

VICINITY MAP
NOT TO SCALE

Kenilworth Commons (E&A), LLC
Deed Book 25317 Pg. 641
Tax I.D. 123-127-13
B-1 Zoning
with PED overlay

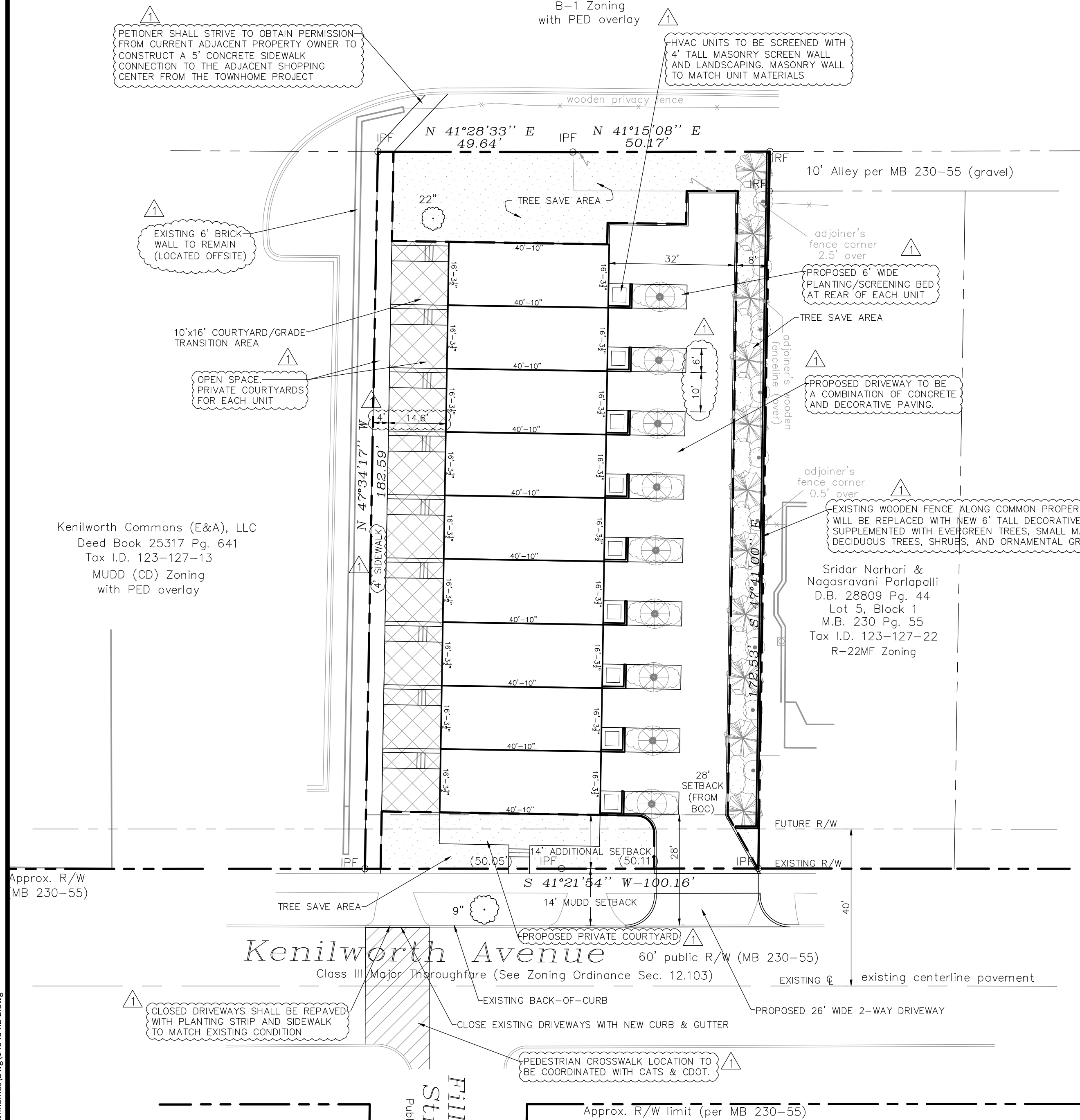
PETITIONER SHALL STRIVE TO OBTAIN PERMISSION FROM CURRENT ADJACENT PROPERTY OWNER TO CONSTRUCT A 5' CONCRETE SIDEWALK CONNECTION TO THE ADJACENT SHOPPING CENTER FROM THE TOWNHOME PROJECT

