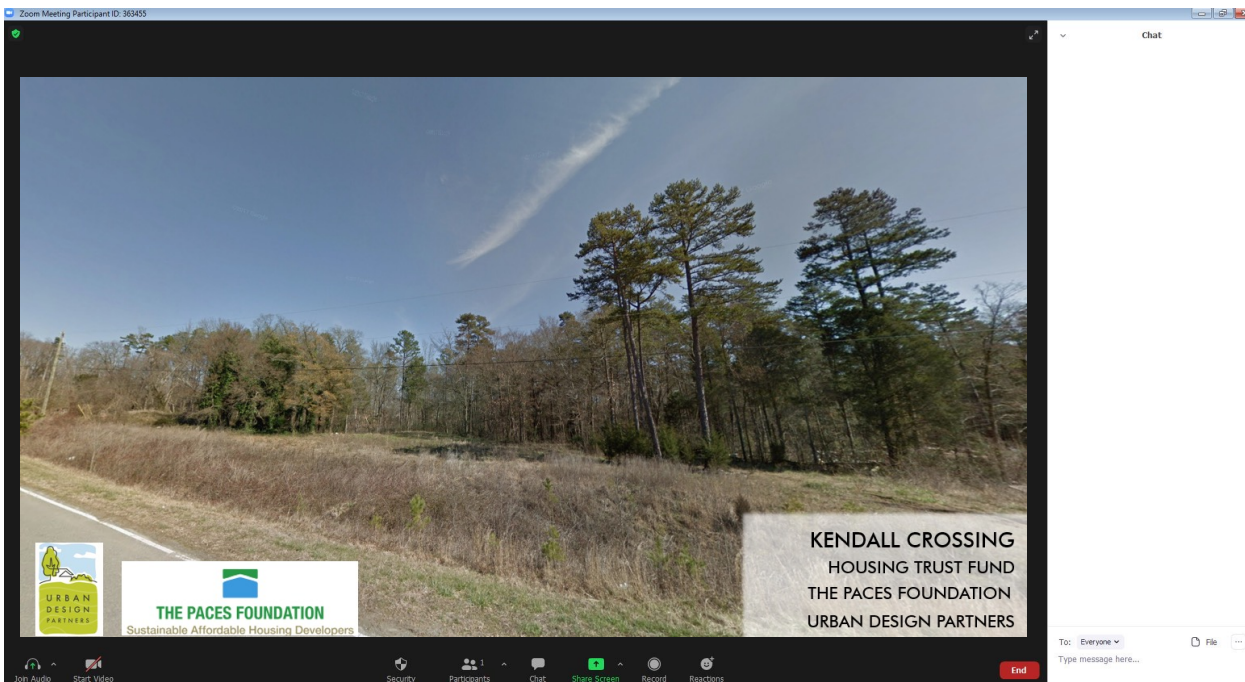




**KENDALL CROSSING
HOUSING TRUST FUND PROPOSAL
THE PACES FOUNDATION
URBAN DESIGN PARTNERS**



1. To ask a question during the virtual meeting, click '**Chat**' in the meeting controls.



2. This will open the **chat window** on the right-hand side your screen. You can then type your question into the chat box and hit the '**Enter**' key on your keyboard to send the question.

