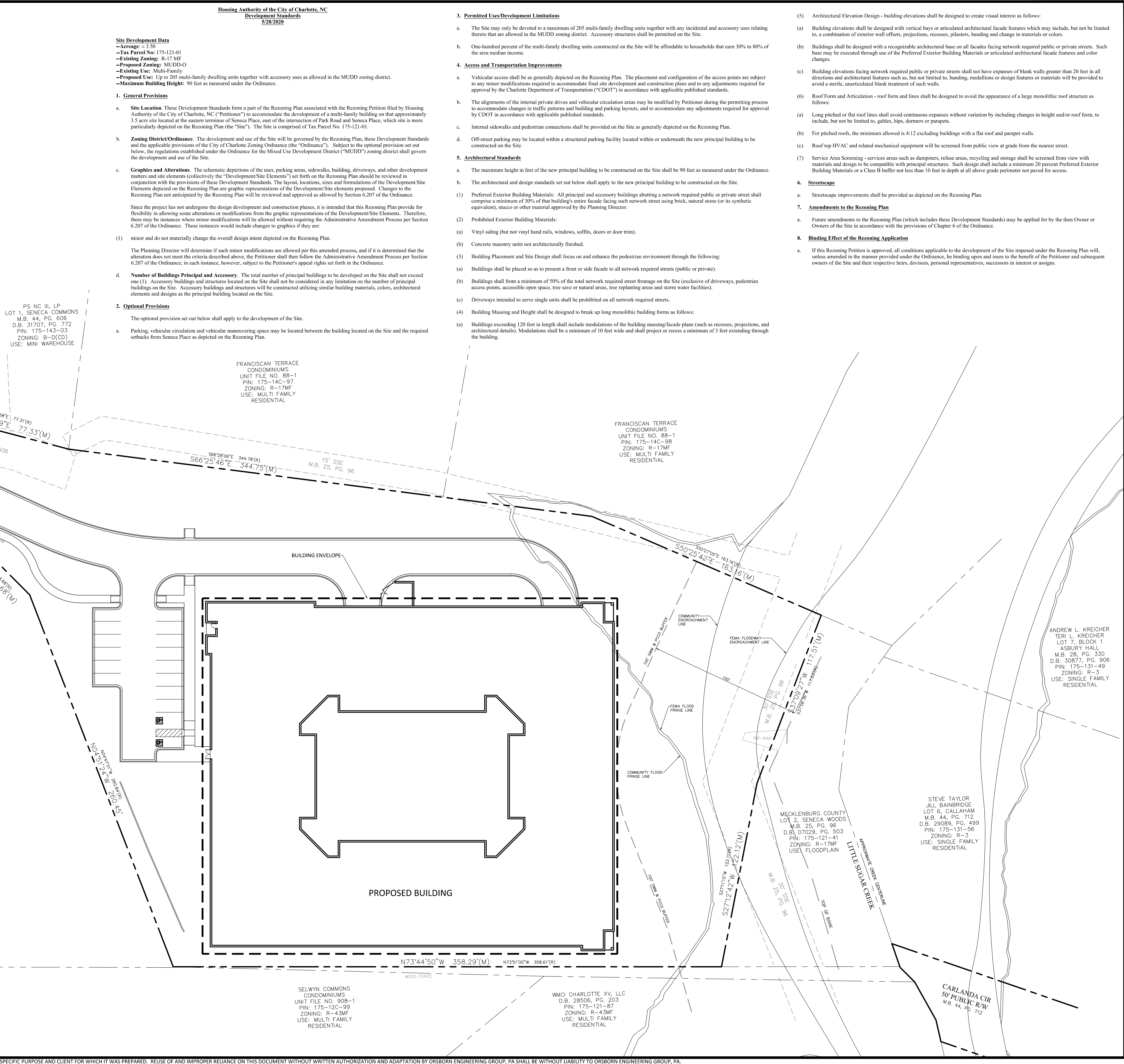


VICINITY MAP
NOT TO SCALE



PS NC III, LP
LOT 1, SENECA COMMONS
M.B. 44, PG. 606
D.B. 31707, PG. 772
PIN: 175-142-03
ZONING: B-D(CD)
USE: MINI WAREHOUSE

