISTING BACK OF CURB 28' FROM EXISTING BACK OF CURB NONE REQUIRED

NONE REQUIRED, 10' BUILDING SEPARATION

MINIMUM SIDE YARDS:

ADJACENT TO RESIDENTIAL USE MINIMUM REAR YARD: NONE REQUIRED, 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE

MAXIMUM HEIGHT: (A5' (NOT TO EXCEED 3 STORIES)

# PARKING

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11 SPACES PROVIDED (IN GARAGE)

+ 1 EXTERIOR PARKING PAD AVAILABLE FOR EACH UNIT) OR (1) PARKING SPACE PER BEDROOM

BICYCLE PARKING: PER ORDINANCE STANDARDS

4\PARKING ON THE ADJACENT KENILWORTH COMMONS AND HARRIS TEETER SHOPPING CENTERS WILL BE PROHIBITED AND LANGUAGE TO THIS AFFECT SHALL BE PART OF THE HOA DOCUMENTS

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/\ {0.4188 AC x 15% = 0.06282 AC (2,737 SF) ŘĚQŮÍŘĚD

APPROXIMATELY 0.0803 AC (3,160 SF) PROPOSED

APPROXIMATELY OPEN SPACE PROPOSED: 2,228 SF /3\ {(OPEN SPACE IS IN ADDITION TO TREE SAVE AREA, AND INCLUDES THE PRIVATE COURTYARDS AND PLANTING AREAS FOR EACH UNIT OUTSIDE THE GARAGE)

## WASTE MANAGEMENT:

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2014-10 & 1404 DATE: (INITIAL FILING): 11/24/1 SCALE: 1" = 20' DRAWN BY: JAW APPROVED BY: TLH/JCO

RZ-2









B :: Aerial from South RZ5 perspective

C :: View of sidewalk
RZ5 perspective

revision 6 - 05 / 22 / 15

TOWNHOMES AT KENILWORTH 2015 - 013





A :: View of street elvation from street





A :: View from across street
RZ5 perspective

A :: View of sidewalk
RZ5 perspective

			REVISIONS
		MM/DD/YY	REMARKS
	-	01/16/15	Revision 1 Planning comments
	2	_03/16/15	Revision 4
UTGOW II	က	05/22/15	Revision 6 - revisions based on Neighborhood comments
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revision 6 - 05 / 22 / 15