HVAC UNITS TO BE SCREENED WITH 4' TALL MASONRY SCREEN WALL AND LANDSCAPING MASONRY WALL TO MATCH UNIT MATERIALS

EXISTING 6' BRICK WALL TO REMAIN (LOCATED OFFSITE)

10'x16' COURTYARD/GRADE TRANSITION AREA
OPEN SPACE PRIVATE COURTYARDS FOR EACH UNIT

Kenilworth Commons (E&A), LLC
Deed Book 25317 Pg. 641
Tax I.D. 123-127-13
MUDD (CD) Zoning
with PED overlay



Approx. R/W MB 230-55)

Kenilworth Avenue
Class III Major Thoroughfare (See Zoning Ordinance Sec. 12.103)

Filmore Street
Public road

Approx. R/W limit (per MB 230-55)

CONDITIONAL NOTES AND DEVELOPMENT STANDARDS:

GENERAL PROVISIONS:

- A) THE DEVELOPMENT OF THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS SET FORTH IN THE CITY OF CHARLOTTE ZONING ORDINANCE AND APPLICABLE LAND DEVELOPMENT CODES. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF THE PROPOSED SINGLE FAMILY ATTACHED TOWNHOME UNITS ON THIS SITE, BUT THE EXACT CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE CITY OF CHARLOTTE ZONING ORDINANCE DURING THE DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENT/PERMITTING AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6/207 OF THE ZONING ORDINANCE.
- B) THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES AND CODES, SUCH AS THOSE THAT REGULATE STREETS, DRIVEWAYS, SIDEWALKS, STORM WATER, EROSION CONTROL AND TREES MAY APPLY TO THE DEVELOPMENT OF THIS SITE.

PURPOSE:

- A) USES ALLOWED ON THE SUBJECT PROPERTY WILL BE LIMITED TO RESIDENTIAL SINGLE FAMILY ATTACHED DWELLING UNITS AND RELATED RESIDENTIAL ACCESSORY USES AS PERMITTED IN THE MUDD ZONING DISTRICT. NO NON-RESIDENTIAL USES SHALL BE PERMITTED AS PART OF THIS DEVELOPMENT PROJECT.
- B) THE SUBJECT PARCEL WILL BE SUBDIVIDED VIA A RECORDED PLAT INTO 9 TOWNHOME FEE SIMPLE LOTS AND 1 OR MORE COMMON AREAS

TRANSPORTATION:

- A) THIS SITE WILL HAVE ACCESS VIA A SINGLE PRIVATE 26 FOOT WIDE 2 WAY DRIVEWAY (RIGHT IN/RIGHT OUT) ONTO KENILWORTH AVENUE IN THE LOCATION AS GENERALLY IDENTIFIED ON THIS SITE PLAN.
- B) IMPROVEMENTS BY THE PETITIONER ALONG THE FRONTAGE OF THE SUBJECT PROPERTY WITH KENILWORTH AVENUE SHALL INCLUDE THE CLOSURE OF TWO EXISTING DRIVEWAYS WITH STANDARD CURB AND GUTTER FOLLOWED BY AN 8 FOOT WIDE TREE PLANTING STRIP, FOLLOWED BY A 6 FOOT WIDE SIDEWALK.
- C) PETITIONER WILL DEDICATE 40 FEET OF RIGHT-OF-WAY ALONG THE FRONTAGE WITH KENILWORTH AVE. AS MEASURED FROM THE EXISTING CENTERLINE OF KENILWORTH AVE.
- D) ACCORDING TO THE CITY OF CHARLOTTE DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE.
- E) ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE EXISTING/PROPOSED STREET ENTRANCE(S). ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE(S). SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
- F) THE PROPOSED DRIVEWAY CONNECTION(S) TO KENILWORTH AVE. WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATION(S) AND TYPE/WIDTH OF THE DRIVEWAY(S) WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY PERMIT PROCESS.
- G) ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- H) ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- I) A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE PROVIDED BY CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

CONDITIONAL NOTES AND DEVELOPMENT STANDARDS CONT.:

TREES, SCREENING AND LANDSCAPING:

- A) THE DEVELOPMENT OF THIS SITE SHALL ADHERE TO THE STANDARDS OF THE CITY OF CHARLOTTE TREE ORDINANCE AND OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR SCREENING.
- B) A FOUR FOOT TALL MASONRY WALL WILL BE INSTALLED TO SCREEN ALL UTILITY TRANSFORMERS. MASONRY SCREEN WALL TO MATCH UNITS

STORMWATER:

- A) STORMWATER RUNOFF FOR THIS DEVELOPMENT WILL MEET ORDINANCE REQUIREMENTS FOR THE PCCO.

