

SITE DATA

Site Area: 2.26 Acres
 Existing Zoning: R - 22 MF and O - 2
 Proposed Zoning: MUDD-O
 Proposed Use: 135 Residential Units
 Proposed Sq. Ft.: 150,000 SF
 Required Parking: 1 Space/Unit or 160 Spaces
 Proposed Parking: 1.39 Spaces/Unit or 188 Spaces on site
 Required Open Space: 1,500 SF
 Streetscape: 1 large maturing tree/40 LF or 1 small maturing tree /30 LF of frontage

DEVELOPMENT STANDARDS

Development of the Site will be controlled by the standards depicted on this Site Plan and by the standards of the Mixed-Use Development District-Option, as stated herein. The development scenario depicted on the 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 during the design development and construction phases so long as the overall requirements are met.

Permitted Uses

1. Development of the Site shall be for a maximum of 135 residential units, as well as any accessory uses for the residential units permitted by the Zoning Ordinance for the MUDD district.

Setbacks and Streetscape Treatment

- All buildings constructed on the Site will maintain a minimum 14' setback from existing or proposed edge of pavement along Kenilworth Avenue, Pierce Street, and Buchanan Street.
- All buildings constructed on the Site along Scott Avenue will maintain a 14' setback as measured from the future proposed curbline of Scott Avenue based on a 680' radius.
- The Petitioner shall provide a minimum 6' sidewalk with a minimum 8' planting strip along Scott Avenue, Pierce Street and Buchanan Street.
- Per the MUDD-Option, the Petitioner shall maintain the 5' sidewalk and +/- 8'-6" planting strip along Kenilworth Avenue.
- The Plan shall comply with the Uptown Streetscape Guidelines or Tree Ordinance as applicable. The required streetscape improvements will be determined by the MUDD review team and the Urban Forestry Department.

Architectural Controls:

- An Architectural Perspective Elevation is attached as a part of this submittal. The rendering is intended to be schematic and representational in nature. Final elevations will be submitted to the Planning Commission for administrative approval so long as the overall design intent is the same.
- Building height along Kenilworth Avenue shall be a maximum of 3 story (43 ht. maximum).
- Building height along Scott Avenue shall be a maximum of 4 story (54' ht. maximum).
- Building height along Buchanan Street shall be a combination of 3 and 4 story (43' ht. and 54' ht. maximum respectively).
- Building height along Pierce Street shall be a maximum of 3 story (47' ht. maximum).
- The building elevations on the street side shall have a minimum of 40% brick or masonry. EFIS material to be used as a minor part of the facades.
- Additional building materials shall be limited to wood, cementitious siding or EFIS material. Vinyl or Metal materials may be used for architectural details including but not limited to doors, windows and trim details.

Pedestrian Connectivity

- The Petitioner will provide internal sidewalks to connect all units to the public sidewalk system substantially in a manner depicted on the Schematic Plan and, as required by Section 12.529.
- Ground floor units along the public right of ways shall front the street with doorways/stoops providing access to the public sidewalk except where grade changes may be prohibitive.

Site Design/Open Space

- Open space provided shall meet or exceed the requirements of the Ordinance.
- The courtyards depicted on the Schematic Plan shall be on grade and open to the street with coordinated pedestrian access from the building/units to the public street.
- The Petitioner reserves the right to provide the open space in a manner other than that depicted on the Schematic Site Plan so long as the overall open space requirement is provided in the area between the building and the public right of way and so long as the location and character of the open space is administratively approved by the Planning Commission.

