

E.J. NACHMAN  
1624 KENILWORTH AVE.  
CHARLOTTE NC 28203  
DEED BOOK 5671 PG.147  
LOT 3 BLK 1  
DILWORTH EAST  
MAP BOOK 230 PG.55  
TAX#123-127-20

FILLMORE AVE.  
40' R/W

SITE DEVELOPMENT PLAN:

- ACREAGE: 1.284 ACRES
- CURRENT ZONING: MUDD(CD)
- PROPOSED ZONING: SITE PLAN AMENDMENT REQUEST
- PROPOSED USES: RETAIL, RESTAURANT, OFFICES, AND/OR RESIDENTIAL

KENILWORTH COMMONS DEVELOPMENT STANDARDS

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE, AS PROVIDED FOR IN SECTION 6.206(2), DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE BUILDING ENVELOPE LINE AS SHOWN ON THE PLAN. THIS PETITION AMENDS THE PREVIOUSLY APPROVED PLAN FOR THE SITE BY PERMITTING A ONE WAY DRIVEWAY CONNECTION TO EAST BLVD. AND CONSTRUCTING A NEW 2 STORY BUILDING FRONTING ON EAST BLVD. IN COMPLIANCE WITH THE EAST BLVD. PED DESIGN PLAN.
2. BUFFERS, IF REQUIRED, WILL CONFORM TO THE PROVISIONS OF SECTION 12.301.
3. SCREENING WILL CONFORM TO THE PROVISIONS OF SECTION 12.303. LANDSCAPED AREAS WITHIN THE SITE WILL BE IMPROVED AS PART OF THE OVERALL SITE DEVELOPMENT. ALL GARBAGE/TRASH DISPOSAL AREAS, DUMPSTERS, ETC. WILL BE SCREENED WITH A SOLID ENCLOSURE AND GATES.
4. ANY DETACHED LIGHTING ON THE SITE WILL NOT EXCEED 30 FEET IN HEIGHT AND WILL BE AIMED INTO THE SITE AWAY FROM ADJOINING PROPERTIES AND PUBLIC STREETS. NO "WALL PAK" LIGHTING WILL BE USED ON ANY OF THE NEW STRUCTURES. SPECIAL CONSIDERATION WILL BE GIVEN TO SECURITY LIGHTING.
5. SIGNAGE ON THE SITE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ORDINANCE PROVISIONS.
6. STORMWATER DETENTION, IF REQUIRED, WILL COMPLY WITH APPLICABLE STANDARDS OF CHARLOTTE/MECKLENBURG STORMWATER SERVICES AND WILL NOT BE ALLOWED WITHIN ANY REQUIRED SETBACK AREA.
7. PARKING WILL BE PROVIDED AT A RATE THAT WILL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE ORDINANCE.
8. THE BUILDING(S) PROPOSED FOR THE SITE WILL NOT EXCEED 2 STORIES (35 FEET) IN HEIGHT. THE DESIGN, SCALE, AND GENERAL CHARACTER OF THE BUILDINGS WILL BE COMPATIBLE WITH ADJACENT USES. BUILDING ENTRANCES WILL BE ORIENTED TO KENILWORTH AVE. AND EAST BLVD. AND WILL BE RECESSED OR OTHERWISE ARCHITECTURALLY DISTINGUISHED FROM THE VARIOUS BUILDING FACADES.
9. THE PROPOSED USE OF THE SITE IS FOR RETAIL, RESTAURANT, AND/OR OFFICE USES. RESIDENTIAL USES MAY BE INCLUDED AS A SECOND FLOOR USE.
10. VEHICULAR ACCESS WILL BE PROVIDED TO EAST BLVD. BY A ONE WAY DRIVE THAT ALLOWS TRAFFIC TO ENTER THE SITE BUT NOT TO EXIT. OTHER ACCESS WILL BE FROM THE EXISTING DRIVE ON KENILWORTH AVE. AND FROM THE EXISTING SHOPPING CENTER. A PEDESTRIAN ACCESS WILL BE PROVIDED FROM EAST BLVD. TO THE SITE AND FROM KENILWORTH AVE. THROUGH THE SITE TO THE EXISTING SHOPPING CENTER. THE EXACT DESIGN AND CONFIGURATION OF WHICH WILL BE DETERMINED AT THE TIME OF DEVELOPMENT APPROVAL.
11. THE EXISTING PARKING ALONG EAST BLVD. WILL BE ALLOWED TO REMAIN CONSISTENT WITH THE PROVISIONS OF THE MUDD AND PED DISTRICTS UNTIL SUCH TIME AS THE ONE WAY DRIVE FROM EAST BLVD. OR A NEW BUILDING ALONG EAST BOULEVARD IS CONSTRUCTED.
12. THE PETITIONER WILL INSTALL AN 8' SIDEWALK ALONG KENILWORTH AVE., WITH THE EXACT DIMENSION AND CONFIGURATION OF THE PLANTING STRIP TO BE DETERMINED AT THE TIME OF DEVELOPMENT APPROVAL. THE PETITIONER WILL PRESERVE THE PRESENT SIDEWALK ON EAST BLVD. WHICH WILL REMAIN IN USE UNTIL SUCH TIME AS THE PROPERTIES ELSEWHERE ALONG THIS BLOCK ARE REDEVELOPED CONSISTENT WITH THE PED PLAN AND NEW SIDEWALKS ARE CONSTRUCTED AND PLACED IN USE. UNTIL SUCH TIME, THE PETITIONER MAY USE THE NEW 8' SIDEWALK, WHICH WILL LIE ADJACENT TO THE FRONT OF THE NEW BUILDING, FOR OUTDOOR SEATING OR OTHER ACTIVITIES CONSISTENT WITH THE INTENT OF THE PED PLAN. THE USE OF THIS SIDEWALK AREA FOR OTHER PURPOSES WILL BE DISCONTINUED AT SUCH TIME AS OTHER NEW SIDEWALKS THAT EXTEND OR CONNECT TO THE SIDEWALK ON THE PETITIONER'S SITE IS CONSTRUCTED AND PLACED INTO USE.
13. THE PETITIONER WILL CONSTRUCT A PEDESTRIAN CONNECTION THAT PASSES THROUGH THE PROPOSED BUILDING TO FACILITATE PEDESTRIAN MOVEMENT FROM KENILWORTH AVE. INTO THE SITE. THE EXACT LOCATION WITHIN THE BUILDING FOR THIS PEDESTRIAN CONNECTION WILL BE DETERMINED DURING MUDD REVIEW OF THE SITE.
14. THE PETITIONER WILL PROVIDE FACILITIES FOR THE PARKING OF BICYCLES ON THE SITE.

