

KENT CORNER 2

Kent Street at West Chapel Hill St., Durham, North Carolina, 27701

INITIAL DEVELOPMENT PLAN SUBMITTAL: MARCH 11, 2013
 RESUBMITTAL: APRIL 26, 2013
 RESUBMITTAL: JUNE 11, 2013
 RESUBMITTAL: JULY 18, 2013

APPLICANT:
 CHAPEL HILL STREET DEVELOPMENT, LLC
 301 WEST MAIN ST.
 DURHAM, NC 27701
 P: 919-956-4689
 CONTACT: MICAH KORDSMEIER
 MICAH.KORDSMEIER@SELF-HELP.ORG

CONSULTANTS:
LAND PLANNER
 COULTER JEWELL THAMES PA
 111 WEST MAIN STREET
 DURHAM, NC, 27701
 P: 919.682.0368
 CONTACT: JEREMY ANDERSON
 JANDERSON@CJTPA.COM

ARCHITECT
 DTW ARCHITECTS
 2400 BROAD STREET, SUITE 2
 DURHAM, NC 27704
 P: 919-317-4020
 CONTACT: ROBERT SOTOLONGO
 RSOTOLONGO@DTWARCH.COM

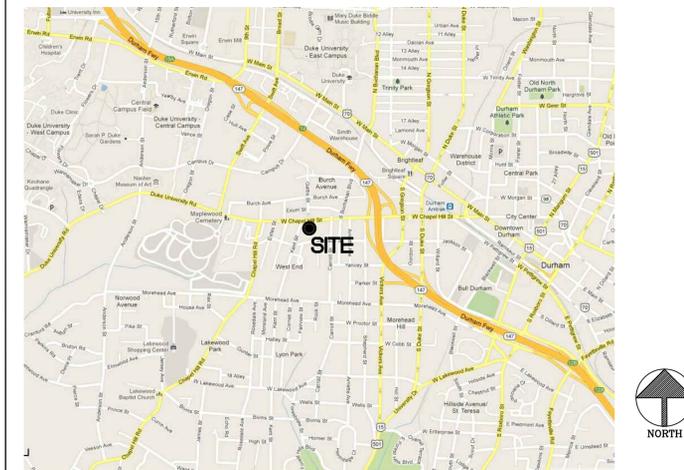
TRAFFIC ENGINEER
 MARTIN/ALEXIOU/BRYSON, PC
 4000 WESTCHASE BLVD, SUITE 530
 RALEIGH, NC 27607
 P: 919.829.0328
 CONTACT: LYLE OVERCASH
 LYLEOVERCASH@MABTRANS.COM



Coulter Jewell Thames
 P.A.

111 West Main Street
 Durham, N.C. 27701
 p 919.682.0368
 f 919.688.5646
 www.cjtpa.com

VICINITY and CONTEXT MAP



PROJECT DATA

ADDRESS	709 KENT ST.
PIN	0821-10-47-2480
PARCEL ID	114017
ACREAGE	10,248 SF / 0.24 AC
ADDRESS	707 KENT ST.
PIN	0821-10-47-3406
PARCEL ID	114016
ACREAGE	11,415 SF / 0.26 AC
ADDRESS	705 KENT ST.
PIN	0821-06-47-3524
PARCEL ID	114015
ACREAGE	12,277 SF / 0.28 AC
ADDRESS	1201 WEST CHAPEL HILL ST.
PIN	0821-06-47-3680
PARCEL ID	114014
ACREAGE	11,824 SF / 0.27 AC
ADDRESS	1121 WEST CHAPEL HILL ST.
PIN	0821-06-47-4640
PARCEL ID	114013
ACREAGE	6,926 SF / 0.16 AC
ADDRESS	1119 WEST CHAPEL HILL ST.
PIN	0821-06-47-4691
PARCEL ID	114012
ACREAGE	7,408 SF / 0.17 AC
ADDRESS	1117 WEST CHAPEL HILL ST.
PIN	0821-06-47-5556
PARCEL ID	114011
ACREAGE	38,346 SF / 0.88 AC
ADDRESS	1115 WEST CHAPEL HILL ST.
PIN	0821-06-47-6611
PARCEL ID	114010
ACREAGE	9,604.4 SF / 0.22 AC
ADDRESS	1111 WEST CHAPEL HILL ST.
PIN	0821-06-47-6662
PARCEL ID	114009
ACREAGE	9,585.4 SF / 0.22 AC

