

	SITE DATA
ROPERTY OWNER/DEVELOPER	CONCEPT 8 HOLDINGS, LLC 307 S. SALEN ST. SUITE 200 APEX, NC 27502
SITE ADDRESS:	1534 KIRKLAND ROAD
3ROSS SITE AREA:	1.129 AC/49,162 SF
RIGHT-OF-WAY DEDICATION:	0.028 AC/1,210 SF
VET SITE AREA:	1.101 AC/47,952 SF
NAKE COUNTY PIN #:	0792993952
ZONING DISTRICT:	CX-3-CU
OVERLAY DISTRICTS:	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT) SRPOD (SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT)
EXISTING USE:	VACANT
ROPOSED USE:	TOWNHOUSE BUILDING TYPE
PROPOSED LOTS:	(13) TOWNHOUSE LOTS - (12) BUILDABLE LOTS, (1) HOA COMMON LOT
STREET CLASSIFICATION:	LAKE WHEELER ROAD - AVENUE & LANE DIVIDED KIRKLAND ROAD - NEIGHBORHOOD STREET
EXISTING STREETSCAPE:	LAKE WHEELER KIRKLAND VARIABLE TREE LAWN -9' TREE LAWN NO SIDEWALK NO SIDEWALK
ROPOSED STREETSCAPE:	LAKE WHEELER KIRKLAND FEE-IN-LIEU FOR 6'TREE LAWN PORTIONS NOT NO SIDEWALK 6'SIDEWALK CONSTRUCTED
ÆHICULAR PARKING:	REQUIRED: NO MAXIMUM VEHICULAR, SHORT OR LONG-TERM BICYCLE
	PROVIDED: 26 SPACES (2) GARAGE SPACES PER UNIT = 24 (2) ONSITE SPACES, INCLUDING (1) ACCESSIBLE
AMENITY AREA REQUIRED:	TOTAL: 4.863 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 2,432 SF (5%)
PROVIDED:	TOTAL: 7,715 SF (16.1%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 2.432 SF (5%)

### UDO SEC. 8.3.2.A BLOCK PERIMETER HELEAST RESTRICTIVE ZONING WITHIN THE BLOCK IS CX. HEREFORE IN ACCORDANCE WITHIN THE BLOCK PERMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 1.13 ACRES WHICH IS LESS THAN THE MIN. SITE AREA APPLICABLETY FOR OX ZONING.

### UDO SEC. 8.3.5.D CROSS ACCESS TROUBENENT ACCORDANCE WITH UDD 8.3.5.D CROSS ACCESS REQUIREMENT ACCORDANCE WITH UDD 8.3.5.D CROSS ACCESS REQUIREMENT DUE TO BE NOT APPLICABLE TO THE PROPOSED DOPEL OPMENT DUE TO EXISTING BUILDINGS TO THE MORTH BEING VALUED MORE THAN EAST TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTING SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND AND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND EXISTENCE SLOPES GREATER THAN 25% TO THE EAST LIAND EXISTENCE SLOPES THE SLOPES THE SLOPES THE SLOPES

FEE-IN-LIEU REQUEST

THE APPLICANT IS REQUESTING TO PAY A FEE-IN-LIEU FOR THE SIDEWALK IMPROVEMENTS ALONG LAKE WHEELER ROAD IN ACCORDANCE WITH UDO SEC. 8.4.8.4.



#### INDEX

LA-I	CE-4.0	CE-3.0	CE-2.1	CE-2.0	CE-1.0
LANDSCAPE PLAN	STORMWATER MANAGEMENT PLAN	UTILITY PLAN	SITE LAYOUT PLAN	SUBDIVISION PLAN	BOUNDARY AND TOPOGRAPHIC SURVEY

LA-2

TREE IMPACT PLAN

# KIRKLAND TOWNES

#### RALEIGH, NORTH CAROLINA PRELIMINARY SUBDIVISION SUB-0008-2024

REVISED: MAY 1, 2024 **FEBRUARY 19, 2024** 

## Z-14-23 CONDITIONS OF APPROVAL

2.14.23 – 1534 Kirkland Road, located at the northeast corner of Lake Wheeler and Kirkland Roads, being Wake County PIN 01782983952, Approximately 1,16 a cress rezored to Commercial Mixed Use-3 stories-Conditional Use (CX-5-CU) with SHOD-2 and SIPPOD.