MOORES CHAPEL RD

I-485

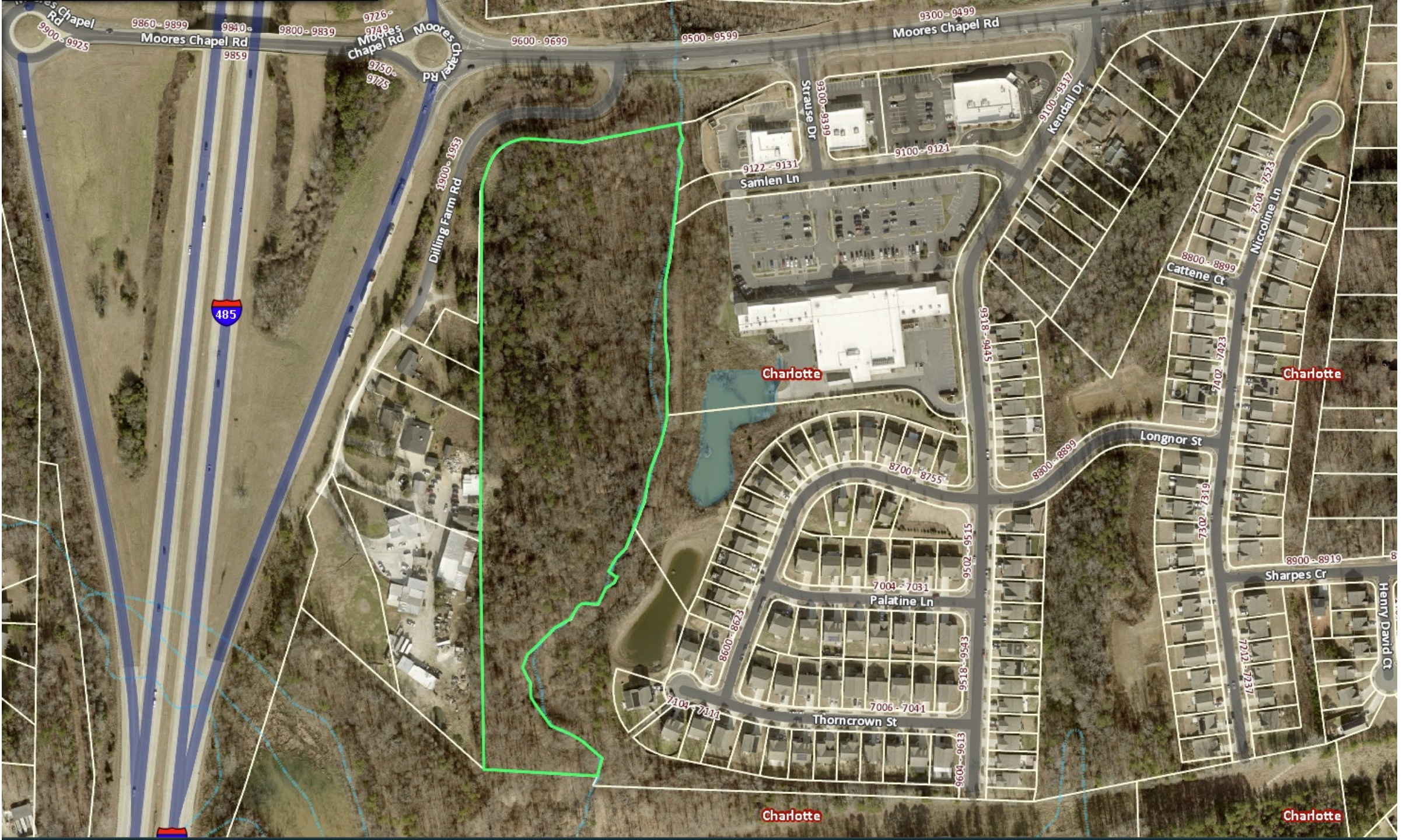
DILLING FARM RD



★
SITE

KENDALL DR





485

Charlotte

Charlotte

Charlotte

Charlotte

9900-9925

9860-9899
9840-9859

9800-9839

9726-9749

9750-9775

9600-9699

9500-9599

9300-9499

9100-9124

9100-9317

9122-9131

Samlen Ln

9300-9399

Strause Dr

8800-8899

Cattene Ct

7504-7523

Niccoline Ln

8800-8899

Longnor St

7302-7319

Henry David Ct

8900-8919

Sharpes Cr

8700-8755

Palatine Ln

7004-7031

Palatine Ln

9502-9515

Palatine Ln

9518-9531

Palatine Ln

7006-7041

Thomcrown St

9600-9613

Thomcrown St

7104-7111

Thomcrown St

8600-8623

Palatine Ln

HOUSING TRUST FUND DEVELOPMENTS TO DATE

OVERVIEW OF THE HOUSING TRUST FUND

HTF 20 YEAR SUMMARY

10,869

new and rehabilitated affordable housing units.

+

888

shelter beds for those experiencing homelessness.

OF THAT TOTAL...