TOTAL REZONING SIZE:	117,634 SF 2.70 ACRES
FUTURE LAND USE PLAN:	(PENDING SEPARATE APPLICATION)
EXISTING:	1.54 AC (COMMERCIAL) 1.16 AC (MEDIUM DENSITY RESIDENTIAL)
PROPOSED:	2.70 AC (COMMERCIAL)
ZONING:	
EXISTING	1.54 AC (C1 - COMMERCIAL INFILL) 1.16 AC (RU-5(2) - RESIDENTIAL)
OVERLAY DISTRICTS	N/A
PROPOSED	0.44 ACRES C1(D) - COMMERCIAL INFILL 2.26 ACRES CG(D) - COMMERCIAL GENERAL
DEVELOPMENT TIER:	URBAN

TEXT COMMITMENTS

- THE DUMPSTER AND RECYCLING AREA WILL BE SCREENED USING A 7' MIN HEIGHT MASONRY WALL, IN ADDITION TO THE REQUIRED PLANT MATERIAL.
- TRANSIT FACILITIES TO SERVE THIS SITE WILL BE PROVIDED ON W. CHAPEL HILL STREET AS DETERMINED BY THE CITY OF DURHAM AT THE TIME OF SITE PLAN SUBMITTAL. THE TRANSIT FACILITIES MAY INCLUDE AN EASEMENT, ADDITIONAL SIDEWALK, CONCRETE PAD, SHELTER, AND BENCH.
- NO ILLUMINATED BUILDING SIGNAGE, OTHER THAN THOSE REQUIRED BY THE BUILDING CODE, SHALL BE PERMITTED ON THE REAR FACADE OF THE BUILDINGS.
- WITHIN THE CG(D) ZONING DISTRICT, ALL BUFFERS AS DEPICTED ON DP-2 SHALL CONTAIN A MASONRY SCREEN WALL OR A WOOD SCREEN FENCE AT A MINIMUM OF SEVEN (7) FEET TALL. MASONRY SCREEN WALL SEGMENT 'A' SHALL BE FACED WITH BRICK, STONE, CAST STONE, TILE, OR TERRA COTTA. WOOD FENCE SEGMENT 'B' AS DEPICTED ON DP-2 SHALL BE SUPPORTED BY BRICK PIERS OR BY 6" X 6" WOODEN POSTS, SPANNED WITH ARCHED JOISTED OR RAFTER MADE OF VERTICAL WOODEN PLANKS AT A 2:1 POST TO PIECE RATIO. BRICK PIERS SHALL BE LOCATED AT ANY WOOD FENCE CORNERS WHERE WOOD FENCE SEGMENTS JOINS ANOTHER AT AN ANGLE. WOOD FENCE SEGMENT 'C' MAY NOT CONTAIN BRICK PIERS.
- WITHIN THE C1(D) ZONING DISTRICT, ALL REQUIRED BUFFERS SHALL CONTAIN A MASONRY SCREEN WALL AT A MINIMUM OF SEVEN (7) FEET TALL. MASONRY SCREEN WALL SEGMENT 'D' SHALL BE POSITIONED WITHIN THE BUFFER NO CLOSER THAN FOUR FEET TO ANY RESIDENTIAL PROPERTY LINE. THE WALL SHALL BE FACED WITH BRICK, STONE, CAST STONE, TILE, OR TERRA COTTA.
- FULL-CUTOFF LIGHT POLES SHALL NOT EXCEED 25' IN HEIGHT AS MEASURED FROM THE GROUND TO THE LIGHT FIXTURE. NO LIGHT POLES SHALL BE LOCATED CLOSER TO ANY RESIDENTIAL PROPERTY LINE THAN 25'. THE LIGHT POLES WITHIN 80 FOOT TO THE FOLLOWING PROPERTIES SHALL BE CONTROLLABLE (MANUALLY OR AUTOMATICALLY) FOR TIME OF OPERATION: 1118 JACKSON STREET (0821-10-47-5303), 1120 JACKSON STREET (0821-10-47-4362), 1122 JACKSON STREET (0821-10-47-4311), AND 1124 JACKSON STREET (0821-10-47-3259).
- PROVIDED THAT THE DEVELOPER IS ABLE TO INCORPORATE THE CITY PARKING LOT PARCEL (0821-06-47-6662) BEFORE APPROVAL OF THE SITE PLAN, THE FOLLOWING PROVISION WILL BE INCLUDED IN THE DEVELOPMENT PLAN:

THE PROJECT SHALL INCLUDE AT LEAST ONE 'OPEN SPACE' AS DEFINED UDO SECTION 16.3, LOCATED ADJACENT TO THE WEST CHAPEL HILL OR KENT STREET RIGHT-OF-WAY. THE SPACE SHALL BE NOT LESS THAN 2,800 SQUARE FEET IN AREA WITH DIMENSIONS OF NOT LESS THAN 40 FEET IN WIDTH OR DEPTH. NO MORE THAN 50% OF THIS OPEN SPACE SHALL BE IMPERVIOUS SURFACE. THE REMAINDER SHALL BE LANDSCAPED TO INCLUDE LAWN AREA AND AT LEAST ONE CANOPY AND TWO UNDERSTORY TREES.

DESIGN COMMITMENTS

- 1 (a) GENERAL ARCHITECTURAL STYLE:**
 THE PROPOSED DEVELOPMENT WILL CONSIST OF SINGLE AND TWO STORY BUILDINGS. THE BUILDINGS WILL CONSIST OF A COMBINATION OF ARCHITECTURAL ELEMENTS FROM VARIOUS STYLES AS LISTED IN THE DISTINCTIVE ARCHITECTURAL FEATURES' OUTLINED BELOW.

1 (b) ROOFLINES:
 THE PROPOSED ROOFLINES WILL CONSIST OF FLAT ROOFS WITH PITCHED ROOF ELEMENTS. STEPPED PARAPETS AND/OR GABLES WILL BE USED TO BREAK UP ROOF LINES AND CREATE VISUAL INTEREST.

1 (c) BUILDING MATERIALS:
 EACH BUILDING WILL UTILIZE A MINIMUM OF TWO (2) OF THE FOLLOWING BUILDING MATERIALS:
 • MASONRY BRICK
 • REAL OR CAST STONE
 • WOOD
 • TILE
 • TERRA COTTA
 • METAL
 *WHEN USED AS TRIM OR FRAMING ON DOORS AND WINDOWS, METAL SHALL NOT HAVE A MIRROR FINISH

ANY BUILDING MATERIAL NOT EXPRESSLY LISTED ABOVE SHALL MEET THE FOLLOWING:
 • WITHIN THE CG(D), A MINIMUM OF 75% OF THE COMBINED BUILDING ELEVATIONS (EXCLUSIVE OF WINDOWS, DOORS, AND BUILDING ARTICULATION DESCRIBED IN 1 (b) BELOW) SHALL BE COVERED BY THE BUILDING MATERIALS LISTED ABOVE. THE REMAINING BUILDING ELEVATIONS, AND ANY BUILDING ARTICULATION, MAY UTILIZE OTHER BUILDING MATERIALS NOT LISTED ABOVE.
 • WITHIN THE C1(D), A MINIMUM OF 50% OF THE COMBINED BUILDING ELEVATIONS (EXCLUSIVE OF WINDOWS AND DOORS) SHALL BE COVERED BY THE BUILDING MATERIALS LISTED ABOVE. THE REMAINING BUILDING ELEVATIONS MAY UTILIZE OTHER BUILDING MATERIALS NOT LISTED ABOVE.

