

DEVELOPMENT STANDARDS NOTES

1. GENERAL PROVISIONS:

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE ZONING PLAN ASSOCIATED WITH THE ZONING PETITION, FILED BY 1030 SEIGLE, LLC (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MIXED USE BUILDING ON APPROXIMATELY .344 ACRE SITE LOCATED ON THE NORTHEAST CORNER SEIGLE AVENUE AND BELMONT AVENUE, MORE PARTICULARLY DEPICED ON THE ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 081-124-12.

B. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE ZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS OR OPTIONAL PROVISIONS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT OPTIONAL (MUDD-O) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND THE USE OF THE SITE.

C. THROUGHOUT THIS ZONING PETITION, THE TERMS "OWNER" AND "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

D. THE DEVELOPMENT AND USES DEPICTED ON THE ZONING 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 ZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, AND OTHER REQUIREMENTS SET FORTH ON THIS ZONING PLAN & THESE DEVELOPMENT STANDARDS. PROVIDED HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL SPECIFIED DESIGN INTENT LISTED IN THESE "DEVELOPMENT STANDARD NOTES", "SITE DEVELOPMENT DATA" AND DEPICTED ON THE "SITE PLAN". ARTISTIC RENDERINGS SHOWN ON RZP-02, RZP-03 ARE PROVIDED AS SUPPLEMENTAL AND SHALL NOT BE BINDING.

E. FUTURE AMENDMENTS TO ZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY CURRENT OR FUTURE OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE ZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS:

A. TO FACILITATE THE PRESERVATION OF THE EXISTING NEIGHBORING TREE CANOPY (IE "NEIGHBORING TREES", SHOWN AS "HERITAGE TREE" & "SPECIMEN TREE" ON PARCEL 081-124-11):

1. THE EXISTING UPPER & LOWER SITE RETAINING WALLS SHALL REMAIN (WITH REPAIR & IN-SITU REPLACEMENT TO BE ALLOWED) UNTIL SUCH TIME AS NEIGHBORING TREES DIE, ARE REMOVED BY NEIGHBORS, OR ARE REMOVED BY ACTS OF NATURE. THIS TRIANGLE WOULD MATCH THE CONDITION AND LIMITATIONS TO ADDRESS UPON THE DEVELOPMENT OF THE SITE AS A WHOLE. THE PETITIONER REQUESTS:

a. CDDT EVALUATION & APPROVAL OF: A VEHICULAR SIGHT TRIANGLE AT THE INTERSECTION OF SEIGLE & BELMONT AVENUES OF 20' X 20' (AS DEPICTED). THIS TRIANGLE WOULD MATCH THE DESIRED URBAN AESTHETIC OF OPPOSING PARCEL 081-099-12.

b. CDDT EVALUATION & APPROVAL OF: THE LOCATION OF THE DRIVEWAY ALONG BELMONT AVENUE TO BE NO LESS THAN 70' TO THE CENTERLINE OF SEIGLE AVENUE (AS DEPICTED).

B. TO FACILITATE THE DESIGN AND PLACEMENT OF 100% GROUND FLOOR COMMERCIAL USE AT THE CORNER OF BELMONT & SEIGLE AVENUES, AND ITS ASSOCIATED PUBLIC & COMMON OPEN SPACE (AS DEPICTED), THE PETITIONER SHALL PROVIDE THE FOLLOWING:

1. THE SETBACKS ALONG SEIGLE & BELMONT AVENUES AVE SHALL BE 14'-0" FROM BACK OF EXISTING CURB, CONSISTING OF AN 8' PLANTING STRIP AND 6' SIDEWALK.

2. PETITIONER SHALL PROVIDE A UTILITY EASEMENT SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

C. IN CONSIDERATION OF EXISTING ELEVATED TOPOGRAPHY AT PARCEL 081-124-11 & EXISTING ENTITLEMENT OF ALL CORNER HEIGHT AT PARCEL 081-124-13, AND TO FACILITATE A 14' GROUND FLOOR COMMERCIAL HEIGHT, TWO STORIES ABOVE AND A SLOPED ROOF (SEE "SCHEMATIC SITE SECTIONS"):

1. THE HEIGHT OF THE BUILDING SHALL NOT EXCEED 50 FEET TALL, AS DETERMINED BY THE ORDINANCE STANDARDS FOR MEASUREMENT OF HEIGHT.

3. PURPOSE:

A. THE PURPOSE OF THIS ZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A NEW BUILDING TO ALLOW FOR USES DESCRIBED IN NOTE 4 BELOW, TO ACHIEVE THIS PURPOSE, THE PETITIONER SEEKS THE ZONING OF THE SITE TO THE MIXED USE DEVELOPMENT- OPTIONAL DISTRICT (MUDD-O).