3,690

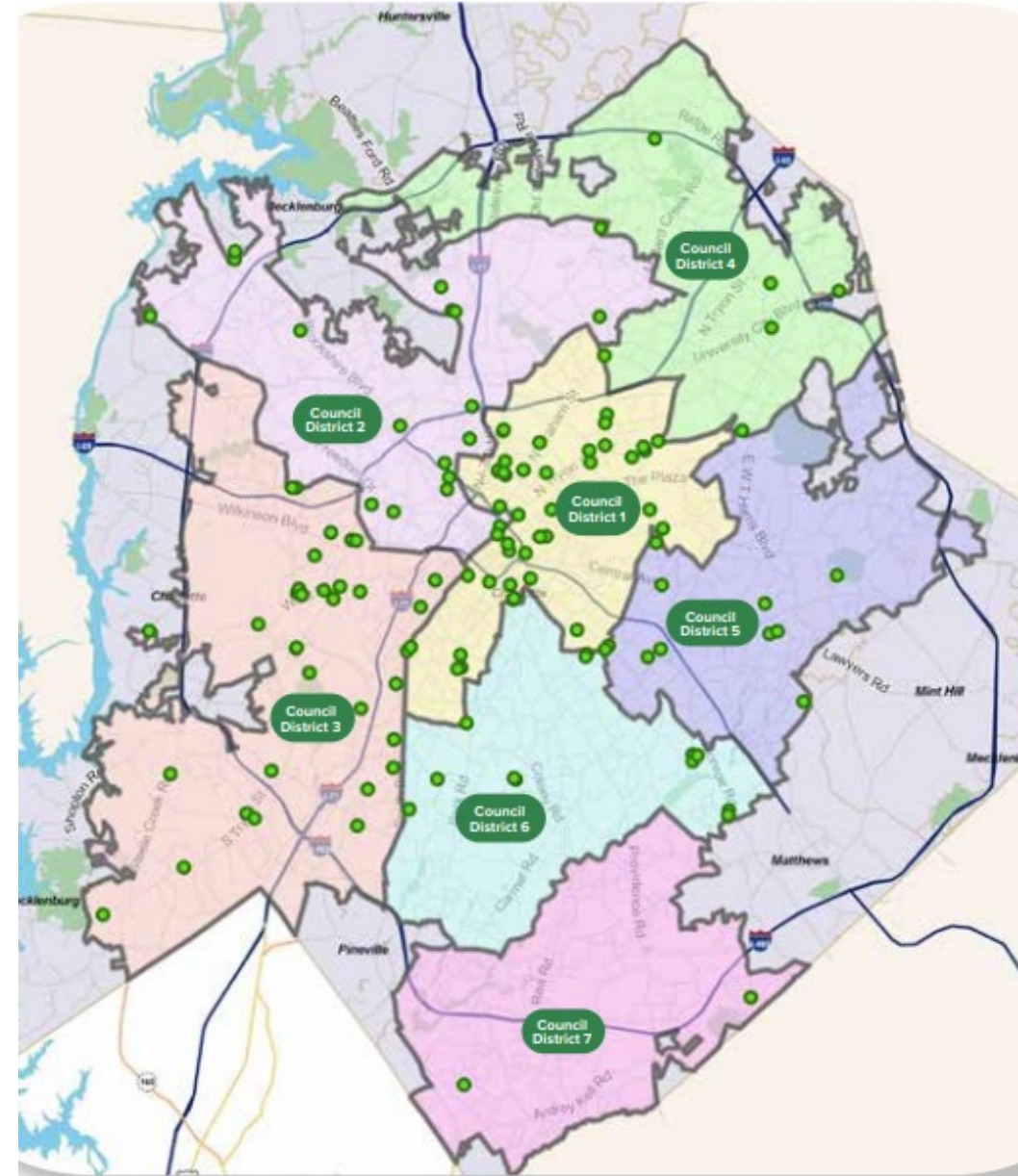
units for households earning under \$25,250/yr for a family of 4.

The City's primary tool for creating and preserving affordable housing is the Housing Trust Fund (HTF).

The HTF provides gap financing to developers to cover the cost of building affordable developments. This gap financing helps build, restore, and repair affordable housing to ensure that Charlotteans have safe, quality, affordable places to live.

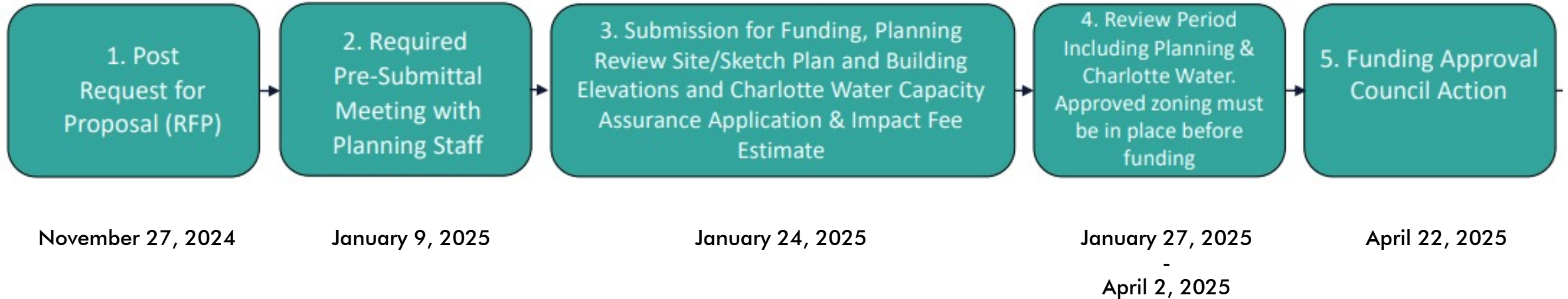
Charlotte City Council established the HTF in 2001 to provide financing for affordable housing. As of Dec. 31, 2021, the HTF has financed 10,869 new and rehabilitated affordable housing units and 888 shelter beds. Of that total, 3,690 units were for households earning less than 30% of the area median income, or under \$25,250 per year for a family of four.

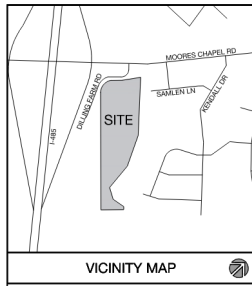
This fund is capitalized every two years by voter-approved general obligation bonds. Since November 2018, Charlotte voters have approved \$100 million in housing bonds. Since that time, \$87,584,600 has been allocated toward affordable housing, and 4,764 units have been financed.