Conditions dated: March 7, 2023

The following Principal Uses listed in UDO Section 6:1.4 that are permitted, limited, or special use in the CX-District shall be prohibited: (1) domitory, faternity, scorefty, (2) cemelary, (3) outdoor recreation; (4) bed and breaktest; and (5) deternition center, jail, prison.

THIS SUBDIVISION IS PROPOSING RESIDENTIAL TOWNHOUSES AND THEREFORE IS COMPLIANT WITH THE ADOPTED ZONING CONDITIONS.

#### **DEVELOPER**

## **CONCEPT 8 HOLDINGS, LLC**

919-601-5078 shawn@concepteight.com 307 S. Salem St. Suite 200 Apex, NC 27502



NC LICENSE P 2425

PHONE: 252-908-5722 EMAIL: LEWIS@RDUCONSULTING.COM P.O. BOX 418

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

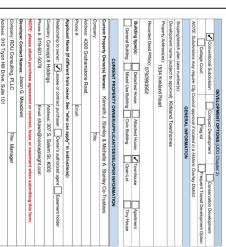
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

ATTENTION CONTRACTORS:



## Preliminary Subdivision Application Site Review Flanning and Development Customer Service Center - One Farburne Plans State - Action - Inch.

Raleigh



hone #: 919-889-2614

Total # Dwelling Units: 12

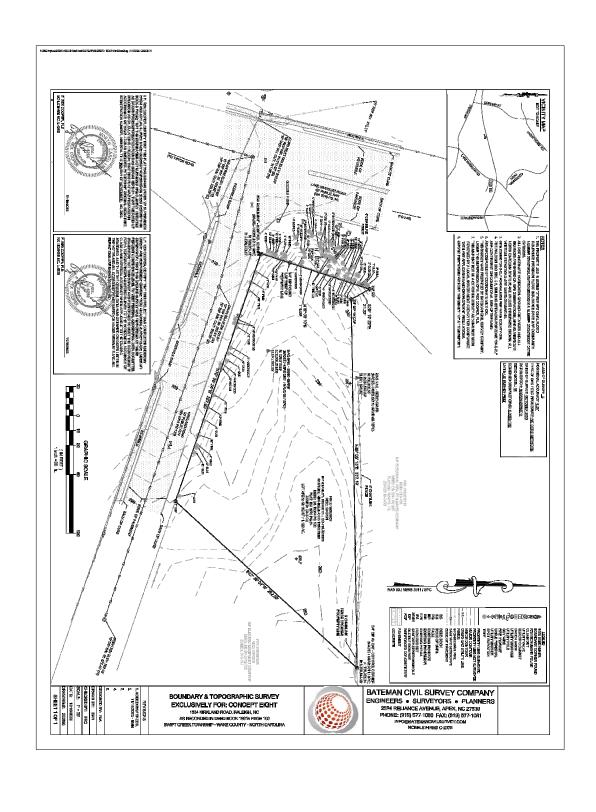
10 bedroom units (if known): 1br 2br 3br 4br 4br 20 bedroom units (if known): 1br 2br 10 bedroom units (if known): 1br 10 bed reside City Limits? ✓ Yes No Historic District Landmark.

Conditional Use District (CUD) Board of Adjustment Case # Design Atternate Case # BOA-STORMWATER INFORMATION

STORMWATER INFORMATION

STORMW DEVELOPMENT TYPE + SITE DATE TABLE - ZONING INFORMATION 1.129 ore than one, provide acreage of each): # of Attached House Lots:
# of Open Lots: # ad Other Lots:

# SIGNATURE BLOCK International state law (N.C. Gen. Stat. § 1600-03(a)), its policiations for development approvals may be made by the aware, a lease or person holding an option or contract to purchess or lease land, or an authorized agent of the aware. An easement holder may also apply for development approval for such development as authorized by the





BOUNDARY & OPOGRAPHIC SURV CONTROL OF THE CONTRO CE-1.0

PRELIMINARY SUBDIVSION

KIRKLAND TOWNES (SUB-0008-2024)

CONCEPT 8
HOLDINGS, LLC
307 S. SALEM ST. #200
APEX, NC 27502