Public Streets and Easements

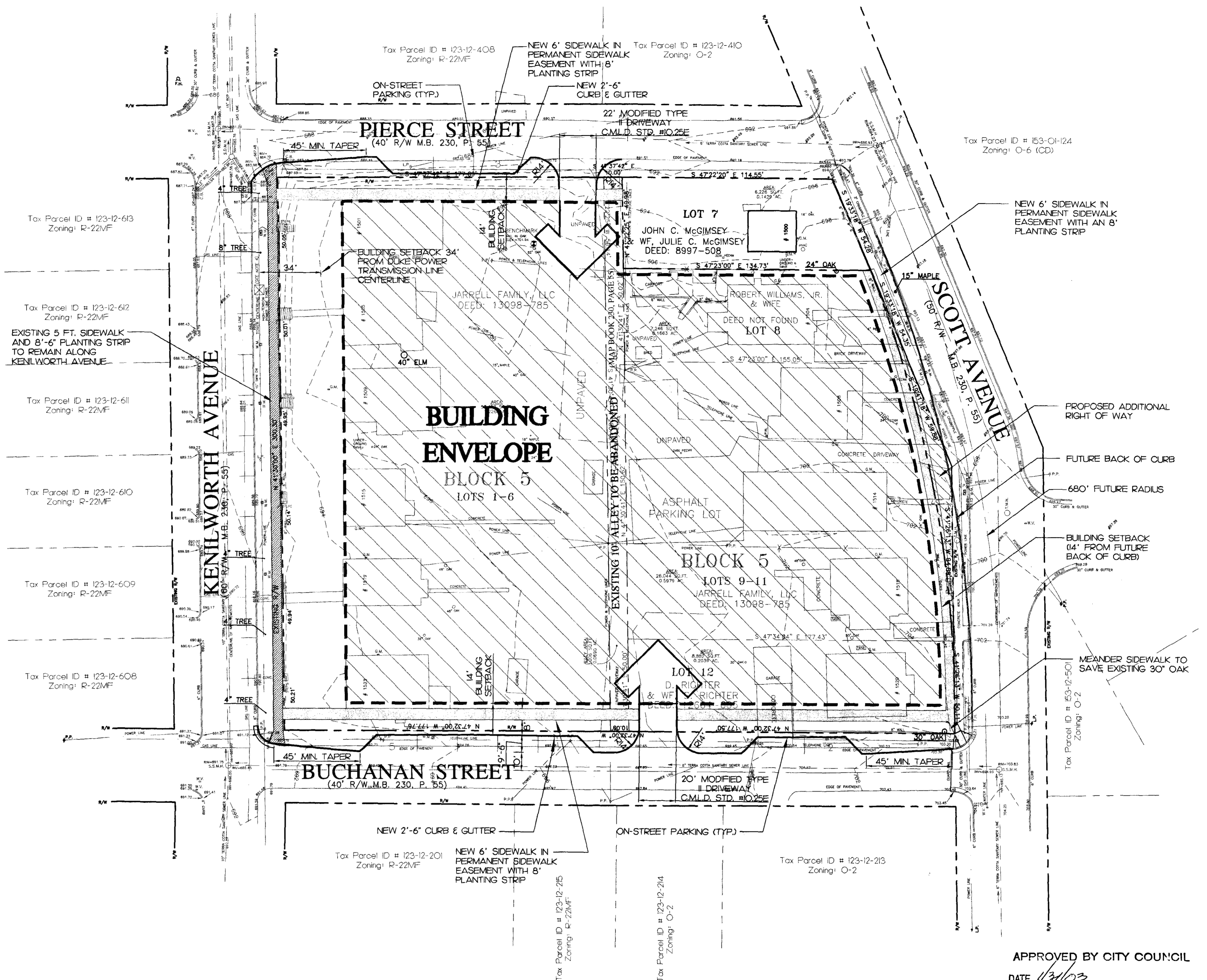
- The Petitioner reserves the right to provide on street parking on Pierce Street and Buchanan Street subject to CDOT approval. A minimum driving lane width of 10' per lane (lip of pavement to lip of pavement) with a 7' recessed parking area and a 2'-5" standard curb and gutter shall be provided as measured from the centerline of either street.
- The Petitioner reserves the right to work with CDOT in order to remove the barricade at the intersection of Buchanan Street and Scott Avenue to allow full traffic movement.
- The Petitioner shall dedicate and convey the additional right of way along Scott Avenue necessary to provide for a future 680' radius in Scott Avenue prior to the issuance of Certificates of Occupancy.
- The Petitioner shall abandon the 10' wide alley on the site prior to the issuance of Building Permits.
- The Petitioner shall work with CDOT to provide appropriate site distance triangles at intersections.
- As part of the MUDD-Option, the Petitioner shall be allowed to maneuver in the sidewalk and public right-of-way of Pierce Street for the purpose of trash and recycling collection.

