

MILLER
ARCHITECTURE

360 NORTH CASWELL ROAD SUITE 200
CHARLOTTE NC 28204
704 377 8500

www.millerarchitecture.com

SITE DATA
Underscores are added text 7.22.05. Strike-throughs are deletions for 7.22.05 revisions.

Site Area: 3.57 Acres
Tax Parcels: 03126317, -18, -19 & -20

Existing Zoning: R-3
Existing Residential Units Allowed: 10

Proposed Zoning: R-8MF (CD)
Proposed Residential Units Allowed: 28

Maximum Building Height: 48'
Buffer Adjacent to Residential: 25' Class C reduced 25% with 6' opaque fence to 18.75'

Required Parking: 1 1/2 Spaces per Residential Dwelling
Parking Provided: A minimum of Two (2) Parking Spaces will be provided for each Residential Dwelling. Typical parking spaces will be at least 8'-6" wide at the narrowest end along curved drives. Counted spaces include private spaces inside Garages and on Private Driveway pads.

DEVELOPMENT STANDARDS

- Location of Site Setbacks, Side Yards and Rear Yards shall be as shown on Illustrated Plan. Fronts and backs of proposed internally fronted Cluster Courtyard Buildings shall be described relative to the Yards and placement shown for each individual building.
- Details of the Development not listed shall be as required by the City of Charlotte Multi-Family Development Standards.
- Parking shall be screened by landscaping from adjacent Residential Uses.
- A Class C Buffer shall be installed and maintained along all Adjacent Residential Uses in accordance with 12.304. Existing Trees and Plantings maintained in the Buffer Area will be augmented with new plantings meeting or exceeding the Buffer Standards of 12.304. Property sold as "Townhomes-Land-for-Sale" shall contain restrictive deed covenants requiring the protection and refurbishment of the Buffer Standards. Screening on other sides of the property will conform to applicable standards of section 12.303 of the Zoning Ordinance.
- Private driveways shall be designed to meet the requirements of the City Fire Marshal.
- Signage will be permitted only in accordance with Applicable Zoning Standards.
- Trash Collection will be by individual Roll-Out canisters. Homeowner's Association Guidelines for removal of the canisters from visible areas shall match the City Ordinances for Public Streets. Requirements as stated in Chapter 9 & 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas shall be met.
- Existing Mature Trees (over 8" dia.) in the 30' Setback will be preserved per the consent of the City Arborist. Street Trees will be planted along the property street perimeter where Existing Trees in the Setback do not complete the streetscape.

CONDITIONAL NOTES & AMENITIES

- Parking shall exceed zoning standards of 12.202. A minimum of Two (2) Parking Spaces will be provided for each Residential Dwelling. Typical parking spaces will be at least 8'-6" wide at the narrowest end along curved drives.
- Uses Allowed in R-8MF other than Age-Restricted Residential Dwellings and Accessory Uses to Age-Restricted Residential Dwellings shall not be allowed. Uses not allowed include: Bed & Breakfasts, Boarding Houses, Child Care Centers & Orphanages, Government, Civic or Social Facilities, Dormitories, Schools, Public Utility Structures, Transmission Towers, Religious Institutions, Retail, Kennels & Petroleum or Chemical Storage. All non-accessory uses that require mechanical ventilation by Code are prohibited. Farm Use shall be limited to an allowed Community Garden as administered by the Homeowner's Association. Child Care use shall be limited to DHHS Standards for in-home care. Accessory Storage use shall be limited to the Developer/Homeowner's Association & Townhouse Owners and/or Residents only and the architectural style shall match the Dwellings.
