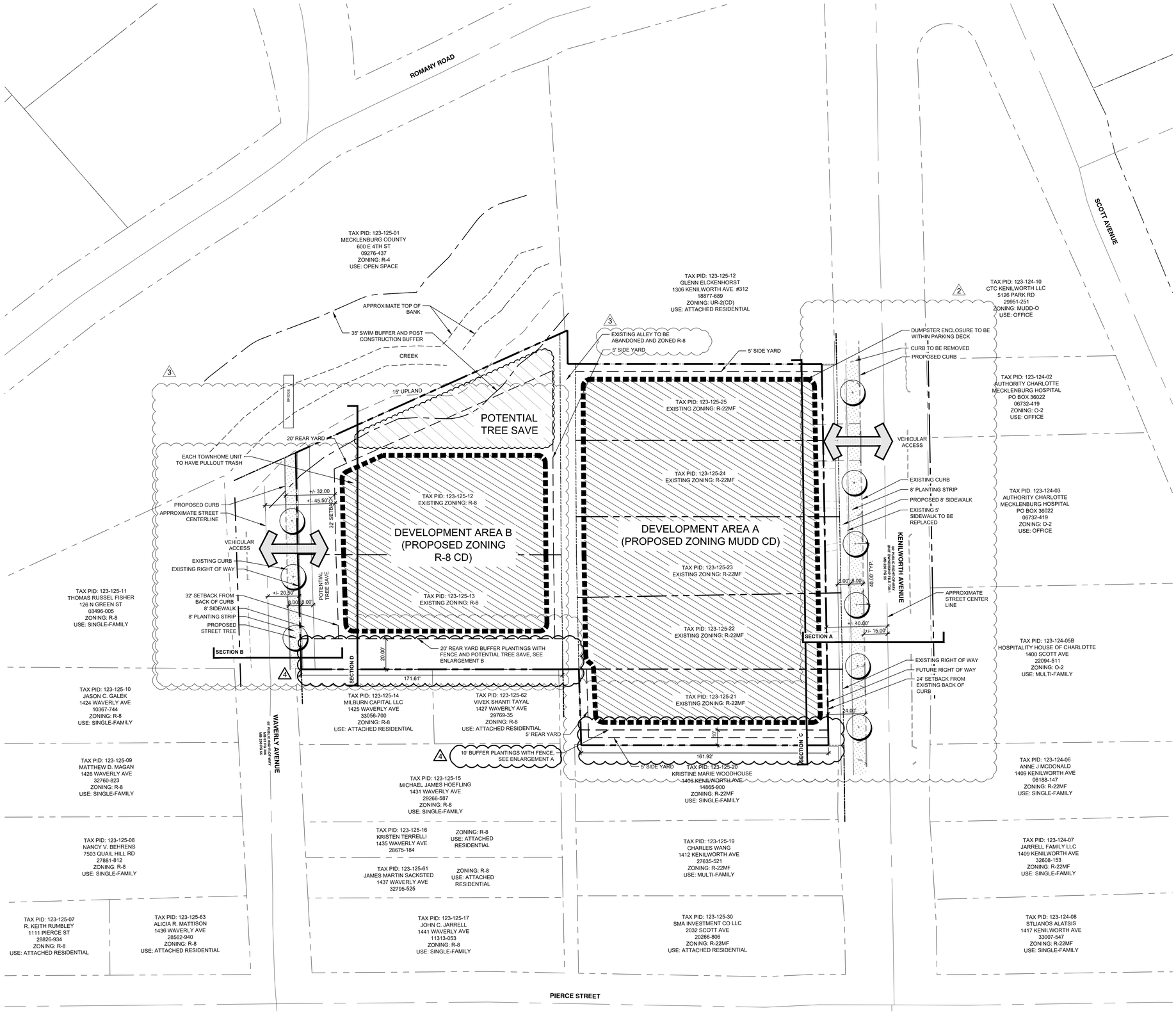

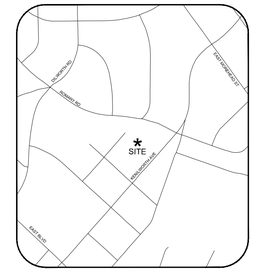

VICINITY MAP
NTS

2 3

Development Data Table:

Site Area:	+/- 1.752 acres
Tax Parcels:	12312521, 12312522, 12312523, 12312524, 12312525, 12312512, 12312513
Existing Zoning:	R-22MF and R-8
Proposed Zoning:	MUDD(CD) and ~~UR~~-2R-8(CD)
Existing Use:	Residential
Proposed Uses:	Up to ~~86~~ single-family attached (townhome) units and ~~5550~~ multi-family residential units
Maximum Building Height:	~~70~~58 feet (5 stories) in Development Area A and ~~45~~ feet (3 stories)per Ordinance Standards for the R-8 zoning district in Development Area B
Parking:	Shall satisfy or exceed Ordinance requirements

LandDesign.
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CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

REZONING PETITION NUMBER: 2018-163

SEAL

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORPORATION C-015 LandDesign, Inc.