Tree Preservation

1. The Petitioner shall make every reasonable effort to save the trees indicated within the site subject to final design plans and grade elevations.

Vehicular Access Points

- The number of access points shall be limited to those shown on the Technical Data Sheet.
- Access points shall be located in the general areas depicted on the Technical Data Sheet subject to modifications necessary for final site construction plans.
- All parking spaces within the parking deck shall be equally accessible from both Buchanan Street and Pierce Street.
- Pursuant to "Public Streets and Easements #2", the Petitioner will coordinate with CDOT and interested neighbors to review the opportunity to open Buchanan Street to Scott Avenue and to discuss possible traffic issues on Buchanan Street.



Parking

- Parking provided shall be a combination of deck parking and on street parking. On Site Parking shall be provided at a ratio of 1.39 spaces/ unit.
- Parking Deck will be designed per the requirements of Section 12.212 of the Ordinance.

Screening/Trash Collection

- Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
- Parking Deck will be screened per the requirements of Section 12.212 of the Ordinance.
- Roof top mechanical equipment shall be screened from public view.
- Trash collection and recycling will be from Pierce Street or Buchanan Street. Trash collection and recycling shall be accomplished through the use of roll-out mini dumpsters and recycling carts for private carrier pick-up. The location shall be in the basement and access to the area shall be from the side or rear of the units and not directly from Pierce Street.

Lighting

- Detached pole lighting, except City of Charlotte streetlights shall be of a uniform design and shall be limited to 20" height maximum.
- No wall "pak" type lighting will be permitted on the perimeter of the buildings.

Signage

Signage will be permitted in accordance with the applicable standards of the Ordinance.

Stormwater

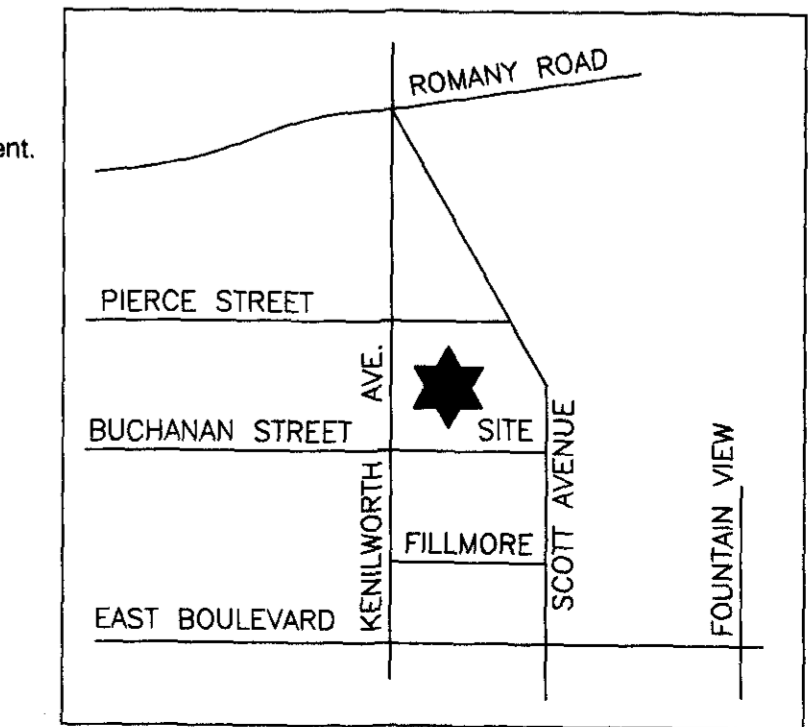
- The Petitioner shall meet all requirements of the Stormwater Ordinance as required by the City of Charlotte engineering Department. Stormwater detention facilities, if required, will be designed to meet the applicable standards of the City of Charlotte Engineering Department.
- Stormwater detention facilities shall not be located within the setbacks.
- No detention outlet structure shall be allowed to surface drain, detention outlet structures shall connect directly to the public stormwater system.