1 (d) DISTINCTIVE ARCHITECTURAL FEATURES:
 TRIM AND BRICK DETAILS, GLASS AND METAL ACCENTS, OR STEPPED PARAPETS SHALL BE INCORPORATED TO CREATE VISUAL INTEREST AND ARCHITECTURAL STYLING.

BUILDING DESIGN WITHIN THE CG(D) ZONING DISTRICT:
 FOR STREET FACING BUILDING FACADES LONGER THAN 100', A 2-STORY BUILDING FACADE ARTICULATION (EXCLUDING PARAPETS) OF AT LEAST 5' (FIVE) IN DEPTH AND TEN (10) WIDE SHALL BE PROVIDED.

ANY BUILDINGS WHICH IS LONGER THAN 100 FEET ON THE STREET FACADE SHALL BE ARTICULATED INTO VERTICAL ARCHITECTURAL BAYS ALONG THE STREET FRONT. NO VERTICAL BAY SHALL BE NARROWER THAN 20 FEET IN WIDTH OR WIDER THAN 60 FEET AT THE STREET.

EACH BUILDING SHALL HAVE AT LEAST ONE DISTINCTIVE ENTRY ON THE BUILDING FACADE FACING THE STREET.

WINDOWS ON EACH BUILDING FACADE SHALL BE EITHER PUNCHED WINDOWS OR STRIP WINDOWS. ALL WINDOWS SHALL BE DIVIDED WITH NO UNDIVIDED AREA OF GLASS EXCEEDING 50 SQ. FT.
- 2. DESIGN TRANSITION TO THE CONTEXT AREA:**
 THE EXISTING BUILDINGS IN THE CONTEXT AREA ARE A MIX OF ARCHITECTURAL STYLES. FROM THESE ADJACENT BUILDINGS, THE PROPOSED DEVELOPMENT WILL PULL ARCHITECTURAL ELEMENTS, SUCH AS BRICK CLADDING, BRICK DETAILS, STREET LEVEL GLAZING, AND COMPARABLE BUILDING HEIGHTS/STORIES.

GENERAL CONDITIONS

- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID IMPROVEMENTS PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY IN A MANNER THAT WILL ALLOW THEM TO FUNCTION AS NOTED ON THE PLAN AND IN ACCORDANCE WITH NCDOT AND CITY OF DURHAM STANDARDS AND POLICIES. THIS INCLUDES (WHERE APPROPRIATE) BUT IS NOT LIMITED TO: ADEQUATE TRANSITION TAPERS, ALIGNMENT OF LANES THROUGH INTERSECTIONS, ASSOCIATED SIGNAL MODIFICATIONS, PAVEMENT MARKINGS, ASSOCIATED SIGNAGE, CURB AND GUTTER, COORDINATION WITH OTHER PROPOSED ROADWAY IMPROVEMENTS AND BIKE LANES. THE APPLICANT ALSO ACCEPTS THE FINANCIAL RESPONSIBILITY FOR ACQUISITION OF ANY ADDITIONAL RIGHT-OF-WAY NECESSARY TO ACCOMMODATE THESE IMPROVEMENTS AND ANY REQUIRED SIDEWALK CONSTRUCTION.

LIST OF SHEETS

CP-0	COVER SHEET
CP-1	EXISTING CONDITIONS
CP-2	DEVELOPMENT PLAN

APPROVAL STAMPS

CASE #: Z1300007

Drawn	JSA
Checked	DAJ
Date	03-11-2013 DP/Plan Sub.
Revisions	04-26-2013 ReSub.
	06-11-2013 ReSub.
	07-18-2013 ReSub.