● = HTF Developments

HTF Timeline





HATCH LEGEND

GREEN AREA / TSA

LEGEND

PERENNIAL TRIBUTARY

Site Development Data:
 Acreage: +/- 10.54 AC
 Tax Parcel: 055-191-68
 Existing Zoning: MX-2
 Proposed Zoning: NZ-B
 Proposed Uses: Up to (120) Age Restricted (as defined below) Multi-Family Stacked Residential Units

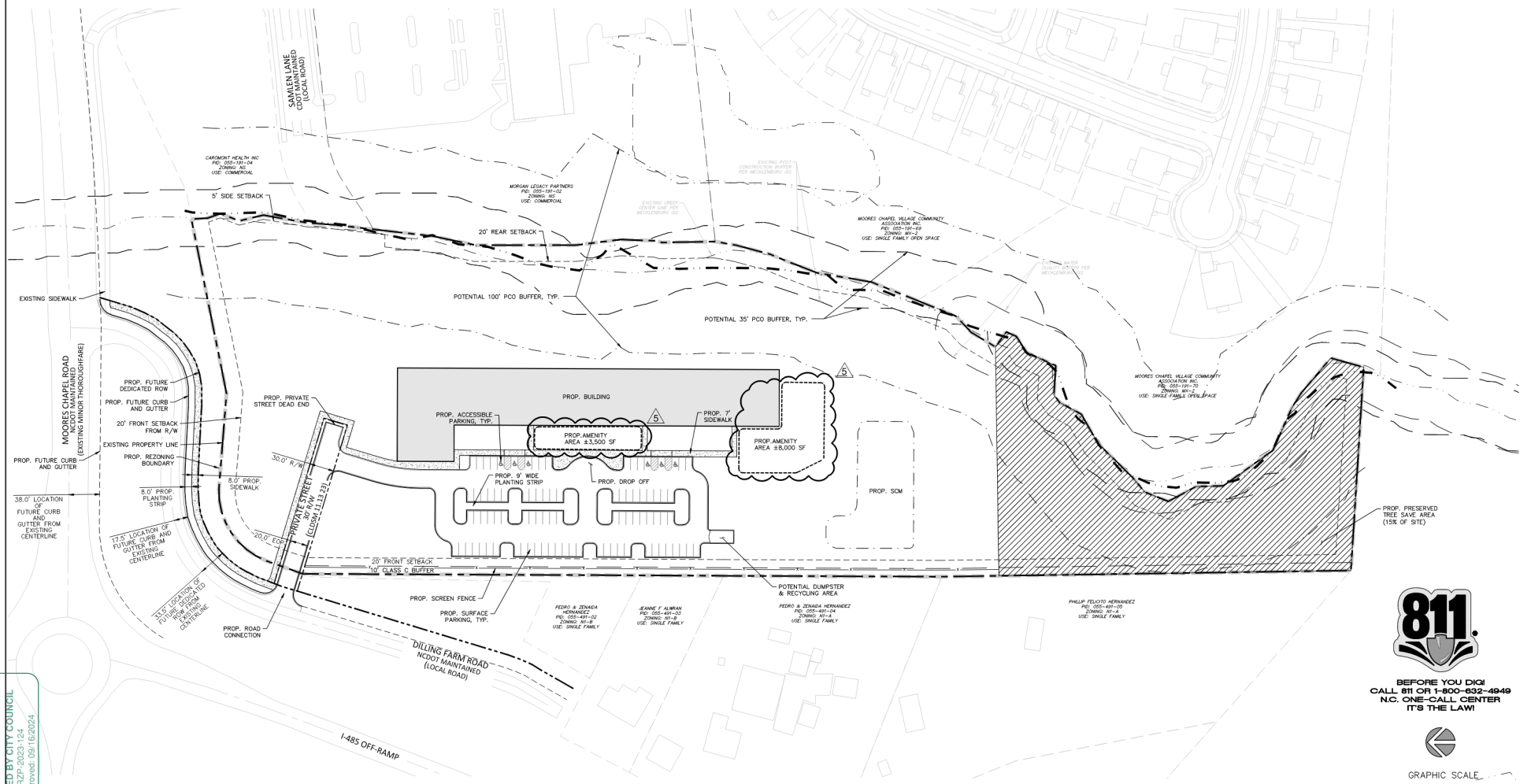
1213 W Morehead St Ste 400
 Charlotte, NC 28208
 P: 704.354.2923
 urbandesignpartners.com

nc firm no: P-0418 sc con no: C-05044

PRELIMINARY DRAWING
 FOR REVIEW PURPOSES ONLY

The Paces Foundation
 Renee Sandell
 2750 Cumberland Blvd. SE
 Smyrna, GA 30080

Kendall MF
 Rezoning Plan
 Charlotte, NC 28214



Planning Department
APPROVED BY CITY COUNCIL
 RZP-2023-124
 Approved: 08/19/2024

BEFORE YOU DIG!
 CALL 811 OR 1-800-832-4949
 N.C. ONE-CALL CENTER
 IT'S THE LAW!

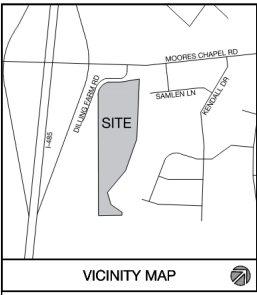
GRAPHIC SCALE
 0 40 80 120 160 200 240
 (IN FEET)
 1 inch = 60 ft.