Fire Protection

Adequate fire protection shall be provided in accordance with Section 503 of the North Carolina State Fire Prevention.

APPROVED BY CITY COUNCIL
 DATE 4/21/03

VICINITY MAP



KENILWORTH/SCOTT REZONING
 CHARLOTTE, NORTH CAROLINA
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 1244 EAST BOULEVARD
 CHARLOTTE, NORTH CAROLINA 28203
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 •Landscape Architecture
 •Urban Design
 •Civil Engineering
 •Land Planning

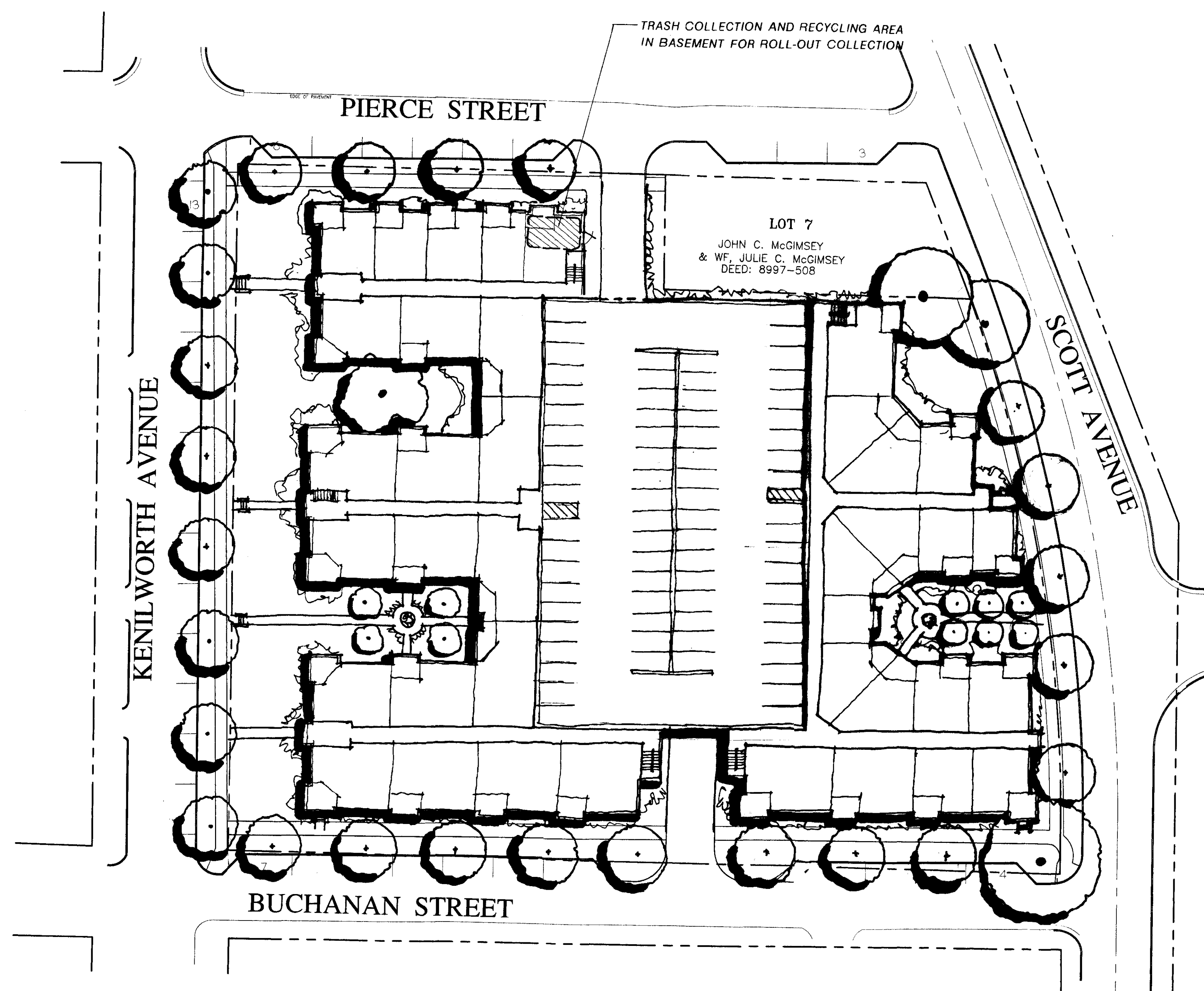


REZONING PETITION
 FOR PUBLIC HEARING
 PETITION # O2-130