- Access to Kentberry Drive may be gated as approved by the regulating Fire Department officials.
- Building Clusters shall not exceed 7 Residential Units in a single building.
- Buildings shown in Development Plan are 1 & 1-1/2 Stories. Residential Dwellings shall not be altered to exceed 2 Stories. The Petitioner reserves the right to alter building envelope, location of proposed interior demising property lines and driveway shape to accommodate Community Review, Planning & Engineering Staff Review, Marketing & unforfeited Easement & Survey Information, Accessible sidewalk grade considerations or Civil Engineering requirements. The Petitioner reserves the right to eliminate or relocate any easements on the property.
- Residential Dwellings shall be constructed to be adaptable to Accessible Living on the lower floor. All lower levels will contain a Bedroom and Bathroom. All passage doorways on the lower level will be at least 36" wide. Kitchens and lower level full Baths shall be minimally adaptable to independent accessible living.
- A Communal Courtyard and Outdoor Kitchen with Fireplace will be provided for each 7 Dwellings. Landscaped Courtyards and Outdoor Kitchens and their utilities will be maintained by the Homeowner's Association.
- Additional Twenty (20) Small Maturing Trees shall be planted by the Developer within the site as cluster, orchard or street trees at the discretion of the Landscape Planner.
- A 5'-6" tall continuous Steel Picket Fence will be installed along Kentberry Drive to prevent pass-thru pedestrian circulation (with the approval of the Fire Marshal). Individual Townhouse Plat Owners may not penetrate the fence (except with a coordinating lockable gate). The fence shall be maintained by the Homeowner's Association. An opaque brick wall 6' tall will be installed along the majority of the 170' eastern side of the property. An opaque wood fence 6' tall will be installed along the property line of the southern sides of the property (outside the buffer to limit vagrancy) with the finished side facing the adjoining neighbors. A 5' wide sidewalk will be built along Kentberry Drive and Belhaven to the entrance drive. At least 8' of natural grass will be provided along Kentberry Drive and Belhaven Avenue. The planted area will be on either side of the sidewalk to include existing street trees with additional street trees to meet minimum requirements. A 5' sidewalk will be built from each Building Courtyard to the sidewalks along the public way.
- Detached pole lighting, except City streetlights will be limited to 18' in height and at least 50' away from adjoining residential use.
- Maintenance and Aesthetic Standards not listed here or in deed restrictions shall be administered by the Homeowner's Association.
- The driveway will extend to Belhaven Boulevard and the remaining portions of Valleydale Road will be removed between the existing guardrail and Belhaven.