PROJECT

KENILWORTH MULTI-FAMILY

SUNCAP PROPERTY GROUP

CHARLOTTE, NC

REZONING PETITION NUMBER: 2018-163

LANDDESIGN PROJ.#
1018359

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL REZONING SUBMITTAL	12.14.2018
2	CITY COMMENTS	02.12.2019
3	CITY COMMENTS	03.12.2019
4	CITY COMMENTS	04.22.2019

DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

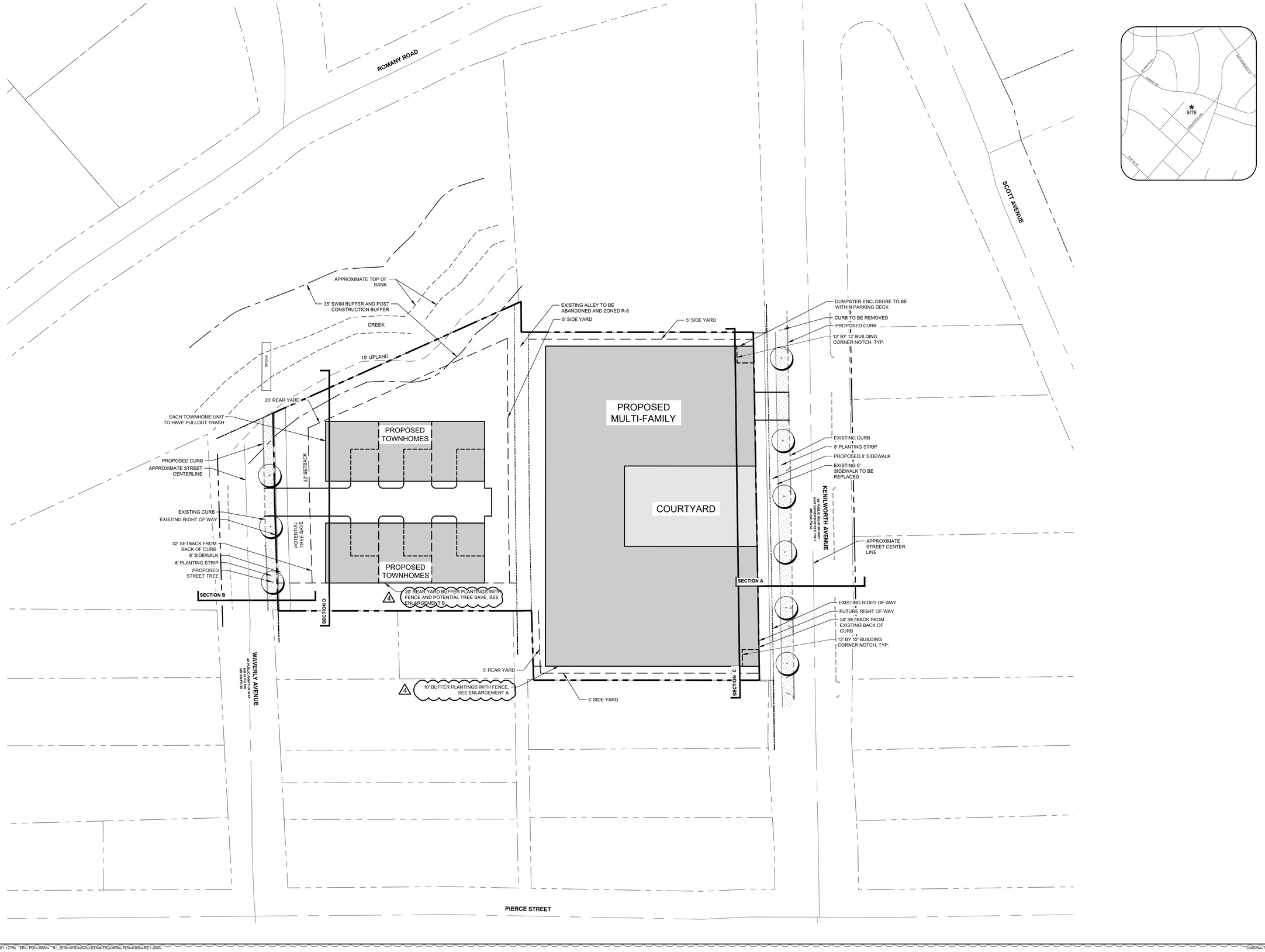
SCALE
NORTH
VERT: N/A
HORZ: 1"=30'
0 15' 30' 60'