4. USES:

A. THE SITE MAY CONTAIN AND BE DEVELOPED WITH MIXED USES (3-STORY MAX):

A. PERMITTED USES:

SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO THE USE OR USES TOGETHER WITH AN INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH AS FOLLOWS: BUILDINGS FOR DRAMATIC, MUSICAL OR CULTURAL ACTIVITIES; BICYCLE-SHARING STATION, SMALL-SCALE CLASS LEARNING BUSINESSES SUCH AS CULINARY SCHOOL, PIANO SCHOOL, YOGA / FITNESS CLASSES & OTHER SIMILAR CATEGORIES; DONATION DROP-OFF FACILITY; EDGE (TYPE 1 & 2); FOOD STALL AND/OR FOOD ESTABLISHMENTS INCLUDING BODEGA, COFFEE SHOP, BREWERY & RESTAURANT; ARCADE USES AS PART OF AN ICE CREAM/CANDY SHOP, OR SIMILAR INDOOR SMALL-SCALE AMUSEMENT, INDOOR RECREATION, INSTITUTIONAL USES LIMITED TO CHURCHES SYNOGOGUES, PARISH HOUSES, SUNDAY SCHOOL BUILDINGS, CONVENTS, COMMUNITY RECREATION CENTERS, LIBRARIES, MUSEUMS, THEATERS OR ART GALLERIES, OUTDOOR FRESH PRODUCE STANDS, & MOBILE MARKET PRODUCE, OUTDOOR SEASONAL SALES; OUTSIDE OPEN MARKETS, MOBILE FOOD OR RETAIL TRUCKS, POP-UP MARKETS; PARKS GREENWAYS AND ARBORETUMS; INDOOR PET SERVICES, PROFESSIONAL BUSINESSES & GENERAL OFFICES; RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT, SERVICES SUCH AS BEAUTY/BARBER SHOPS, LOCKSMITHS, STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASIUMS, POTTERS, WOOD & LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS & DESIGNERS OF ORNAMENTAL & PRECIOUS JEWELRY, THEATERS, MOTION PICTURES; YMCA'S, BUILDINGS FOR SOCIAL, FRATERNAL, SOCIAL SERVICE, UNION & CIVIC ORGANIZATIONS, & COMPARABLE ORGANIZATIONS.

1. IF ALCOHOL IS SOLD ON SITE, FOOD MUST BE SOLD AS WELL.

2. FOR ANY OUTDOOR SEATING/ACTIVITY AREA, NO FOOD/BEVERAGES TO BE CONSUMED, NOR OUTDOOR ENTERTAINMENT ALLOWED, BETWEEN THE HOURS OF 11:00 PM - 8:00 AM.

3. HOOD VENTILATION EXHAUST FOR KITCHENS SHALL NOT BE PLACED ON PUBLIC-FACING ELEVATIONS.

B. PROHIBITED USES:

THE FOLLOWING USES SHALL BE PROHIBITED: GAS STATION, OIL CHANGE FACILITY, ON-PREMISES DRY CLEANING, CAR WASH, ADULT ESTABLISHMENT, ACCESSORY DRIVE-IN WINDOW.

5. TRANSPORTATION:

A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE ZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT(S) SHOWN ON THE ZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE THE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDDT FOR APPROVAL.

B. AS DEPICTED ON THE ZONING PLAN, THE SITE WILL BE ACCESSED BY PRIVATE DRIVEWAY(S), AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY(S) SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

C. 10' X 10' PEDESTRIAN SITE TRIANGLES SHALL BE MAINTAINED AT DRIVEWAYS.

D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

6. ARCHITECTURAL STANDARDS:

A. PERMITTED EXTERIOR BUILDING MATERIALS SHALL BE: BRICK, CEDAR SHAKE, WOOD SIDING, WOOD COLUMNS, FIBER CEMENT SIDING, STUCCO, NATURAL STONE (OR ITS SYNTHETIC EQUIVARIANT), ARCHITECTURALLY FINISHED CONCRETE, ARCHITECTURAL CONCRETE MASONRY UNITS, CONCRETE PARGE, ALUMINUM STOREFRONT, CORRUGATED METAL SIDING, VINYL OR WOOD OR METAL HANDRAILS / GUARDS / WINDOWS / TRIM / DECKING, AND/OR OTHER MATERIALS APPROVED BY CITY PLANNING.

B. PROHIBITED EXTERIOR BUILDING MATERIALS SHALL BE: VINYL SIDING, MASONITE SIDING & NON-ARCHITECTURAL CONCRETE MASONRY UNITS.