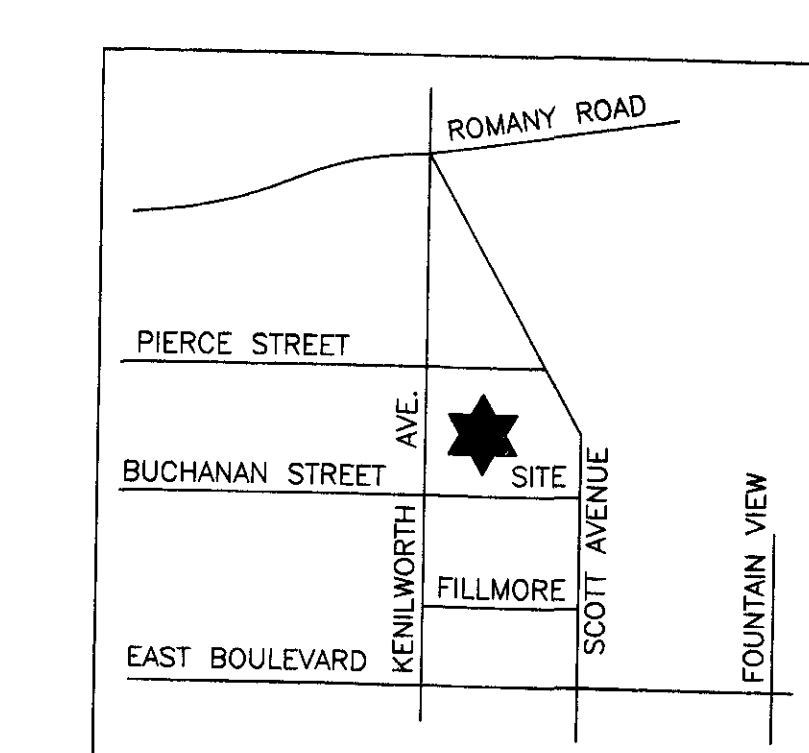
TECHNICAL DATA PLAN

Scale: 1" = 30'
 Date: 23 AUG. 2002
 Project No.: 140-001
 Revisions:
 1) 11/3/02 REVISED NOTES AND PLANS PER C.M.P.C. REVIEW
 2) 12/11/02 REVISED NOTES AND PLANS PER C.M.P.C. REVIEW
 3) 01/16/03 REVISED PER NEGOTIATIONS W/ NEIGHBORS
 4) 02/03/03 FINAL PETITION CHANGES

Sheet 1 of 3



APPROVED BY CITY COUNCIL
 DATE 1/31/03



KENILWORTH/SCOTT REZONING
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DRG

REZONING PETITION
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SCHEMATIC SITE PLAN