SHEET TITLE

TECHNICAL DATA

SHEET NUMBER

RZ-1



3

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PROJECT

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DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE

NORTH

VERT: N/A
HORZ: 1"=30'

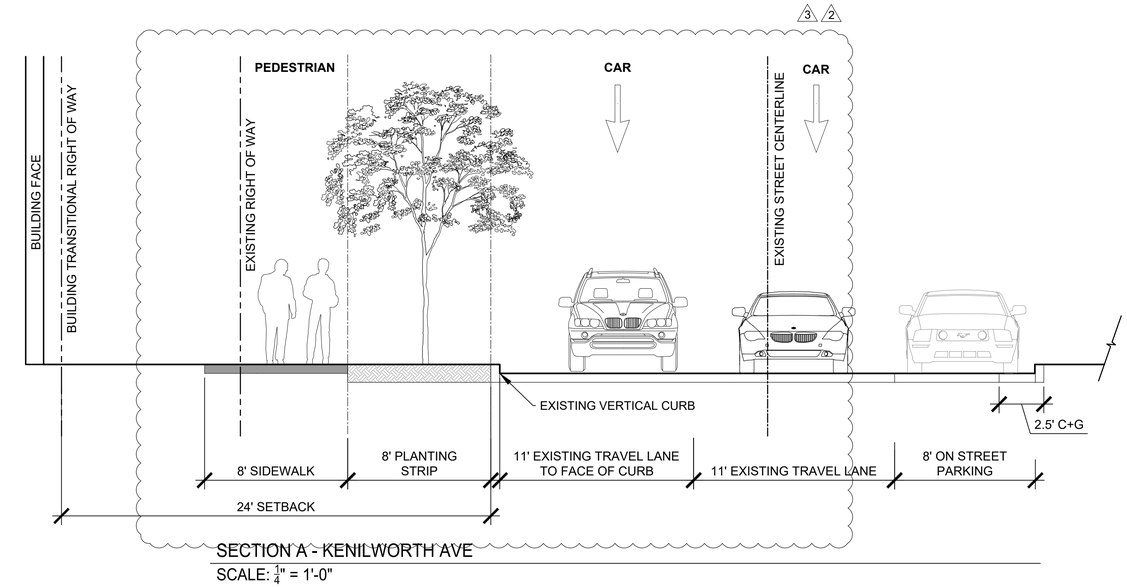
0 15' 30' 60'