REZONING PETITION #2023-124

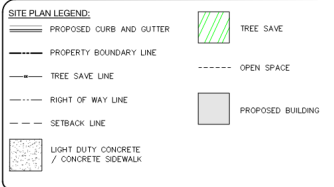
NO.	DATE	BY	REVISIONS:
01	08/19/2024	GAH	INITIAL DESIGN
02	07/18/2024	LDP	REZONING REVISION
03	04/18/2024	LDP	REZONING REVISION
04	05/08/2024	LDP	REZONING REVISION
05	07/18/2024	LDP	REZONING REVISION

Project No: 23-CLT-058
 Date: 08.21.2023
 Sheet No:

RZ-1.0

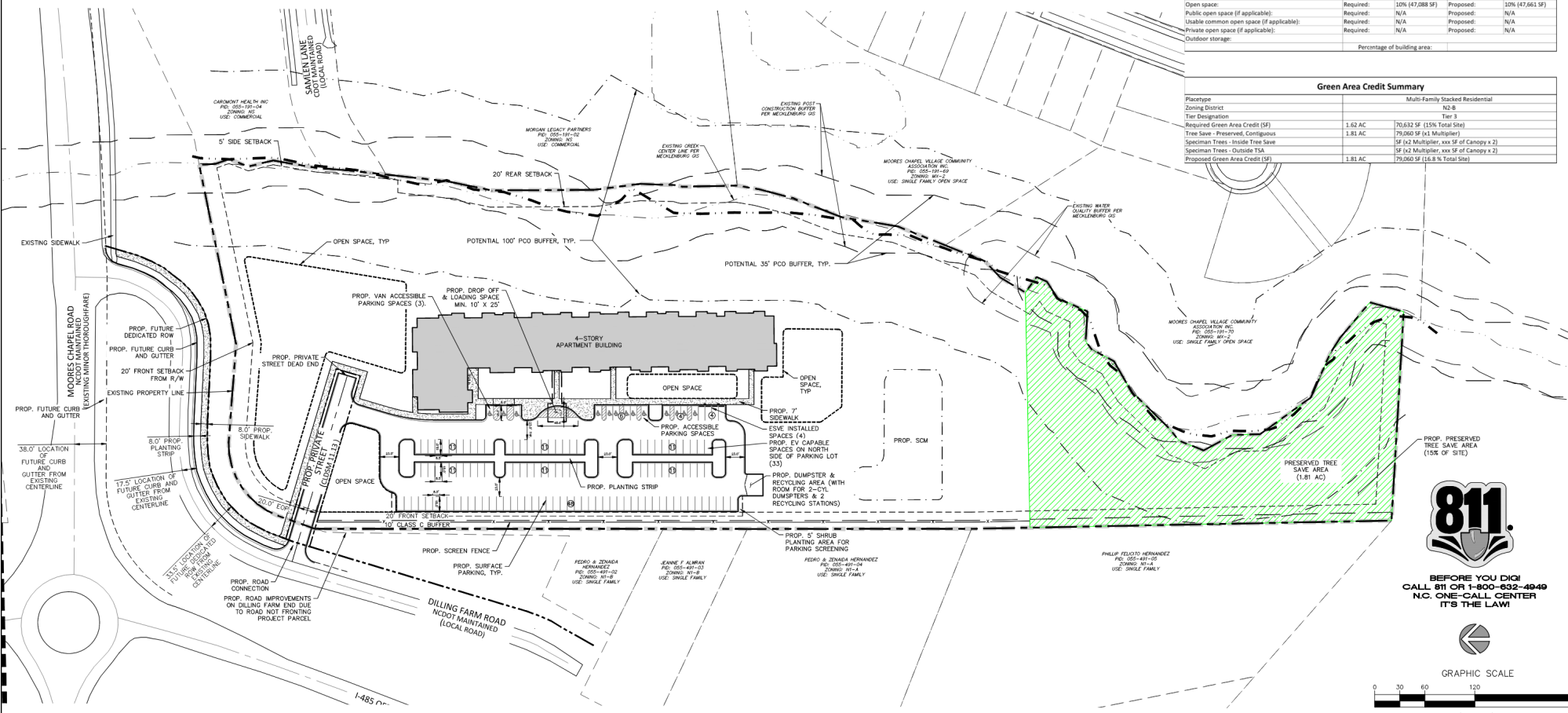


VICINITY MAP



- NOTES:**
- BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY: CAROLINA SURVEYORS, INC. P.O. BOX 267 PINEVILLE, NC 28134-0267 (704) 889-7601
 - SEE ARCHITECTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS PREPARED BY: NEGROBROCK CONCEPTS 1035 W TRACE ST #1A CHARLOTTE, NC 28216 (704) 594-7961
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL 20,000 SQUARE FEET OF IMPROVED AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT-OF-WAY ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY OF CHARLOTTE LANDSCAPE MANAGEMENT AT 704-336-4262. ALL TREES OVER 8-INCHES IN DIAMETER (4.5-FT ABOVE GROUND) IN SETBACK AREA ARE PROTECTED BY LAW. PERMIT REQUIRED FOR REMOVAL BY CITY ENGINEERING AT 704-336-6662.
 - TRASH SERVICE FOR THE SITE WILL BE CONTRACTED THROUGH A PRIVATE COLLECTION COMPANY. COORDINATION FOR SERVICE IS THE RESPONSIBILITY OF THE APPLICANT.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. CURB RADI SHALL MEASURE 5' AT FACE OF CURB UNLESS OTHERWISE NOTED.
 - LOCATIONS OF SITE LIGHTING ARE APPROXIMATE. THE FINAL NUMBER AND LOCATIONS OF LIGHTS SHALL BE DETERMINED BY THE OWNER AND DUKE ENERGY.
 - ALL UTILITIES WILL BE UNDERGROUND.

- CDOT NOTES:**
- NON-STANDARD ITEMS (IE: PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION/NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION. FOR CITY OF CHARLOTTE MAINTAINED STREETS, CONTACT ENCROACHMENT@CHARLOTTE.GOV.
 - DEVELOPER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF TEMPORARY TRAFFIC CONTROL DEVICES DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CDOT WORK AREA TRAFFIC CONTROL HANDBOOK (WATC), THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), AND THE NCDOT ROADWAY STANDARD DRAWINGS.
