

KENILWORTH CONDOMINIUMS
CHARLOTTE, NORTH CAROLINA
A SELWYN PROPERTIES DEVELOPMENT

RZ PETITION
2015-081

PROJECT A-1505

SURVEY -
EXISTING
CONDITIONS

APRIL 23, 2015

REVISION 1 -
REVISION 2 -
REVISION 3 -
REVISION 4 -

1 SURVEY AND EXISTING CONDITIONS
RZ.01 1" = 20'-0"

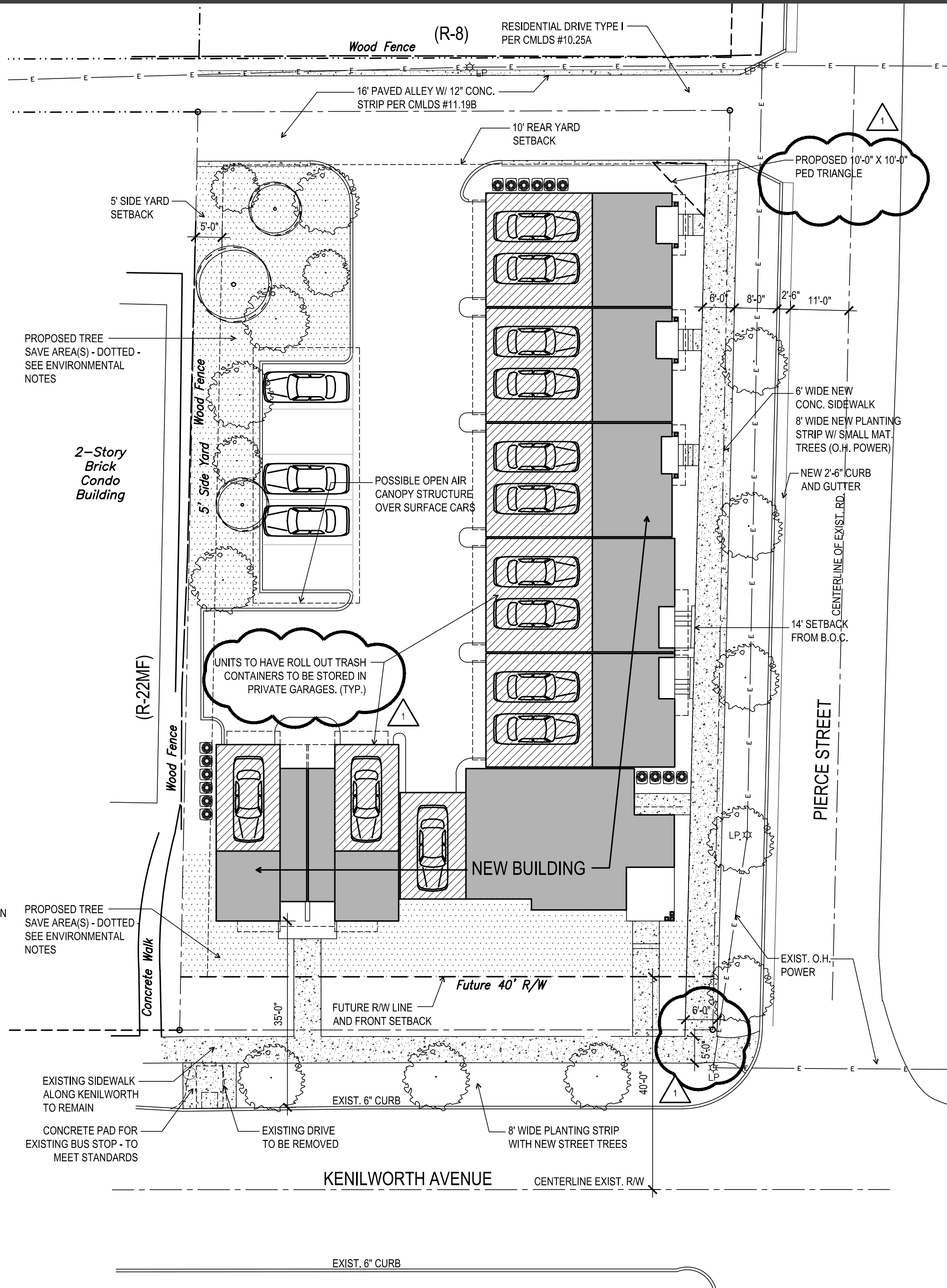
RZ.01



2 **KENILWORTH AVENUE ELEVATION**
RZ.02 3/32" = 1'-0"



3 **PIERCE STREET ELEVATION**
RZ.02 3/32" = 1'-0"



1 **ARCHITECTURAL SITE PLAN**
RZ.02 1/16" = 1'-0"