SHEET TITLE

SCHEMATIC SITE PLAN

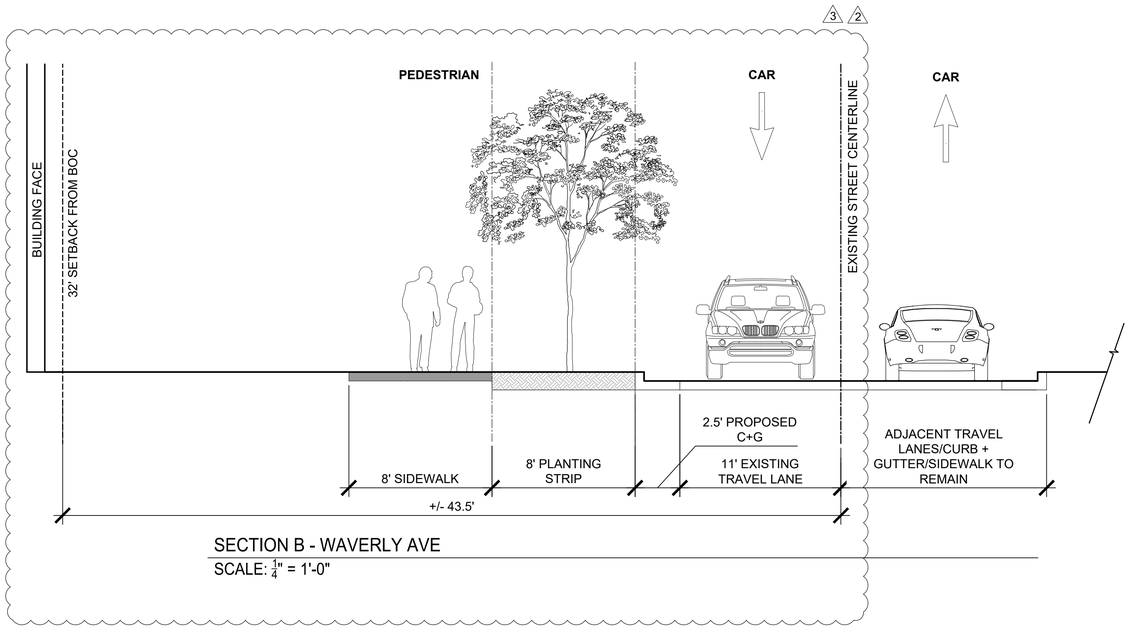
SHEET NUMBER

RZ-2



SECTION A - KENILWORTH AVE

SCALE: $\frac{1}{4}$" = 1'-0"



SECTION B - WAVERLY AVE

SCALE: $\frac{1}{4}$" = 1'-0"

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KENILWORTH MULTI-FAMILY

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DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE NORTH