C. PITCHED ROOFS, IF PROVIDED, SHALL BE SLOPED NO LESS THAN 5:12 EXCEPT THAT ROOFS FOR PORCHES, EXTERIOR STAIRWAYS & DORMERS MAY BE NO LESS THAN 1/12:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS USED.

D. PERMITTED SLOPED ROOF MATERIALS SHALL BE: ASPHALT SHINGLES, COMPOSITION SHINGLES, STANDING SEAM METAL CURRUGATED METAL OR POLYCARBONATE PANELS (@ PORCHES, EXTERIOR STAIRWAYS) & REAL OR SYNTHETIC EQUIVAILANTS OF THE FOLLOWING: WOOD SHINGLES, CLAY TILE, SLATE SHINGLES.

F. 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 SIX FEET EXTENDING THROUGH THE BUILDING.

G. 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 OFF-SETS, PROJECTIONS, RECESSES, PILASTERS, BANDING, AND CHANGE OF MATERIALS AND COLOR.

H. BUILDINGS SHALL BE PLACED AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE); BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, PERMISSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS, AND STORM WATER FACILITIES); PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

I. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPLE STRUCTURES. SUCH DESIGN SHALL INCLUDE AN MINIMUM 20% 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.

J. PETITIONER MAY CREATE CANOPIES, AWNINGS, CORNICES, BALCONIES, ETC. THAT EXTEND INTO THE SETBACK TO THE EXTENT ALLOWED BY THE ORDINANCE. FOR EXTENSIONS INTO THE RIGHT-OF-WAY, PETITIONER SHALL SEEK AN ENCROACHMENT AGREEMENT WITH CDDT PER 9.8506(B).

K. PETITIONER SHALL COMMIT TO A 14' MIN. GROUND FLOOR HEIGHT, AS MEASURED FROM GROUND LEVEL FINISHED FLOOR TO 2ND LEVEL FINISHED FLOOR.

L. PETITIONER SHALL COMMIT TO 60% GROUND FLOOR TRANSPARANCY (IE: FENESTRATION AND OPENINGS) AT PUBLIC-FACING ELEVATIONS (SEIGLE & BELMONT AVES) AS MEASURED FROM 3' ABOVE LEVEL FINISHED FLOOR TO 10' ABOVE GROUND LEVEL.

M. PETITIONER SHALL COMMIT TO THE USE OF BRICK AS A PRIMARY BUILDING MATERIAL AT THE GROUND LEVEL ALONG SEIGLE & BELMONT AVES (STAIRWAYS, TRASH SURROUNDS AND BIKE STATION MATERIALS EXCLUDED).

N. PETITIONER SHALL PROVIDE A 6" WOOD WALL ALONG ADJOINING PROPERTY LINE OF PARCEL #081-124-11. EXACT LOCATION TO BE AGREED UPON IN AGREEMENT BETWEEN PETITIONER AND ADJACENT PROPERTY OWNER.

O. PETITIONER SHALL COORDINATE WITH URBAN DESIGN TO PROVIDE A PAVED PUBLIC AMENITY ZONE WITHIN THE PLANTING STRIP ALONG SEIGLE AVENUE FOR BICYCLE AND/OR SCOOTER PARKING.

P. PETITIONER SHALL PROVIDE COMMON OPEN SPACE (COVERED PATIO) FOR PATRON USE & PUBLIC OPEN SPACE AMENITY ZONES (WATER FOUNTAIN & AMENITIZED TREE SAVE) FOR PUBLIC USE.

Q. PETITIONER SHALL PROVIDE OPERABLE WINDOWS (2 MIN) AT GROUND LEVEL COMMERCIAL SPACE TO ENCOURAGE SOCIAL INTERACTIVITY.

7. STREETScape, BUFFERS & LANDSCAPING:

A. PETITIONER SHALL COORDINATE WITH THE CITY ARBORIST, URBAN FORESTRY AND CDDT TO PRESERVE EXISTING TREES IN THE RIGHT-OF-WAY ALONG SEIGLE AVENUE.

B. PETITIONER SHALL PROVIDE A 6" WOOD WALL ALONG ADJOINING PROPERTY LINE OF PARCEL #081-124-11. EXACT LOCATION TO BE AGREED UPON IN AGREEMENT BETWEEN PETITIONER AND ADJACENT PROPERTY OWNER.

C. PETITIONER SHALL COORDINATE WITH URBAN DESIGN TO PROVIDE A PAVED PUBLIC AMENITY ZONE WITHIN THE PLANTING STRIP ALONG SEIGLE AVENUE FOR BICYCLE AND/OR SCOOTER PARKING.

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E. PETITIONER SHALL PROVIDE OPERABLE WINDOWS (2 MIN) AT GROUND LEVEL COMMERCIAL SPACE TO ENCOURAGE SOCIAL INTERACTIVITY.