 - ANY WORK WITHIN THE CITY'S ROW OR CITY MAINTAINED INFRASTRUCTURE MUST BE APPROVED BY CDOT AND WILL REQUIRE A ROW USE PERMIT OR ROW LEASE DEPENDING UPON THE PROPOSED SCOPE AND DURATION OF CLOSURE. THESE APPROVALS ARE IN ADDITION TO SITE PLAN APPROVALS AND SHOULD BE COORDINATED WITH CDOT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CONTACT ROWUSEPERMIT@CHARLOTTE.GOV AT LEAST 5 BUSINESS DAYS PRIOR TO BEGINNING WORK FOR IMPACTS LESS THAN 30 DAYS. CONTRACTOR SHALL CONTACT LEASINGAGREEMENT@CHARLOTTE.GOV AS SOON AS POSSIBLE FOR IMPACTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO CONSTRUCT IMPROVEMENTS WITH MINIMAL IMPACT TO ALL USERS OF THE PUBLIC ROW.
 - THE DEVELOPER SHALL CONTACT THE IMPLEMENTATION SECTION MANAGER, MARTIN BROWN, OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) OR THEIR DESIGNEE AT 980-214-6957 TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 - PEDESTRIAN-SCALE LIGHTING AND/OR STREET LIGHTING SHALL NOT BE INSTALLED WITHIN THE RIGHT-OF-WAY WITHOUT REVIEW AND APPROVAL OF CDOT. DEVELOPER TO CONTACT CANDACE INSE (CANDACE.I@CHARLOTTE.GOV) FOR LOCAL STREET LIGHTING CRITERIA WITH RESIDENTIAL SUBDIVISION PROJECTS AND TO CONTACT BRUCE HORDLT (704-588-5836 OR BRUCE.HORDLT@CHARLOTTE.GOV) FOR ALL OTHER PROJECTS GREATER THAN 30 DAYS. EVERY EFFORT SHALL BE MADE TO DETERMINE LIGHTING LEVELS, LIGHTING LAYOUT AND REQUIREMENTS FOR INSTALLATION.
 - PRIVATE DEVELOPMENT UTILITY RELOCATION COORDINATION - FOR UTILITY COORDINATION RELATED TO BOTH EXISTING UTILITY RELOCATION NEEDS AND PROPOSED NEW UTILITY INSTALLATIONS, PLEASE CONTACT UTILITYWORKPERM@CHARLOTTE.GOV.
 - IT IS THE DEVELOPER, PROPERTY OWNER, OR A DESIGNATED REPRESENTATIVE'S RESPONSIBILITY TO CONTACT DUKE ENERGY AND THE OTHER UTILITIES ON THE ADJACENT POLE LINE(S) (E.G. -A&T, SPECTRUM, ETC.) EARLY IN THE PLANNING AND DESIGN PHASE OF THE PROJECT TO DETERMINE IF INITIAL PLANS CAN SAFELY ACCOMMODATE OVERHEAD UTILITIES WITHOUT CREATING ANY NEC/OSHA VIOLATIONS. IF THERE IS AN EXISTING NEC/OSHA OVERHEAD UTILITY CLEARANCE REQUIREMENT THAT CONFLICTS WITH THE BUILD-TO-ZONE REQUIREMENT, AND IN CONSULTATION WITH CDOT R/W SECTION STAFF AND DUKE ENERGY IT HAS BEEN DETERMINED THAT BURYING UTILITY LINES ARE INFEASIBLE, THEN A NEW BUILD-TO-ZONE SHALL BE ESTABLISHED AT THE EDGE OF THE OVERHEAD UTILITY CLEARANCE REQUIREMENT. CONTACT KARRI TAYLOR AT DUKE ENERGY (KARRI.TAYLOR@DUKE-ENERGY.COM) FOR OVERHEAD UTILITY CLEARANCE REQUIREMENT CONFLICTS.
 - A JOINT USE MANHOLE (MEET-ME MANHOLE) IS TO BE PROVIDED BY THE DEVELOPER TO ACCOMMODATE ALL UTILITY TELECOM SERVICE PROVIDERS. THE JOINT USE MANHOLE SHALL BE LOCATED ON PRIVATE PROPERTY OUTSIDE OF THE CITY RIGHT-OF-WAY.