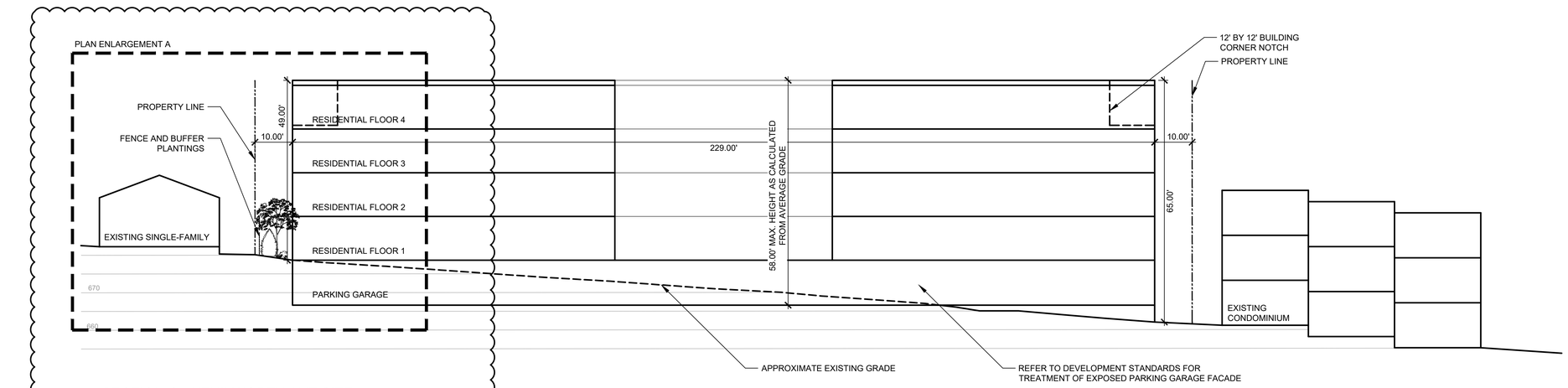
VERT: N/A
HORZ: N/A

SHEET TITLE

STREET SECTIONS

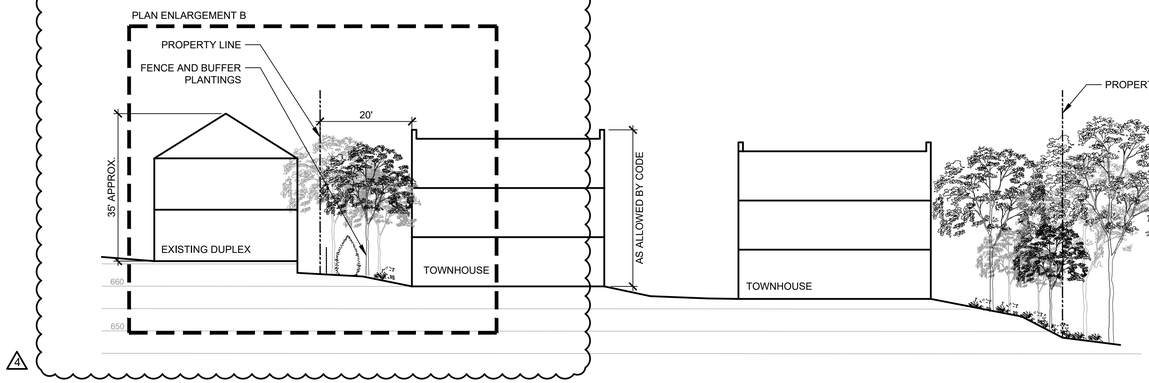
SHEET NUMBER

3 RZ-3



SECTION C - KENILWORTH AVE SITE

SCALE: $\frac{1}{16}$" = 1'-0"

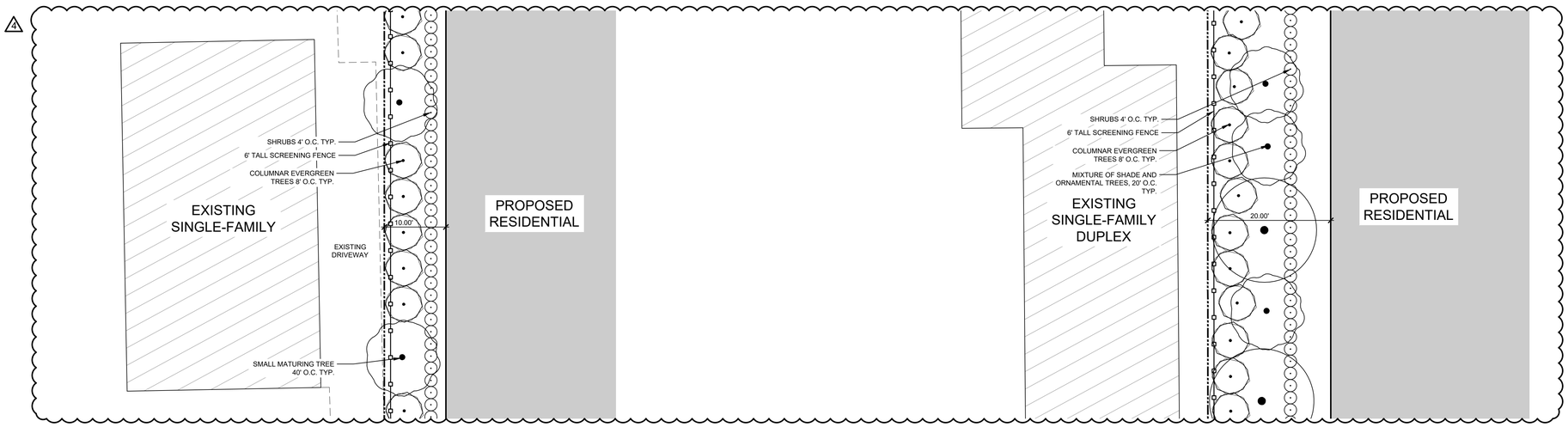


4

SECTION D - WAVERLY AVE SITE

SCALE: $\frac{1}{16}$" = 1'-0"

4



PLAN ENLARGEMENT A - KENILWORTH AVE SITE

SCALE: 1" = 10'

PLAN ENLARGEMENT B - WAVERLY AVE SITE

SCALE: 1" = 10'

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PROJECT

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DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE NORTH