LIGHTING:

- A) ALL EXTERIOR SITE LIGHTING SHALL BE DECORATIVE PEDESTRIAN LIGHTING VIA A COMBINATION OF LIGHT FIXTURES ON POLES (NOT TO EXCEED 20 FEET IN HEIGHT), LOW LEVEL GROUND LIGHTING AND RESIDENTIAL SCALE FIXTURES MOUNTED ON THE EXTERIOR WALLS OF THE UNITS. ALL LIGHTING WILL BE DIRECTED INTO THE INTERIOR OF THE SITE.

CATS:

- A) PETITIONER SHALL PROVIDE AND CONSTRUCT A PAD FOR THE EXISTING BUS STOP ON KENILWORTH AVE. PER CITY STANDARD DETAIL 60.01B. THE BUS STOP WILL BE LOCATED PER CATS DURING THE URBAN REVIEW PROCESS.

PHASING:

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

ARCHITECTURAL STANDARDS AND MATERIALS:

- A) THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON THIS SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, CEDAR SIDING, PRECAST STONE, SYNTHETIC STONE, CEMENTITIOUS SIDING AND TRIM (SUCH AS HARDI-PLANK), DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS WILL BE CONSTRUCTED OF BRICK, CEDAR SIDING, CEMENTITIOUS SIDING AND TRIM AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, ATTIC VENTS AND ON HANDRAILS/RAILINGS.
- B) THE UNITS CONSTRUCTED ON THE SITE ABUTTING KENILWORTH AVENUE WILL BE DESIGNED AND CONSTRUCTED SO THAT ENTRANCE DOORS ON THE SIDE OF THE UNITS ARE ORIENTED TO KENILWORTH AVENUE, AND CONNECTED BY A FOUR (4) FOOT MINIMUM WIDTH SIDEWALK TO THE PUBLIC SIDEWALK.
- C) EACH ATTACHED UNIT WILL HAVE A ONE CAR GARAGE, ON THE LOWER LEVEL.
- D) VISITOR PARKING SPACES WILL BE PROVIDED ALONG THE SITE'S INTERNAL DRIVEWAYS AS GENERALLY DEPICTED ON THE REZONING PLAN.
- E) EACH UNIT WILL HAVE A PRIVATE COURT YARD.
- F) THE MAJORITY OF THE ROOFS ON THE BUILDINGS WILL BE CONSTRUCTED UTILIZING ARCHITECTURAL SHINGLES. PORTIONS OF THE ROOFS MAY ALSO BE CONSTRUCTED UTILIZING METAL OR CEDAR SHINGLES.

DEVELOPMENT DATA SUMMARY

TAX PARCEL ID:	123-127-20, 123-127-21, 123-127-98
EXISTING SITE AREA:	18,247 SF (0.4188 ACRES)
EXISTING ZONING:	R-22MF AND B-1
PROPOSED ZONING:	MUDD(CD)
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	9 ATTACHED SINGLE FAMILY RESIDENTIAL UNITS
PROPOSED DENSITY:	21.48 DU/ACRE

MUDD ZONING DIMENSIONAL REQUIREMENTS

FUTURE R/W:	MEASURED 40' FROM EXISTING KENILWORTH AVE. CENTERLINE
SETBACK:	
REQUIRED:	14' FROM EXISTING BACK OF CURB
PROVIDED:	28' FROM EXISTING BACK OF CURB
MINIMUM LOT AREA:	NONE REQUIRED
MINIMUM SIDE YARDS:	NONE REQUIRED, 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
MINIMUM REAR YARD:	NONE REQUIRED, 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
MAXIMUM HEIGHT:	45' (NOT TO EXCEED 3 STORIES)