FRANCISCAN TERRACE CONDOMINIUMS
UNIT FILE NO. 88-1
PIN: 175-140-97
ZONING: R-17MF
USE: MULTI FAMILY RESIDENTIAL

FRANCISCAN TERRACE CONDOMINIUMS
UNIT FILE NO. 88-1
PIN: 175-140-98
ZONING: R-17MF
USE: MULTI FAMILY RESIDENTIAL

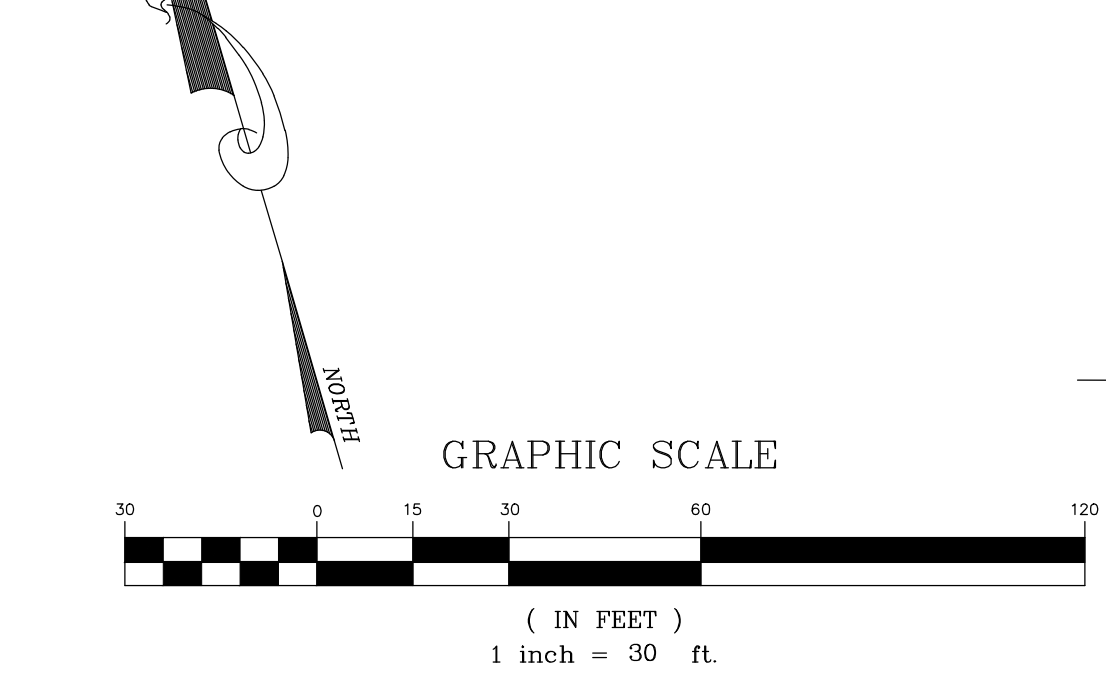
STATE EMPLOYEES CREDIT UNION
D.B. 27414, PG. 944
PIN: 175-121-38
ZONING: O-2
USE: OFFICE

MECKLENBURG COUNTY LOT 2, SENECA WOODS
M.B. 25, PG. 96
D.B. 07029, PG. 503
PIN: 175-121-41
ZONING: R-17MF
USE: FLOODPLAIN

STEVE TAYLOR JILL BAINBRIDGE LOT 6, CALLAHAM
M.B. 44, PG. 712
D.B. 29089, PG. 499
PIN: 175-131-56
ZONING: R-3
USE: SINGLE FAMILY RESIDENTIAL

MCCI CHARLOTTE XV, LLC
D.B. 28506, PG. 203
PIN: 175-121-87
ZONING: R-43MF
USE: MULTI FAMILY RESIDENTIAL

SERLYN COMMONS CONDOMINIUMS
UNIT FILE NO. 908-1
PIN: 175-120-99
ZONING: R-43MF
USE: MULTI FAMILY RESIDENTIAL



Housing Authority of the City of Charlotte, NC
Development Standards
5/28/2020

- Site Development Data**
- Area: 3.50
 - Tax Parcel No: 175-121-01
 - Existing Zoning: R-17 MF
 - Proposed Zoning: MUDD-O
 - Existing Use: Multi-Family
 - Proposed Use: Up to 205 multi-family dwelling units together with accessory uses as allowed in the MUDD zoning district.
 - Maximum Building Height: 90 feet as measured under the Ordinance.