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NOT FOR CONSTRUCTION

Job Number: 1250

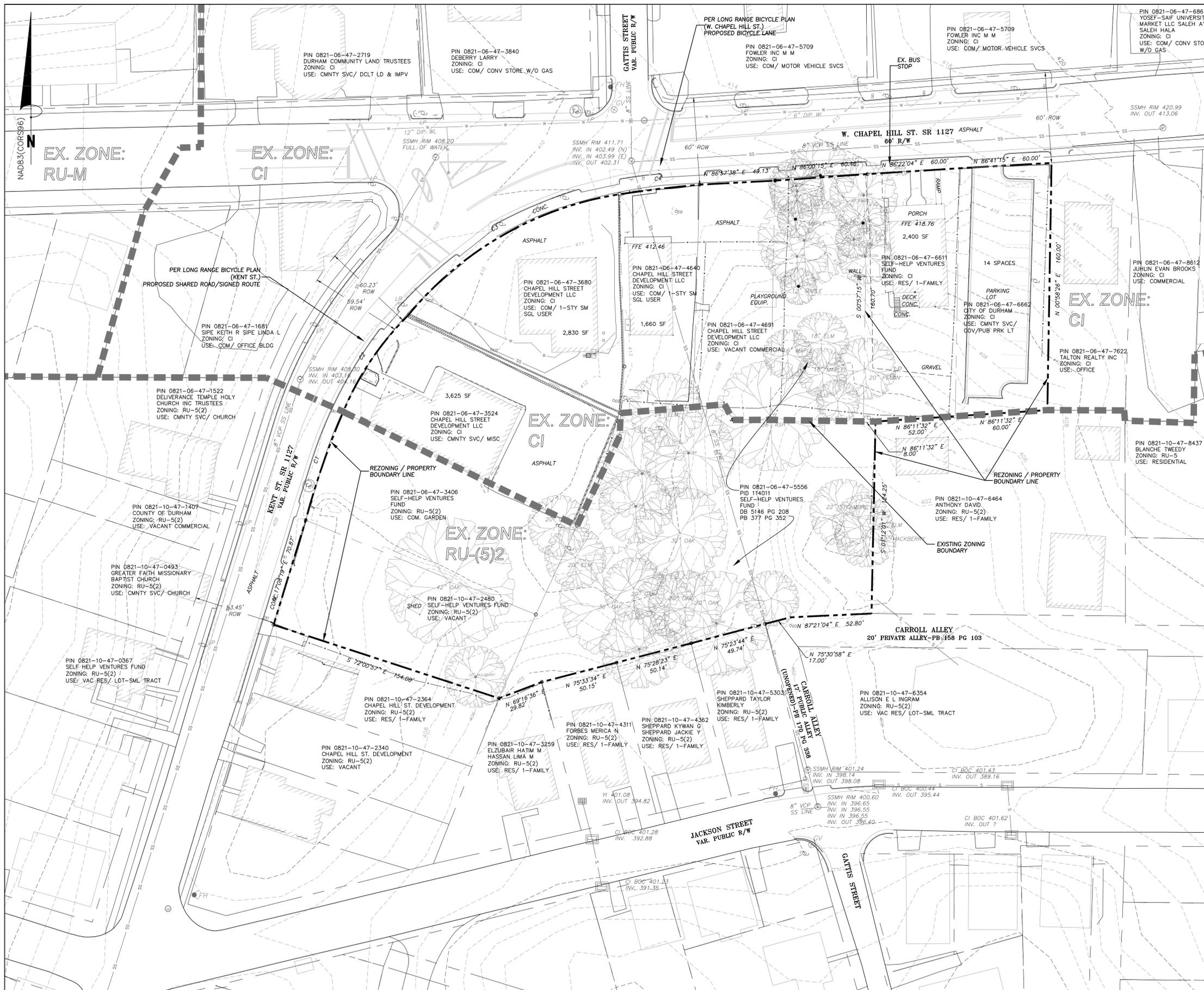
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DEVELOPMENT PLAN SUBMITTAL