9/19/05

Wonderburg
ACRES

ADULT-LIVING TOWNHOMES

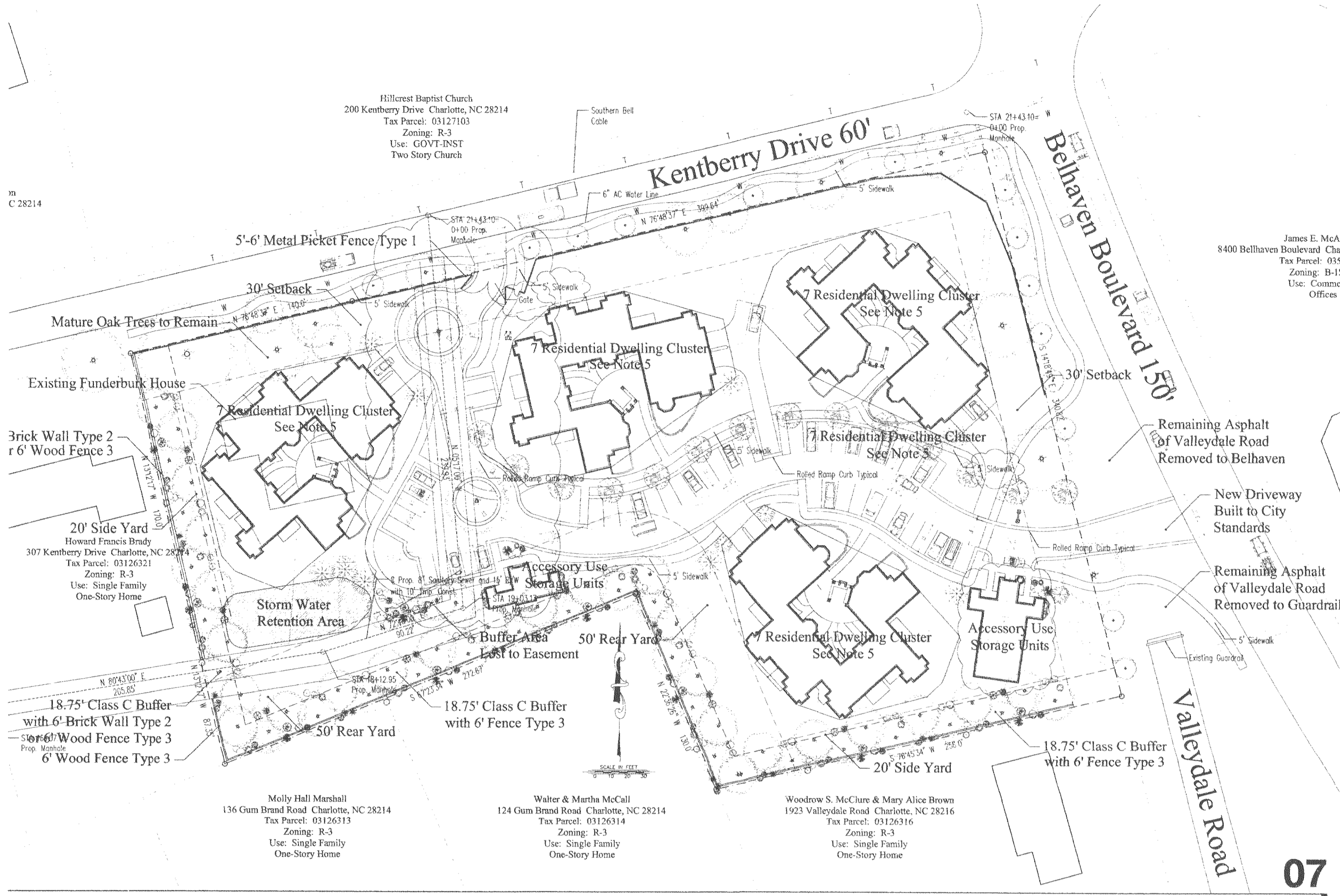
1935 VALLEYDALE ROAD AT KENTBERRY DRIVE
CHARLOTTE, NORTH CAROLINA

FOR
GELSINGER BUILDERS &
PROPERTY MANAGEMENT
704-854-3256

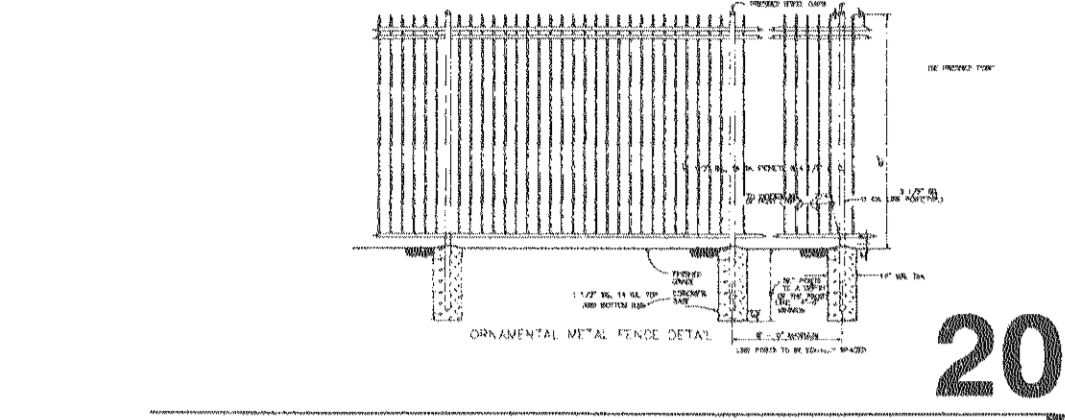
ISSUED FOR: Rezoning
ISSUE DATE: 04/15/05
REVISIONS: 06/24/05 Revisions from City & Neighbors, Comments
07/22/05 2 Staff Comment Revisions
08/01/05 3 CDOT Comment Revisions