PARKING

1 SPACE/UNIT = 9 SPACES REQUIRED
9 SPACES PROVIDED (IN GARAGE)
+ EXTERIOR PARKING PAD AVAILABLE FOR EACH UNIT

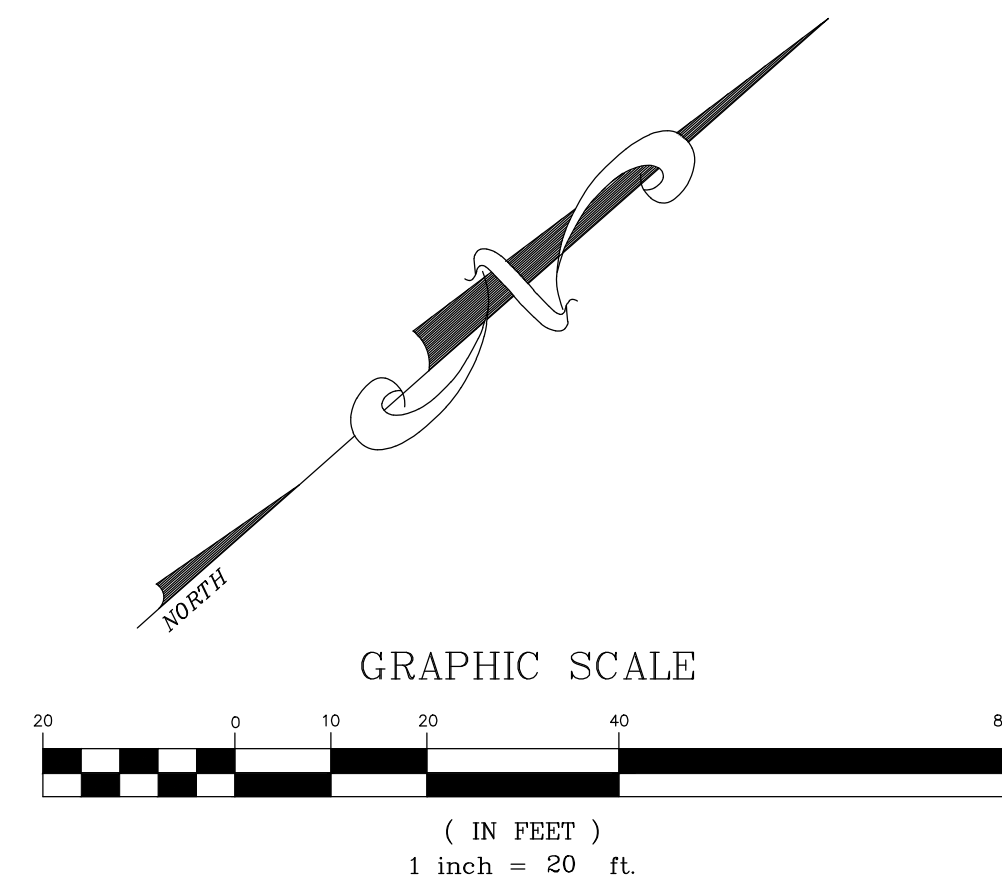
BICYCLE PARKING: PER ORDINANCE STANDARDS

TREE SAVE /OPEN SPACE CALCULATIONS

0.4188 AC x 15% = 0.06282 AC (2,737 SF) REQUIRED
0.0959 AC (4,135 SF) PROVIDED (22.67%)
OPEN SPACE PROPOSED: 2,128 SF (11.66%)
{OPEN SPACE IS IN ADDITION TO TREE SAVE AREA, AND INCLUDES THE PRIVATE COURTYARDS}

WASTE MANAGEMENT:

INDIVIDUAL ROLLOUT CONTAINERS FOR BOTH TRASH & RECYCLE. TRASH AND RECYCLE CANS WILL BE STORED INSIDE GARAGES AS STATED IN HOA DOCUMENTS.



REVISED FOR PUBLIC HEARING: PETITION #2015-013

Teresa L. Hawkins
RLA, ASLA, LEED-AP
21326 Bethel Church Road
Cornelius, NC
704-892-8625(p/f)

Land Planning • Landscape Architecture • Urban Design

ORSRORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P | 704-749-1432 • F | 704-749-1433

PROJECT:
MEETING STREET TOWNHOMES @ KENILWORTH
1620-1624 KENILWORTH AVE., CHARLOTTE, NC

DEVELOPED BY:
MEETING STREET HOMES & COMMUNITIES
1930 ABBOTT ST., SUITE 400
CHARLOTTE, NC 28203

SHEET TITLE:
ILLUSTRATIVE SITE PLAN/TECHNICAL DATA SHEET

REVISIONS			

JOB #	2014-10 & 14040
DATE: (INITIAL FILING)	11/24/14
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	TLH/JCO

RZ-2