Sheet Title:

COVER SHEET

Sheet Number
DP-0



LEGEND

Water Valve	⊠	Sewer Cleanout	⊠
Curb Inlet/Catch Basin	⊠	Flared End Section	⊠
Traffic Signal Box	⊠	Gas Valve	⊠
Electric Transformer	⊠	Existing Iron Pipe	⊠
Sanitary Sewer Manhole	⊠	Iron Pipe Set	⊠
Storm Sewer Manhole	⊠	Existing PK Nail	⊠
Telephone Manhole	⊠	PK Nail Set	⊠
Electric Manhole	⊠	Computed Point	⊠
Sign	⊠	Concrete Monument	⊠
Telephone Pedestal	⊠	Tree Line	⊠
Fire Hydrant	⊠	Fence	⊠
Water Manhole	⊠	Underground Electric	⊠
Water Meter	⊠	Underground Telephone	⊠
Utility Pole	⊠	Gas Line	⊠
Light Pole	⊠	Water Line	⊠
		Overhead Utilities	⊠
		Sanitary Sewer	⊠
		Property Line	⊠
		Zoning Boundary	⊠
		Retaining Wall	⊠

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	506.77'	74.30'	74.24'	S 19°10'54" W	82°4'03"	37.22'
C2	191.12'	71.14'	70.73'	S 32°3'09" W	21°12'43"	35.99'
C3	225.64'	166.37'	162.63'	S 59°42'59" W	42°14'45"	87.17'
C4	930.41'	52.69'	52.68'	S 83°11'57" W	31°4'41"	26.35'

EXISTING CONDITIONS NOTES

SITE AREA: 117,634 SF
2.70 ACRES

ZONING:
EXISTING: 1.54 AC (CI - COMMERCIAL INFILL)
1.16 AC (RU-5(2) - RESIDENTIAL)

OVERLAY DISTRICTS: N/A

DEVELOPMENT TIER: URBAN

ADOPTED PLANS:
LONG RANGE BICYCLE PLAN
W. CHAPEL HILL ST.
KENT ST.
BICYCLE LANE - PROPOSED
SHARED ROAD/SIGNED ROUTE - PROPOSED

ENVIRONMENTAL PROTECTION:
RIVER BASIN: CAPE FEAR RIVER

100 YEAR FLOODWAY FRINGE: 0 AC; FEMA# 3720082100 K (AUGUST 2, 2007)

FLOODWAY: 0 AC; FEMA# 3720082100 K (AUGUST 2, 2007)

THE SITE IS NOT AFFECTED BY A MAPPED FLOODWAY FRINGE ACCORDING TO FIRM MAP 3720082100 K (AUGUST 2, 2007).

STREAM BUFFER: N/A

WETLAND AREA: N/A

STEEP SLOPE PROTECTION:
THERE ARE NO AREAS OF STEEP SLOPES GREATER THAN 5,000 SF, AND WITHIN 200' OF A PERENNIAL STREAM. SLOPES HAVE BEEN CALCULATED ON ACTUAL FIELD TOPOGRAPHY PER 8.3.3 OF THE ZONING ORDINANCE.

TREE SURVEY:
THE TREE SURVEY SHOWS ALL 18" CAL. OR LARGER

IMPERVIOUS SURFACE:
EXISTING: 0.93 ACRES (34.5%)