SITE DEVELOPMENT DATA TABLE

Parcel(s):	055-191-68		
Address:	10.81 AC (470,883 SF)		
Total site area:	10.81 AC (470,883 SF)		
Minimum lot area required:	80'		
Lot width required:	N/A		
Zoning:	R2P-2023-124		
Petition number (if applicable):	R2P-2023-124		
Previous related submittals (if applicable):	Multi-Family Stacked Residential (Age Restricted 55+)		
Existing use:	# of Units:	100	160
Details permitted use per UDO:	Residential Uses Only		
Existing square footage:	N/A		
Proposed square footage by use:	N/A		
Building coverage allowed:	60%		
Front setback (listed by street + street classification):	20' from ROW - Dilling Farm Rd		
Side setback:	5'		
Rear setback:	20'		
Build-to zone (listed by street):	N/A		
Build-to percentage (listed by street):	Required:	N/A	Proposed: N/A
Minimum building length as percentage of lot width:	N/A		
Building length proposed as a percentage of lot width:	N/A		
Longest building length (in feet):	N/A		
Minimum building height required:	4ft - up to 65' for each additional foot of building setback from side/rear		
Maximum height allowed:	56'4"		
Site setback:	N/A		
Parking tier designation:	Tier 2		
Minimum parking required:	Regular:	25 spaces per unit	EV capable: 20% of spots (26.2)
EVSE installed:	2% of spots (2.6)		
Maximum parking allowed:	1 space per bedroom/studio unit (160 spaces)		
Proposed parking:	Regular:	114 Compact:	Shaded:
EVSE installed:	EV capable:	37 EV ready:	EVSE installed: 13
EVSE installed:	1 (12.7 x 46.6')		
Required loading:	N/A		
Proposed loading:	N/A		
Required bicycle parking:	Short term:	1/5 units (24)	Long term: 80% of Prop. (20)
Proposed bicycle parking:	Short term:	Long term:	
Landscaping yards:	Name, class and depth(s): 25' Class B, 10' Class C		
Screening:	Location and type(s):		
Solid waste handling:	Trash required:	2 8-CYL Compactor	Trash proposed: 2 8-CYL Compactor
Open space:	Recycling required:	2 (144 SF)	Recycling proposed: 2 (144 SF)
Public open space (if applicable):	Required:	10% (47,088 SF)	Proposed: 10% (47,088 SF)
Private open space (if applicable):	Required:	N/A	Proposed: N/A
Outdoor storage:	Required:	N/A	Proposed: N/A
	Percentage of building area:		

Green Area Credit Summary

Placetype	Zoning District	Multi-Family Stacked Residential
Tier Designation	N/A	Tier 3
Required Green Area Credit (SF)	1.62 AC	70,632 SF (15% Total Site)
The Save Preserved Configuration	1.81 AC	79,060 SF (14 Multiplier)
Speciman Trees - Inside Tree Save	SF (x2 Multiplier, xxx SF of Canopy x 2)	
Speciman Trees - Outside TSA	SF (x2 Multiplier, xxx SF of Canopy x 2)	
Proposed Green Area Credit (SF)	1.81 AC	79,060 SF (16.8 % Total Site)

1213 W Morehead St at the 450 Charlotte, NC 28208 P: 704.334.3303 urban@designpartners.com

nc firm no: P-0418 sc oca no: C-03044

PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

1/17/2025

The Paces Foundation Steven Bauhan

2750 Cumberland Blvd SE Smyrna, GA 30080

Kendall Crossing

Site Plan

Charlotte, NC 28214

BEFORE YOU DIG! CALL 811 OR 1-800-632-4848 N.C. ONE-CALL CENTER IT'S THE LAW!

GRAPHIC SCALE

0 30 60 120 240 (IN FEET) 1 inch = 60 ft

NO. DATE: BY: REVISIONS: DT: 01.14.2025 UDP: HHT ARCHITECTURAL QUANTALITY

Project No: 24-CLT-218

Date: 1.17.2025

Sheet No:

C-3.0

Kendall Crossings Senior Apartments

HTF Elevations

SCALE: As indicated

PROJECT INFORMATION
 Site Area: 10.816 Acres
 Zoning: N2-B

PROJECT AMENITIES
 1. Multipurpose room
 2. Sitting area
 3. Tenant storage
 4. Covered drop-off
 5. Exercise room
 6. Resident computer center