REZONING PETITION 2005-111

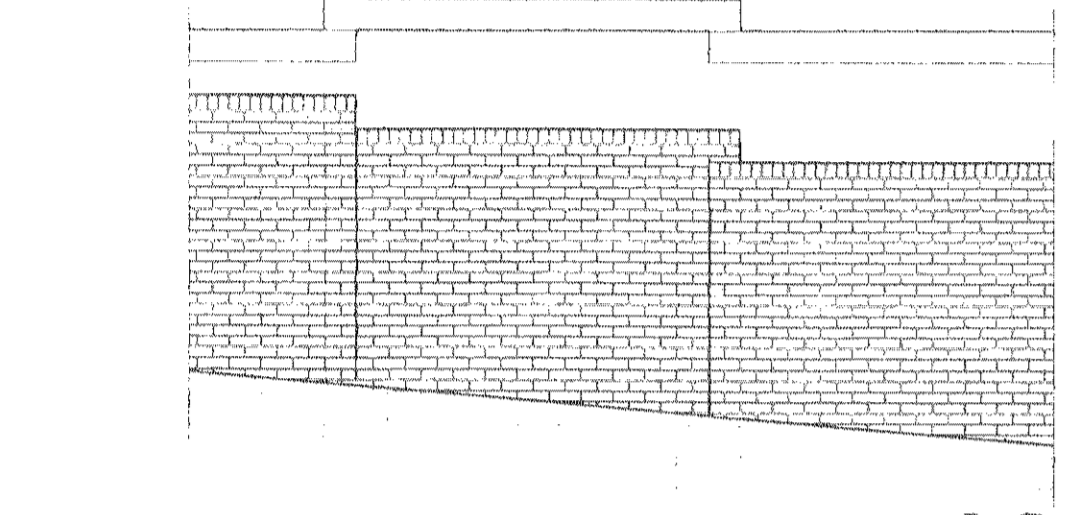
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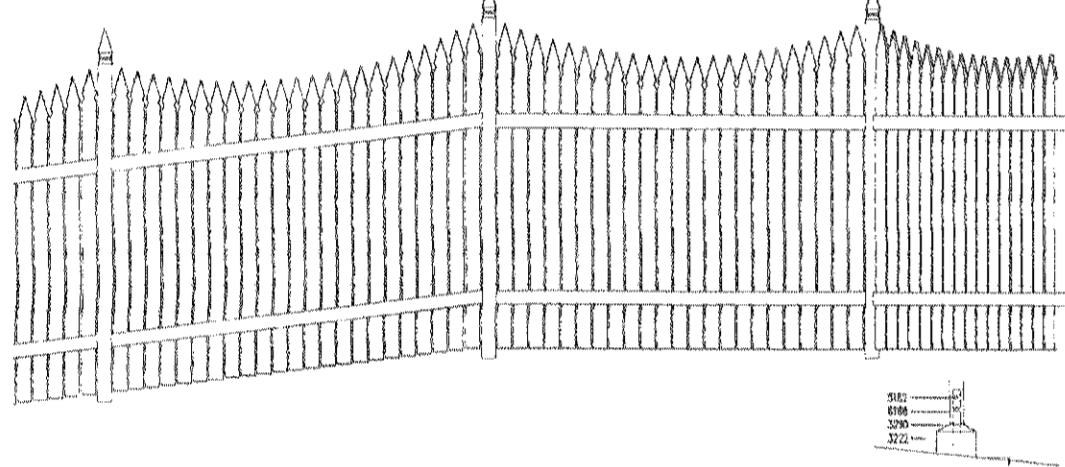
CONDITIONAL PLAN 1:40



METAL FENCE TYPE 1 1/4":1'-0"



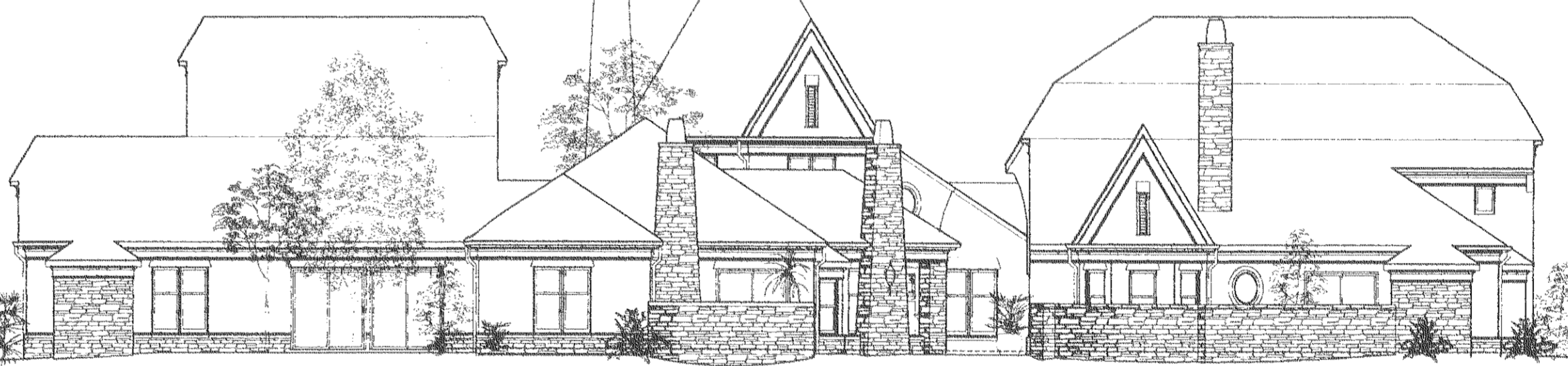
BRICK WALL TYPE 2 1/4":1'-0"