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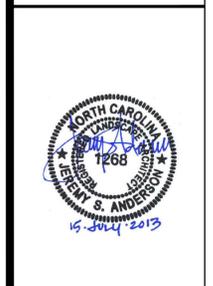
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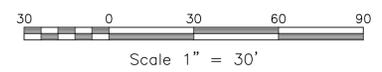
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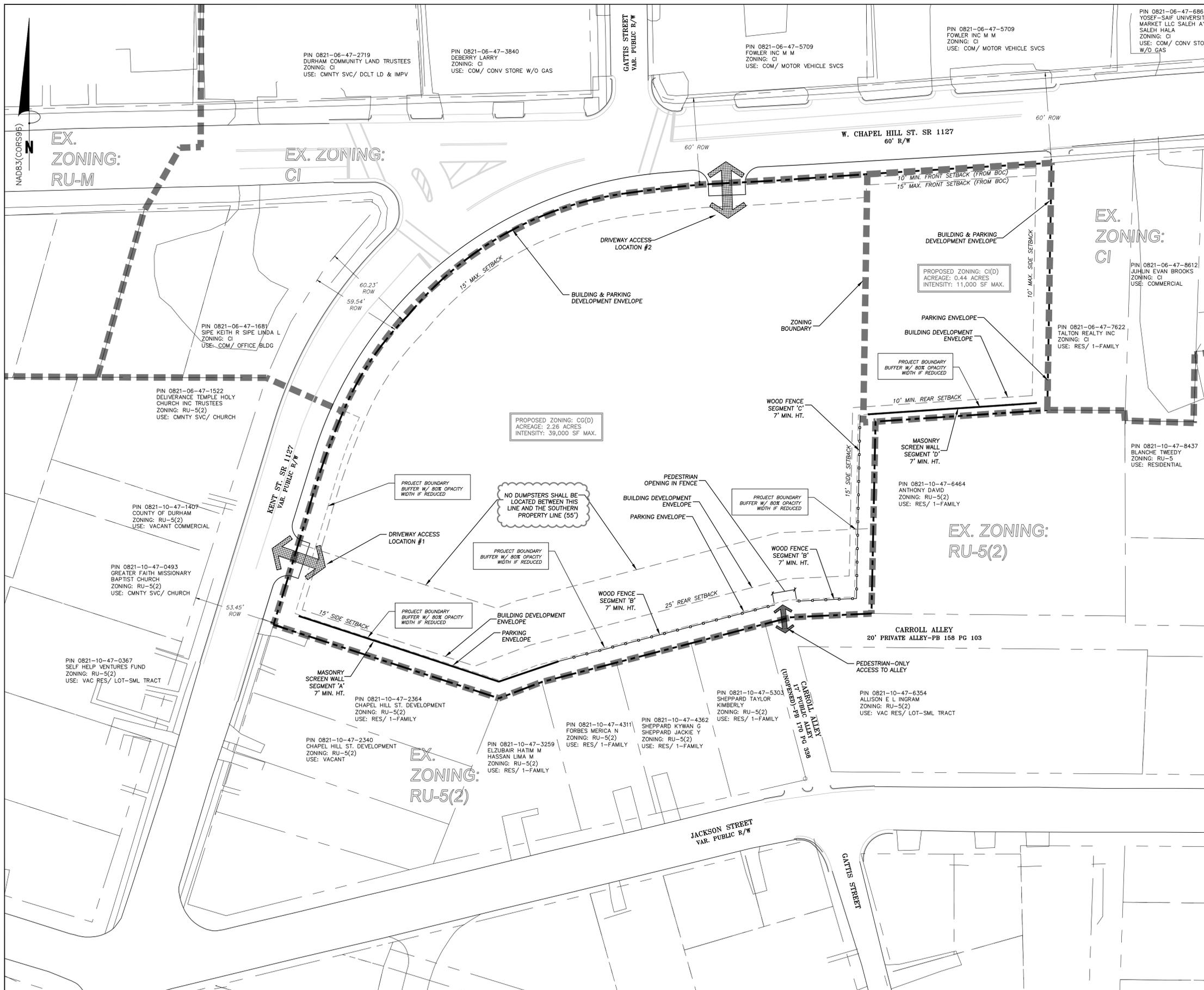
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DEVELOPMENT PLAN SUBMITTAL