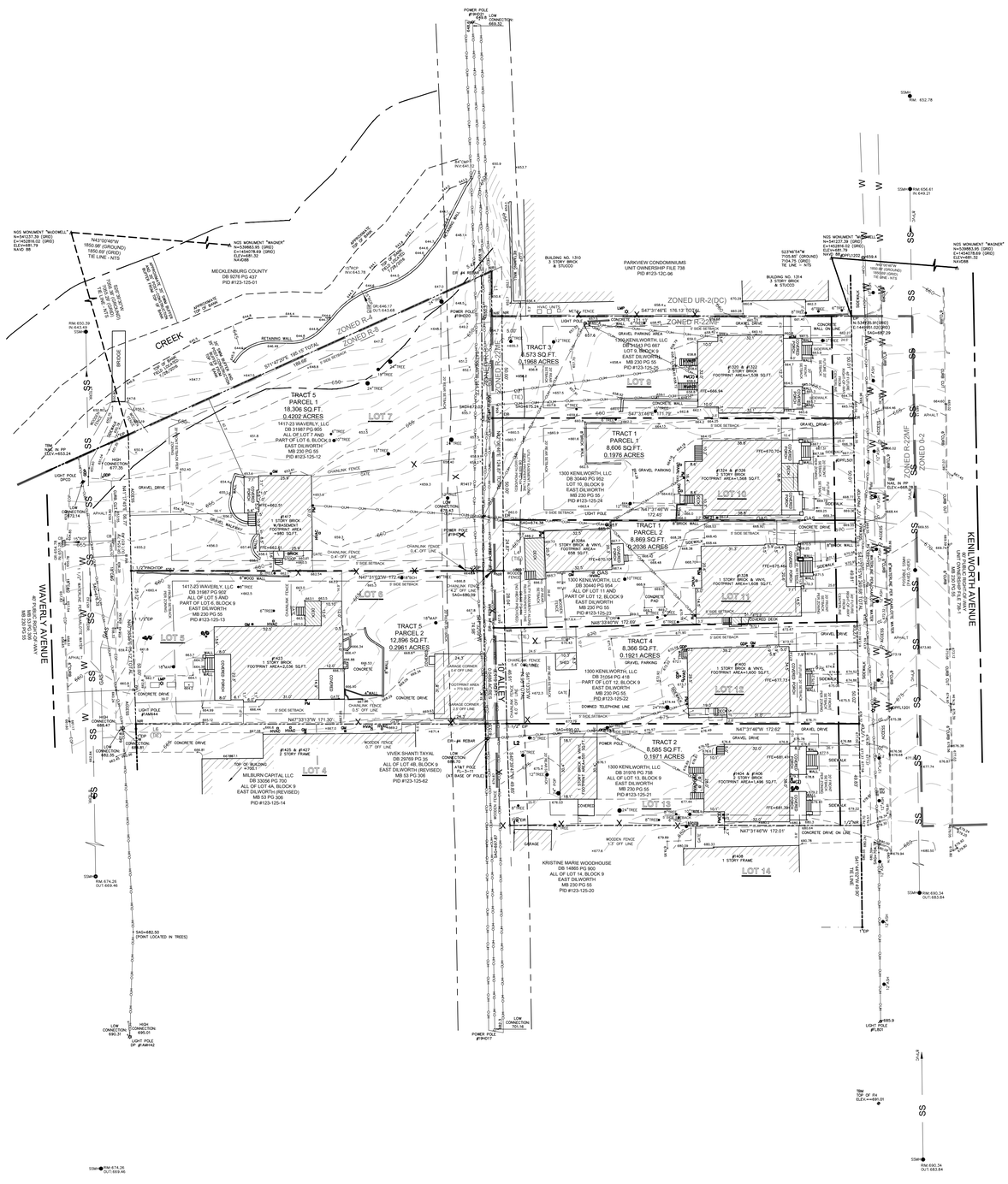
VERT: N/A
HORZ: N/A

SHEET TITLE

SITE SECTIONS

SHEET NUMBER

RZ-4


TRACT 5
PARCEL 1
18,306 SQ.FT.
0.4202 ACRES
1417-23 WAVERLY, LLC
DB 31987 PG 905
ALL OF LOT 7 AND
PART OF LOT 6, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-12
TRACT 3
6,573 SQ.FT.
0.1968 ACRES
TRACT 1
PARCEL 1
8,606 SQ.FT.
0.1976 ACRES
1300 KENILWORTH, LLC
DB 30440 PG 952
LOT 10, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-24
TRACT 1
PARCEL 2
8,869 SQ.FT.
0.2036 ACRES
TRACT 5
PARCEL 2
12,896 SQ.FT.
0.2961 ACRES
TRACT 4
8,366 SQ.FT.
0.1921 ACRES
1300 KENILWORTH, LLC
DB 31054 PG 418
PART OF LOT 12, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-22
TRACT 2
8,585 SQ.FT.
0.1971 ACRES
1300 KENILWORTH, LLC
DB 31976 PG 758
ALL OF LOT 13, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-23
KENILWORTH AVENUE
WAVERLY AVENUE
10' ALLEY
CREEK
ZONED R-4
ZONED R-8
ZONED UR-2(DC)
ZONED R-22MF
ZONED O-2
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
MECKLENBURG COUNTY
DB 9276 PG 437
PID #123-125-01
PARKVIEW CONDOMINIUMS
UNIT OWNERSHIP FILE 738
PID #123-13C-96
KRISTINE MARIE WOODHOUSE
DB 14885 PG 900
ALL OF LOT 14, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-20
MILBURN CAPITAL LLC
DB 33056 PG 700
ALL OF LOT 4A, BLOCK 9
EAST DILWORTH (REVISED)
MB 53 PG 306
PID #123-125-14
VIVEK SHANTI TAYAL
DB 32799 PG 745
ALL OF LOT 4B, BLOCK 9
EAST DILWORTH (REVISED)
MB 53 PG 306
PID #123-125-62
1300 KENILWORTH, LLC
DB 30440 PG 952
LOT 9, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-25
1417-23 WAVERLY, LLC
DB 31987 PG 905
ALL OF LOT 5 AND
PART OF LOT 6, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-13
1300 KENILWORTH, LLC
DB 31054 PG 418
PART OF LOT 11 AND
PART OF LOT 12, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-23
1300 KENILWORTH, LLC
DB 31054 PG 418
PART OF LOT 12, BLOCK 9
EAST DILWORTH
MB 230 PG 55
PID #123-125-22
NGS MONUMENT "MOONEY"
N=541237.39 (GRID)
E=1452816.02 (GRID)
1850.98' (GROUND)
1850.79' (GRID)
TIE LINE - NTS
NAD 83
NGS MONUMENT "MAGNEY"
N=539883.95 (GRID)
E=1454078.69 (GRID)
1855.72' (GROUND)
1855.53' (GRID)
TIE LINE - NTS
NAVD 88
N41°00'40"W
S23°46'54"W
7105.85' (GROUND)
7104.75' (GRID)
TIE LINE - NTS
S47°31'40"E 176.13' TO TBM
N47°31'40"W 172.63'
N47°33'13"W 171.30'
N47°31'46"W 172.62'
N47°31'46"W 172.03'
N48°33'40"W 172.69'
S47°31'46"E 171.73'
S47°33'13"E 171.30'