WOOD FENCE TYPE 3 1/4":1'-0"



GARAGE SIDE STUDY 3/32":1'-0"



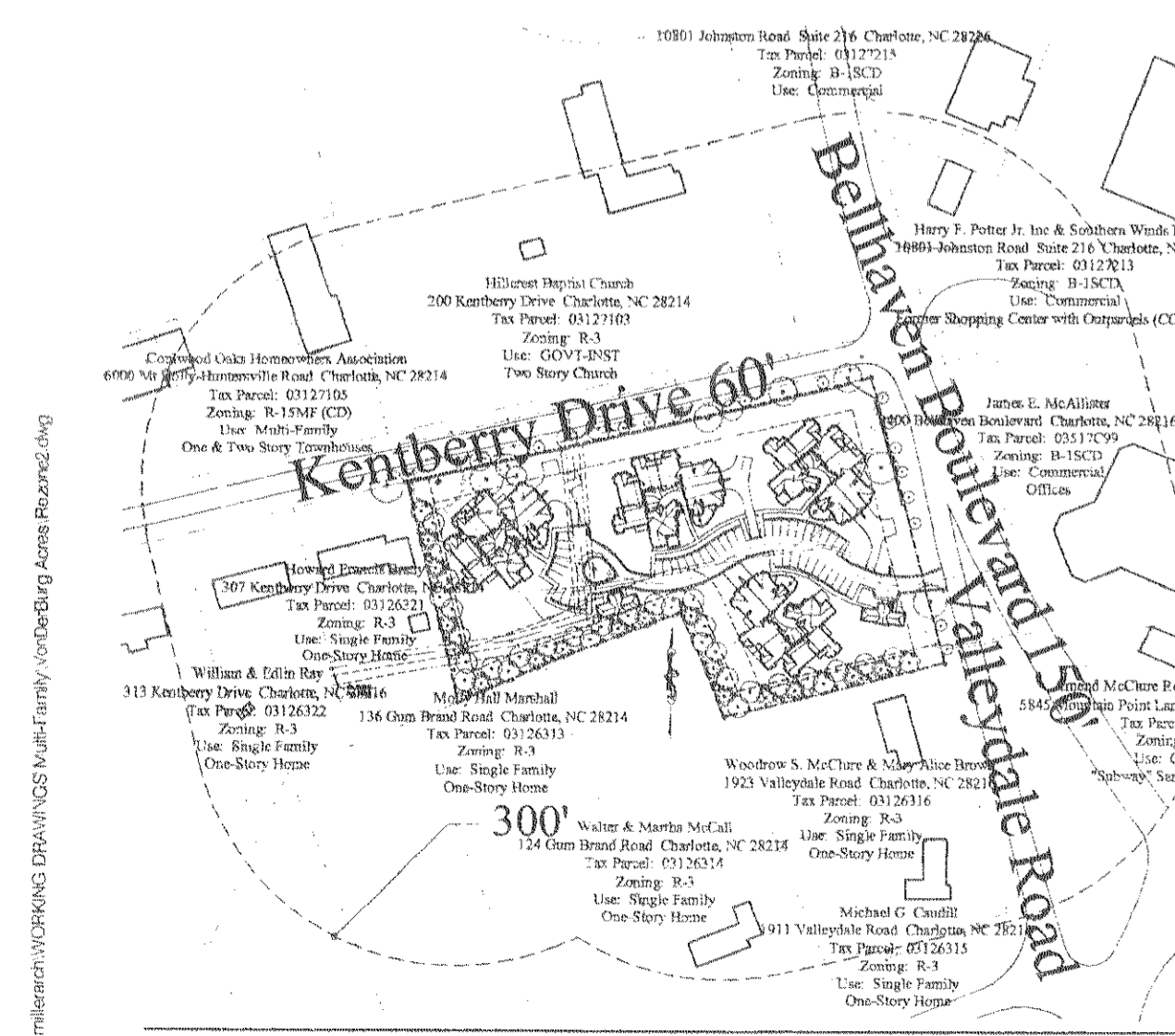
FRONT OF COURTYARD CLUSTER MASSING 3/32":1'-0"



SECTION THROUGH COURTYARD SHOWING HIGHEST ROOF 3/32":1'-0"



ACCESSORY STORAGE FRONT 3/32":1'-0"



VICINITY PLAN 1:200

CONDITIONAL NOTES