DEVELOPMENT DATA TABLE

- SITE AREA: 0.396 ACRES (17,249 SF)
- TAX PARCEL ID NUMBERS: 12312612 and 12312613
- EXISTING ZONING: R-22 MF
- PROPOSED ZONING: UR-2 (CD)
- EXISTING USE = SINGLE FAMILY - PROPOSED USE = MULTIFAMILY (RESIDENTIAL ONLY)
- (8) MULTIFAMILY DWELLING UNITS
- PROPOSED RESIDENTIAL DENSITY = 20.1
- NON-RESIDENTIAL SQUARE FOOTAGE - "NON-APPLICABLE"
- PROPOSED F.A.R.: 1.0 MAX.
- MAXIMUM HEIGHT OF 50' - NOT TO EXCEED THREE STORIES
- PARKING REQUIRED: 1 CAR PER UNIT (PER UR-2) = 8 CARS [18 CARS PROVIDED ON SITE]

GENERAL PROVISIONS

- THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.
- ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.

OPTIONAL PROVISIONS (N/A)

PERMITTED USES

- ALLOWED USES = MULTIFAMILY RESIDENTIAL
- PROHIBITED USES = NON-RESIDENTIAL
- OTHER RESTRICTIONS (N/A)

TRANSPORTATION

- DEDICATED AND RESERVATION OF STREET R/W TO CITY INCLUSIVE OF FUTURE R/W EXPANSION OF KENILWORTH AVE. (SEE PLAN)
- TRANSPORTATION IMPROVEMENTS (N/A)
- PUBLIC/PRIVATE STREETS - PRIVATE DRIVE AND IMPROVEMENTS TO EXISTING ALLEY WILL CONNECT PROJECT TO PIERCE STREET
- PARKING TO BE ALL SURFACE - BEHIND NEW STRUCTURE
- TRANSIT FACILITIES (N/A)
- RIGHT-OF-WAY ABANDONMENT (N/A)
- SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY
- BIKE PARKING WILL BE PROVIDED IN ACCORDANCE WITH SECTION 12.202 OF THE ORDINANCE

ARCHITECTURAL STANDARDS

- SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES.
- ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
- URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS, THERMAL/HEATED WALLS SET BACK GREATER THAN UR-2 MINIMUMS, FRONT PORCHES/STOOPS AT ALL UNITS - ADDRESSING PUBLIC STREETS, OTHER ARCHITECTURAL MATERIALS SHALL INCLUDE MASONRY VENEER, WOOD AND FIBER CEMENT TRIM, PANELING AND SIDING, ARCHITECTURAL RAILINGS AT BALCONIES, AND LARGE WINDOWS.
- TRASH WILL BE INDIVIDUAL ROLL-OUT / CITY PICK-UP AT STREET

STREETSCAPE AND LANDSCAPING

- SEE PLANS FOR STREETSCAPE (SIDEWALK/PLANTING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
- SEE PLANS FOR NOTES ON SPECIAL BUFFER/FENCE SCREENING

ENVIRONMENTAL FEATURES

- TREE SAVE WILL BE PROVIDED [0.396 AC (17,249 SF) x 15% = 0.059 AC (2587.50 SF) - TREE SAVE WILL BE DEDICATED TO HOMEOWNERS ASSOCIATION AS COMMON OPEN SPACE
- SITE DEVELOPMENT WILL COMPLY WITH CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE
- NO WATER SUPPLY WELLS INCLUDING IRRIGATION WELLS AND OPEN LOOP GEOTHERMAL WELLS WILL BE CONSTRUCTED ON THE PROPERTIES

PARKS GREENWAYS AND OPEN SPACE

(N/A)

FIRE PROTECTION

- FIRE PROTECTION: ACCESS REQUIREMENTS TO BUILDING(S) WILL BE MET PER ORDINANCE AND MANAGED FROM PUBLIC STREETS

SIGNAGE

- SIGN LIMITATIONS (N/A)

LIGHTING

- ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. IF PROVIDED, THEN FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. ATTACHED AND DETACHED LIGHTING WILL BE FULLY SHIELDED AND DOWNWARDLY DIRECTED.

AMENDMENTS TO THE REZONING PETITION

FUTURE AMENDMENTS TO THE REZONING PETITION MAY BE APPLIED FOR BY THE OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 6.207 "ALTERATIONS OF APPROVAL" OF THE ORDINANCE

BINDING EFFECT OF THE REZONING PETITION

UPON APPROVAL OF THIS REZONING PETITION, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PETITION, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND ENSURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTERESTS AND ASSIGNS

THROUGHOUT THESE DEVELOPMENT CONDITIONS, THE TERMS "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME AND MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREON

VESTING

PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND NC GS 160A-385.1, DUE TO THE NATURE OF THE REDEVELOPMENT, THE LEVEL OF INVESTMENT, AND THE TIMING OF THE REDEVELOPMENT AND CERTAIN INFRASTRUCTURE, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS REZONING PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT ASSOCIATED WITH THIS REZONING PETITION FOR A FIVE (5) YEAR PERIOD