Sheet Title:
EXISTING CONDITION

Sheet Number:
DP-1





LEGEND

- 6" wood fence
- 6' masonry wall
- Property line
- Zoning Boundary
- Building setback and/or landscape buffer

DEVELOPMENT PLAN NOTES

PROPOSED ZONING:

- 0.44 ACRES C(D) - COMMERCIAL INFILL
- 2.26 ACRES CG(D) - COMMERCIAL GENERAL

COMMITTED USES:

- CG(D):** ONLY USES PERMITTED UNDER THE CI ZONING PER THE 'USE TABLE' IN SECTION 5.1.2 OF THE UDO, WITH THE FOLLOWING ADDITIONS:
 - BANK WITH DRIVE-THROUGH FACILITIES (SINGLE, 2-LANE DRIVE-THROUGH ONLY)
 EITHER / OR, BUT NOT BOTH
 - PHARMACY WITH DRIVE-THROUGH FACILITIES (SINGLE, 2-LANE DRIVE-THROUGH ONLY)
- CG(D):** THE FOLLOWING USES ARE PROHIBITED FROM THE CG(D) DISTRICT:
 - VEHICLE SERVICE
 - NIGHTCLUB
 - BAR (EXCEPT THOSE ASSOCIATED WITH RESTAURANTS)
 - OUTDOOR KENNELS OR OTHER ANIMAL CONTAINMENT FACILITIES
 - COMMERCIAL DORMITORIES
 - FREESTANDING WIRELESS COMMUNICATION FACILITIES, CONCEALED OR UNCONCEALED AND NO OTHER WIRELESS COMMUNICATION FACILITIES OPERATED COMMERCIALY FOR REVENUE GENERATING PURPOSES SUCH AS A CELLULAR OPERATOR, RADIO OR TELEVISION BROADCASTER, OR THEIR THIRD-PARTY CONTRACTORS.
 - OVERNIGHT ACCOMMODATIONS IN THE PORTION FORMERLY ZONED RU-5(2) AS SHOWN ON THE
 - COMMERCIAL PARKING SHALL BE PROHIBITED, WITH THE FOLLOWING EXCEPTIONS: FREE PARKING AVAILABLE TO THE GENERAL PUBLIC; CONTRACTUAL PARKING ARRANGEMENTS WITH EITHER ON-SITE OR OFF-SITE BUSINESSES, THEIR EMPLOYEES, CUSTOMERS, AND GUESTS.
- CI(D):** THE FOLLOWING USES ARE PROHIBITED FROM THE CI(D) ZONING DISTRICT:
 - FREESTANDING WIRELESS COMMUNICATION FACILITIES, CONCEALED OR UNCONCEALED AND NO OTHER WIRELESS COMMUNICATION FACILITIES OPERATED COMMERCIALY FOR REVENUE GENERATING PURPOSES SUCH AS A CELLULAR OPERATOR, RADIO OR TELEVISION BROADCASTER, OR THEIR THIRD-PARTY CONTRACTORS.
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INTENSITY:

- COMMITTED: C(D) - 11,000 SF MAX. CG(D) - 39,000 SF MAX. OVERALL D-PLAN BOUNDARY: 50,000 SF MAXIMUM

BUILDING HEIGHT:

- COMMITTED: MAXIMUM 2 STORIES ABOVE GRADE (BOTH ZONING DISTRICTS) 42' MAXIMUM

LANDSCAPE BUFFERS:

- COMMITTED: AS SHOWN, INCLUDING WALLS AND/OR FENCES

IMPERVIOUS SURFACE:

- COMMITTED: C(D): 100% = 0.44 AC MAX. CG(D): 100% = 2.26 AC MAX. OVERALL D-PLAN BOUNDARY: 100% = 2.70 ACRES MAXIMUM

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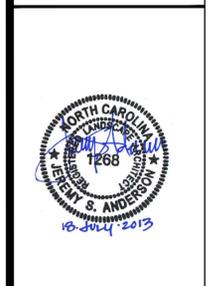
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DP-2