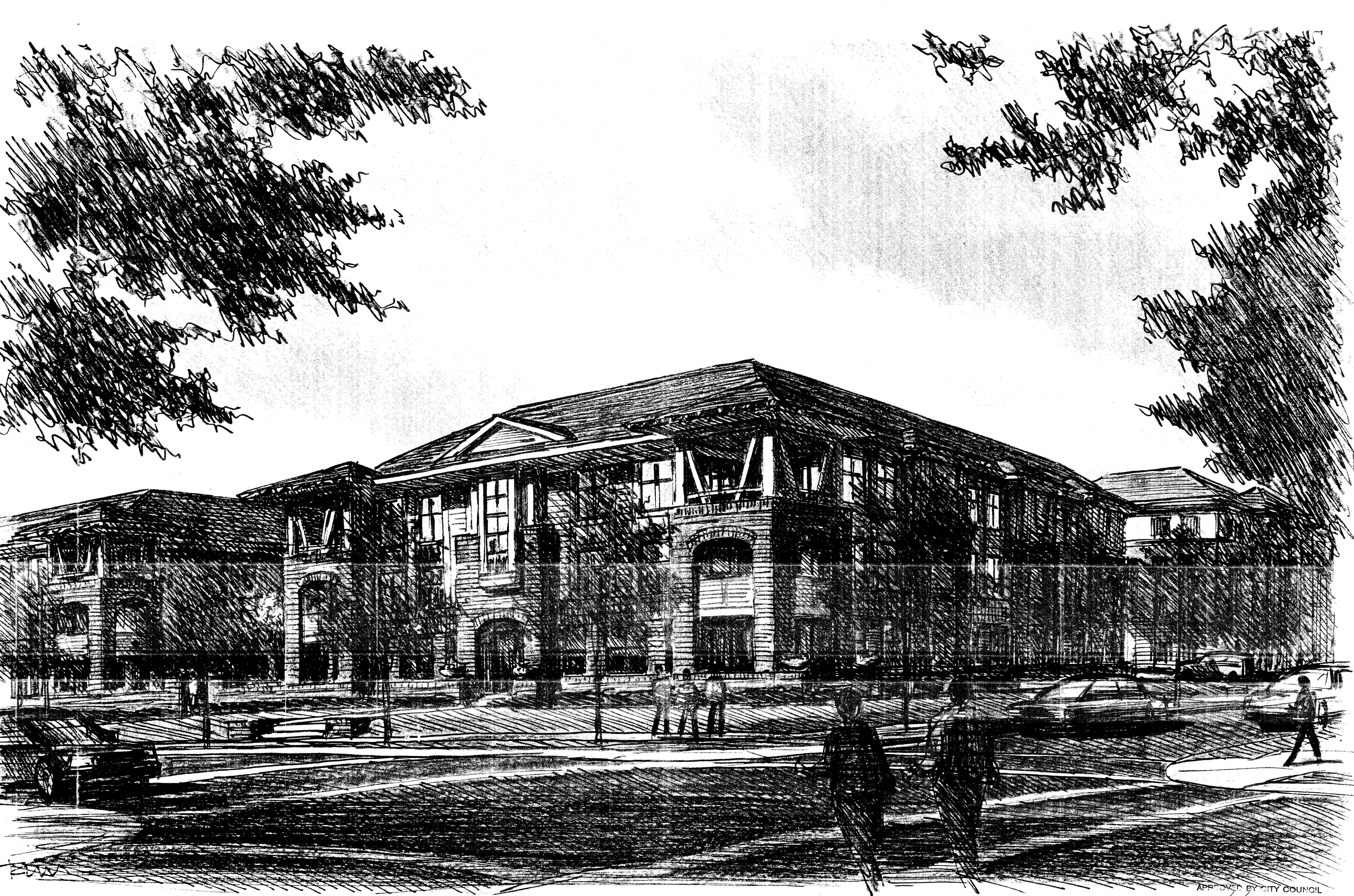
NORTH

Scale: 1" = 30'
 Date: 23 AUG. 2002
 Project No.: 140-001

Revisions:

- 1) 11/13/02 REVISED NOTES AND PLANS PER C.M.P.C. REVIEW
- 2) 1/15/03 PER COORD. W/ NEIGHBOR
- 3) 1/28/03 PER FINAL COORD. W/ ALL AFFECTED DRIVEWAY BACK

Sheet **2** of **3**



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DATE 1/31/03