- I. General Provisions**
- a. **Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Housing Authority of the City of Charlotte, NC ("Petitioner") to accommodate the development of a multi-family building on that approximately 3.5 acre site located at the eastern terminus of Seneca Place, east of the intersection of Park Road and Seneca Place, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 175-121-01.
 - b. **Zoning District/Ordinance.** The development and use 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"). Subject to the optional provision set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
 - c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, building, driveways, and other development matters and site elements (collectively the "Development Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (1) minor and do not materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of principal buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Optional Provisions

The optional provision set out below shall apply to the development of the Site.

- a. Parking, vehicular circulation and vehicular maneuvering space may be located between the building located on the Site and the required setbacks from Seneca Place as depicted on the Rezoning Plan.

- 3. Permitted Uses/Development Limitations**
- a. The Site may only be devoted to a maximum of 205 multi-family dwelling units together with any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Accessory structures shall be permitted on the Site.
 - b. One-hundred percent of the multi-family dwelling units constructed on the Site will be affordable to households that earn 30% to 80% of the area median income.
- 4. Access and Transportation Improvements**
- a. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") in accordance with applicable published standards.
 - b. The alignments of the internal private drives and vehicular circulation areas may be modified by Petitioner during the permitting process to accommodate changes in traffic patterns and building and parking layouts, and to accommodate any adjustments required for approval by CDOT in accordance with applicable published standards.
 - c. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
 - d. Off-street parking may be located within a structured parking facility located within or underneath the new principal building to be constructed on the Site.

- 5. Architectural Standards**
- a. The maximum height in feet of the new principal building to be constructed on the Site shall be 90 feet as measured under the Ordinance.
 - b. The architectural and design standards set out below shall apply to the new principal building to be constructed on the Site.
 - (1) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire facade facing such network street using 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, doors or door trim).
 - (b) Concrete masonry units not architecturally finished.
 - (3) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - (a) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
 - (b) Buildings shall front a minimum of 50% 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).
 - (c) Driveways intended to serve single units shall be prohibited on all network required streets.
 - (d) Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - (a) Buildings exceeding 120 feet in length shall include modulations of the building massing/facade 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 3 feet extending through the building.

- (5) Architectural Elevation Design - building elevations shall be designed to create visual interest as follows:
 - (a) Building elevations shall be designed with vertical bays or articulated architectural facade 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.
 - (b) Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of the Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - (c) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet 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.
 - (d) Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - (a) 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.
 - (b) For pitched roofs, the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - (c) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
 - (e) Service Area Screening - services areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10 feet in depth at all above grade perimeter not paved for access.

6. Streetscape

- a. Streetscape improvements shall be provided as depicted on the Rezoning Plan.

7. Amendments to the Rezoning Plan

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

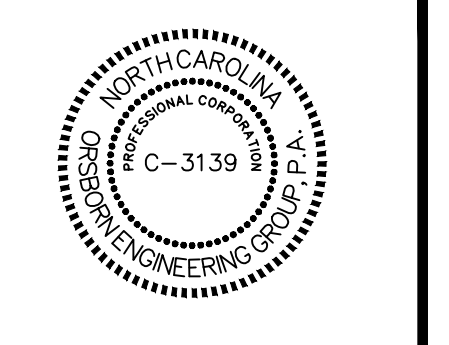
8. Binding Effect of the Rezoning Application

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors in interest or assigns.



SCHEMATIC SITE PLAN
PETITION # 2020-000
FOR
SENECA WOODS
CHARLOTTE, NORTH CAROLINA

HORIZON
DEVELOPMENT
PROPERTIES
400 EAST BLVD
CHARLOTTE, NC 28203



REVISIONS	
NO.	DATE

JOB #	20014
DATE	05/18/20
SCALE	1" = 30'
DRAWN BY	JAW
APPROVED BY	JCO

RZ-1

May 28, 2020, 3:05pm, Pa. Kreicher, PLS2020, Seneca Woods Redevelopment\Draw\2020\14 RZ-1 REZONING.dwg