PROPOSED ENCLOSED DUMPSTER PAD (APPROX. LOCATION) OR REUSE EXISTING ENCLOSED DUMPSTER

PROPOSED ENCLOSED DUMPSTER PAD (APPROX. LOCATION)

KENILWORTH COMMONS (E&A) LLC.  
900 NATIONS BANK  
1901 MAIN STREET,  
SUITE 900  
COLUMBIA SC 29201  
DEED BOOK 11,563  
PG. 392  
TAX#123-127-19  
ZONED B1

OVERHEAD ARCHWAY (APPROX. LOCATION) MINIMUM 14' CLEARANCE OVER DRIVEWAY

EXISTING SIDEWALK

20' RIGHT IN DRIVEWAY ONLY

8' SIDEWALK AND 8' PLANTING STRIP FOR A 16' TOTAL BEHIND CURB

(8' SIDEWALK TO BE ON EASEMENT GRANTED TO THE CITY OF CHARLOTTE)

EAST BOULEVARD  
70' R/W

KENILWORTH AVENUE  
60' R/W

RECONSTRUCT EXISTING DRIVEWAY/ 26' WIDTH MIN. RIGHT IN/RIGHT OUT STRIPING

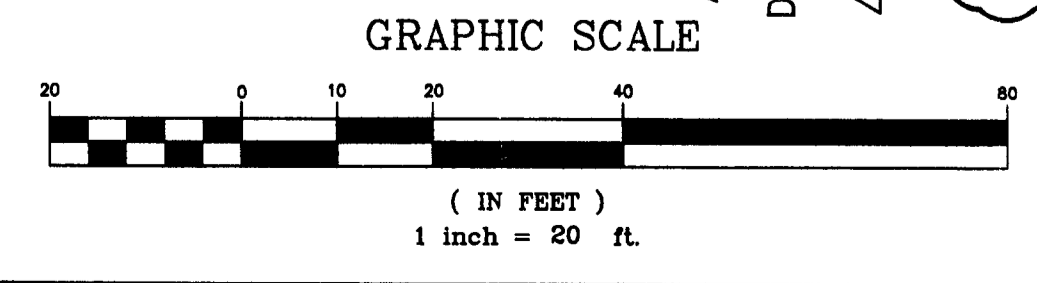
8' CONCRETE SIDEWALK

6' PLANTING STRIP

14' MUDD SETBACK

10' WIDE PEDESTRIAN ARCADE

11 SMALL MATURING TREES



APPROVED BY CITY COUNCIL  
DATE 9/1/02 FOR FINAL APPROVAL

FOR PUBLIC HEARING: PETITION # 2002-79

PROJECT: SHOPS AT KENILWORTH  
SITE PLAN AMENDMENT REQUEST  
(TO PREVIOUS PETITION 2001-116)  
SHEET TITLE: ILLUSTRATIVE SITE PLAN  
PETITIONER: EDENS & AVANT

|             |  |
|-------------|--|
| Project No. | 51476  |
| Checked by  | TH   |
| Drawn by    | KFA  |
| Date Drawn  | 04.16.02                                     |
| Revisions   |  |
| 1           | 6/10/02                                      |
| 2           | 6/20/02 CITY                                 |
| 3           | 7/9/02 PER PRE HEARING STAFF                 |
| ANALYSIS    |  |
| 4           | 7/25/02 DRIVEWAY WIDTH DECISION BY CITY FIRE |
| RZ1 OF 1    |  |

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