S47°31'40"E 176.19' TO TBM
SAG=682.50
(POINT LOCATED IN TREES)
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SAG=682.09
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SAG=681.99
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SUNCAP PROPERTY GROUP, LLC

REZONING PETITION NO. 2018-163

DEVELOPMENT STANDARDS

~~2/12/2019~~~~3/12/2019~~4/22/2019 (4)

Development Data Table:

Site Area:	+/- 1.752 acres
Tax Parcels:	12312521, 12312522, 12312523, 12312524, 12312525, 12312512, 12312513
Existing Zoning:	R-22MF and R-8
Proposed Zoning:	MUDD(CD) and ~~UR-2R-3~~(CD)
Existing Use:	Residential
Proposed Uses:	Up to 86 single-family attached (townhome) units and ~~55~~50 multi-family residential units
Maximum Building Height:	~~2~~58 feet (5 stories) in Development Area A and ~~45~~ feet (3 stories) per Ordinance Standards for the R-8 zoning district in Development Area B
Parking:	Shall satisfy or exceed Ordinance requirements

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Suncap Property Group, LLC (the "Petitioner") to accommodate the development of a residential community on that approximately 1.752-acre site located on the north-west side of Kenilworth Avenue, north of the intersection with Pierce Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 12312521, 12312522, 12312523, 12312524, 12312525, 12312512, and 12312513.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD and ~~UR-2R-3~~ zoning districts shall govern the development and use of the Site.
4. The development and layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II.Permitted Uses

The Site may be devoted only to a residential community containing a maximum of: (a) ~~fifty-five~~fifty (~~55~~50) multi-family residential units in Development Area A, and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district, and (ii) ~~eighty-six~~ (86) single-family attached (townhome) units in Development Area B, and any incidental and accessory uses relating thereto that are allowed in the ~~UR-2R-3~~ zoning district.

III. Transportation

1. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
2. Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.
3. Petitioner shall substantially complete all transportation improvements before the Site's first building certificate of occupancy is issued or phased per the Site's development plan.