OVERALL UNIT COUNT
 1 Bedroom 40
 2 Bedroom 60
 Overall 100

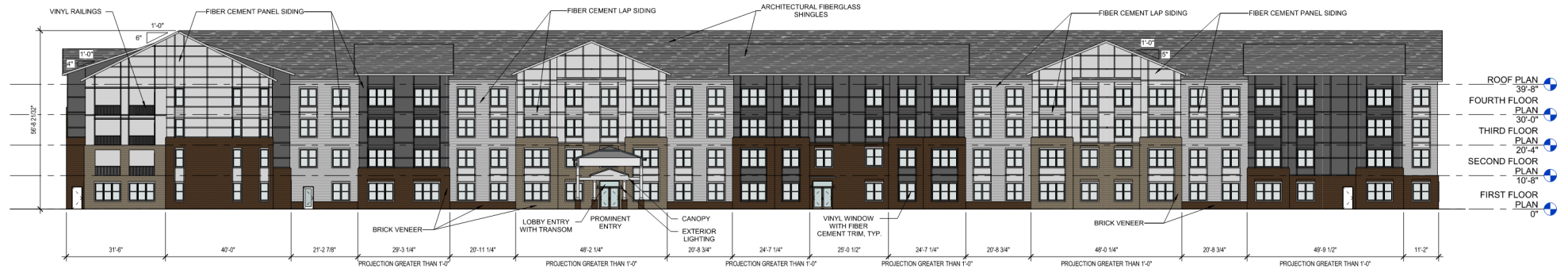
SQUARE FOOTAGE
 1 Bedroom / 1 Bath A: 690 HSF
 1 Bedroom / 1 Bath B: 786 HSF
 2 Bedroom / 2 Bath: 953 HSF
 Total SF: 85,164 HSF

Residential: 92,542 GSF
 Amenities: 14,010 GSF
 Common Area: 20,564 GSF
 Total SF: 127,216 GSF
 31.804 GSF per floor



North Elevation

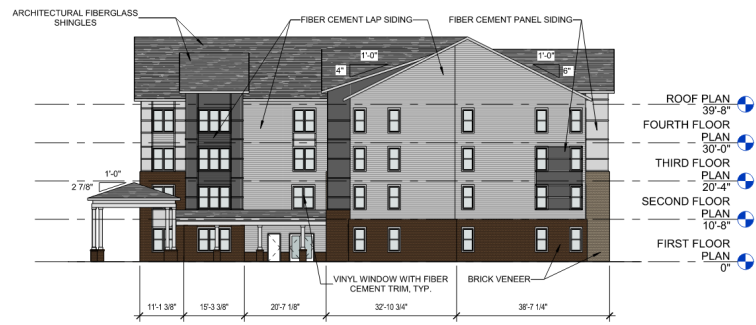
1/16" = 1'-0"



South Elevation

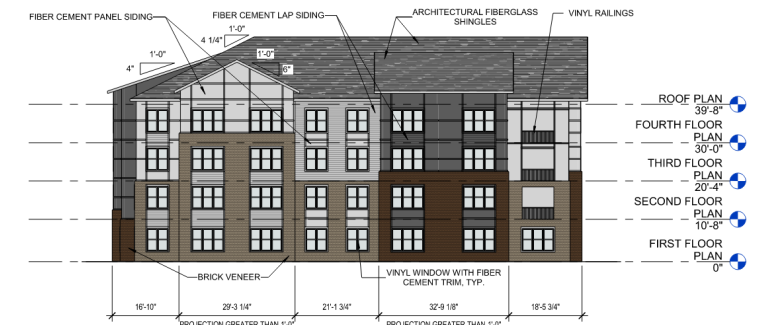
1/16" = 1'-0"

ELEVATION DATA TABLE - SOUTH ELEVATION							
Project Number:	24-056						
Zoning:	N2-B						
Petition number (if applicable):	N/A						
Proposed building length:	436'-7"						
Minimum building height required:	N/A						
Minimum building height proposed:	10'-0"						
Maximum building height allowed:	48'-0" (65' with bonuses)						
Proposed building height:	56'-8 1/2"						
Height Stepback (if applicable):	Required:	N/A	Proposed:	N/A			
Minimum Ground Floor Height:	Required:	10'-0"	Proposed:	10'-8"			
Maximum prominent entrance spacing:	Required:	N/A	Proposed:	N/A			
Material limitations:	Restricted material:	Vinyl siding (not handrails, windows or door trims) and Concrete Masonry Units not architecturally finished		Proposed SF:	0 SF		
		Proposed %:	0%				
	Limited material:	Brick, natural stone, stucco or other approved material:		West	South		
		Min 30%	Proposed SF:	1469	898		
Proposed %:	31.4			30.9			
Maximum blank wall:	Ground floor:	Required:	12'-0" max		Proposed:	20'-0" max	
Percentage of ground floor transparency:	Required SF:	754	Proposed SF:	3247			
	Required %:	25	Proposed %:	43.6			
Percentage of upper floor transparency:	Required SF:	624	Proposed SF:	1503			
	Required %:	15	Proposed %:	36.1			



East Elevation

1/16" = 1'-0"



West Elevation

1/16" = 1'-0"



Questions?

Nolan Groce, AICP

Urban Design Partners

ngroce@urbandesignpartners.com

(704) 334-3303