   a. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

IV. Architectural Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings fronting a public street shall be comprised of a minimum of 50% of the following materials on that building's entire façade facing such public street (excluding window and door areas): brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
2. Prohibited Exterior Building Materials:
   a. Vinyl Siding (but not vinyl hand rails, windows, soffits, garages, or door trim); and
   b. Concrete masonry units not architecturally finished.
3. Driveways intended to serve single units shall be prohibited on Kenilworth Avenue.
4. ~~Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.~~
5. Service Area Screening- service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view from public streets and existing single-family homes with materials and design to be compatible with principal structures. Such design shall include a minimum 20% Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
6. **Within Development Area A (requesting MUDD(CD) zoning district)** (multi-family residential), the following additional standards shall apply:
   a. Multi-family buildings shall contain a minimum transparency of 25% for all upper- level floors. The ground-floor shall contain a minimum transparency of 50% and a minimum of two (2) doors facing Kenilworth Avenue.
   b. All residential ground floor units fronting Kenilworth Avenue will have entrances facing the street and ~~when within fifteen (15) feet of a street~~ shall be raised a minimum of 12-24". Stoops shall be provided on all public and private streets.
   c. Sidewalk extensions shall be provided between all street trees on all public and private network required streets when parking is adjacent.
   d. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
   i. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
   e. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
   i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors;
   ii. Buildings shall be designed with recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through the use of Preferred Exterior Building Materials or articulated architectural façade features and color changes; and
   iii. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20' in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
   f. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
   i. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private);
   ii. Buildings shall front a minimum of 70% of the total network required street frontage on the site (exclusive of driveways, pedestrian access points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities); and
   iii. Parking lots shall not be located between any building and any network required public or private street.
   g. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
   i. The Petitioner shall provide notched corners with a minimum dimension of twelve (12) feet by twelve (12) feet at the top of the building in the areas as generally depicted on the Rezoning Plan.
   ii. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
   iii. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street; and
   iv. For pitched roofs, the minimum allowed pitch is 4:12, excluding buildings with a flat roof and parapet walls.
7. **Within Development Area B (requesting ~~UR-2R-3~~(CD) zoning district)** (single-family attached residential/townhomes), the following additional standards shall apply:
   a. Pitched roofs, if provided, shall be symmetrically sloped of no less than 5:12, with the exception of flat roof accents, roofs for porches, attached sheds, or parapets, which may be no less than 2:12, unless a flat roof architectural style is employed.
   b. Usable porches or stoops shall form a predominant feature of the building design and be located on the front and/or side of the building, where feasible based on Site grading. Usable front porches shall be covered and be at least six (6) feet deep. Stoops and entry-level porches may be covered but shall not be enclosed.
   c. For all corner/end units that face a public or private street Waverly Avenue, stoops shall face the public realm and corner units will have enhanced side elevations with a front stoop where feasible. Roof overhangs, eaves, cornices, chimneys, gutters, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to twenty-four (24) inches into the required setbacks.
   d. Side elevations fronting Waverly Avenue shall not contain blank wall expanses greater than ten (10) feet on all building levels.
   i. Enhancements to side elevations may include, but shall not be limited to, usable doors, decorative lighting/sconces, architectural details or protrusions, transom windows, awnings, and/or stairs.
   e. Townhome buildings shall have a minimum transparency of 30% on all upper level stories.
   f. Attached dwelling units shall be limited to a maximum of ~~eight~~four (64) townhome units per building
   g. To provide privacy, all residential entrances within fifteen (15) feet of the sidewalk must be raised from the average sidewalk grade a minimum of twenty-four (24) inches.
   h. Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of twelve (12) to twenty-four (24) inches from the front wall plane and additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
   i. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.

V.Environmental Features, Streetscape & Landscaping

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
2. Development within the PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
3. The Petitioner shall comply with tree save requirements in the area as generally depicted on the Rezoning Plan.
4. The Petitioner shall construct an eight (8) foot planting strip and eight (8) foot sidewalk along all public and private streets.
5. In the central open space and amenity area adjacent to Kenilworth Avenue, the Petitioner shall provide enhanced landscaping and/or a series of planters or low walls to break up the building massing at the base.

VI. Lighting

1. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the driveways and sidewalks as landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
2. The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed twenty-one (21) feet.
3. Any lighting fixtures attached to the buildings to be constructed on the site shall be decorative, capped and downwardly directed.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

REZONING PETITION NUMBER: 2018-163

SEAL

NORTH CAROLINA LANDSCAPE ARCHITECTURE C-015 LandDesign, Inc.

PROJECT

KENILWORTH MULTI-FAMILY

SUNCAP PROPERTY GROUP

CHARLOTTE, NC

REZONING PETITION NUMBER: 2018-163

LANDDESIGN PROJ.#

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DESIGNED BY: LD
DRAWN BY: LMC
CHECKED BY: EMP

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES AND STANDARDS

SHEET NUMBER

RZ-6