F. PETITIONER SHALL PROVIDE (1) ARTIST MURAL (100 SF MIN) ON THE SITE WITHIN PUBLIC VIEW. PETITIONER SHALL COORDINATE ARTIST/SUBJECT MATTER WITH NEIGHBORHOOD ASSOCIATION.

G. THE SITE SHALL COMPLY WITH TREE ORDINANCE.

H. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDDT FOR ADDL. INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.

I. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPLE STRUCTURES. SUCH DESIGN SHALL INCLUDE AN MINIMUM 20% 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.

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M. PETITIONER SHALL COMMIT TO THE USE OF BRICK AS A PRIMARY BUILDING MATERIAL AT THE GROUND LEVEL ALONG SEIGLE & BELMONT AVES (STAIRWAYS, TRASH SURROUNDS AND BIKE STATION MATERIALS EXCLUDED).

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P. PETITIONER SHALL PROVIDE COMMON OPEN SPACE (COVERED PATIO) FOR PATRON USE & PUBLIC OPEN SPACE AMENITY ZONES (WATER FOUNTAIN & AMENITIZED TREE SAVE) FOR PUBLIC USE.

Q. PETITIONER SHALL PROVIDE OPERABLE WINDOWS (2 MIN) AT GROUND LEVEL COMMERCIAL SPACE TO ENCOURAGE SOCIAL INTERACTIVITY.

R. PETITIONER SHALL PROVIDE (1) ARTIST MURAL (100 SF MIN) ON THE SITE WITHIN PUBLIC VIEW. PETITIONER SHALL COORDINATE ARTIST/SUBJECT MATTER WITH NEIGHBORHOOD ASSOCIATION.

S. THE SITE SHALL COMPLY WITH TREE ORDINANCE.

T. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDDT FOR ADDL. INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.

U. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPLE STRUCTURES. SUCH DESIGN SHALL INCLUDE AN MINIMUM 20% 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.

V. PETITIONER MAY CREATE CANOPIES, AWNINGS, CORNICES, BALCONIES, ETC. THAT EXTEND INTO THE SETBACK TO THE EXTENT ALLOWED BY THE ORDINANCE. FOR EXTENSIONS INTO THE RIGHT-OF-WAY, PETITIONER SHALL SEEK AN ENCROACHMENT AGREEMENT WITH CDDT PER 9.8506(B).

W. PETITIONER SHALL COMMIT TO A 14' MIN. GROUND FLOOR HEIGHT, AS MEASURED FROM GROUND LEVEL FINISHED FLOOR TO 2ND LEVEL FINISHED FLOOR.

X. PETITIONER SHALL COMMIT TO 60% GROUND FLOOR TRANSPARANCY (IE: FENESTRATION AND OPENINGS) AT PUBLIC-FACING ELEVATIONS (SEIGLE & BELMONT AVES) AS MEASURED FROM 3' ABOVE LEVEL FINISHED FLOOR TO 10' ABOVE GROUND LEVEL.

Y. PETITIONER SHALL COMMIT TO THE USE OF BRICK AS A PRIMARY BUILDING MATERIAL AT THE GROUND LEVEL ALONG SEIGLE & BELMONT AVES (STAIRWAYS, TRASH SURROUNDS AND BIKE STATION MATERIALS EXCLUDED).

Z. PETITIONER SHALL PROVIDE A 6" WOOD WALL ALONG ADJOINING PROPERTY LINE OF PARCEL #081-124-11. EXACT LOCATION TO BE AGREED UPON IN AGREEMENT BETWEEN PETITIONER AND ADJACENT PROPERTY OWNER.

C. PETITIONER SHALL PROVIDE A MINIMUM OF (2) EV-CAPABLE PARKING SPACES FOR TENANT & PATRON USE.

D. PETITIONER SHALL PROVIDE THE FOLLOWING MINIMUMS FOR BIKE PARKING:

FOR ANY RESIDENTIAL USE:
LONG TERM- (1) PER DWELLING UNIT
SHORT TERM- 80% OF LONG TERM

FOR ANY COMMERCIAL USE:
LONG TERM- (1) PER 1,500 GFA OF COMMERCIAL SPACE (OR 5% OF AUTOMOBILE PARKING COUNT, WHICHEVER IS MORE)
SHORT TERM- 25% OF LONG TERM

9. PARKS, GREENWAYS & OPEN SPACE:
A. PETITIONER SHALL PROVIDE COVERED PATIO, DRINKING FOUNTAIN & AMENITIZED TREE SAVE (SEE 7F ABOVE).

10. FIRE PROTECTION:
A. RESERVED

11. SIGNAGE:
A. RESERVED

12. OUTDOOR LIGHTING:
A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS AND SIDEWALKS AS LANDSCAPE LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

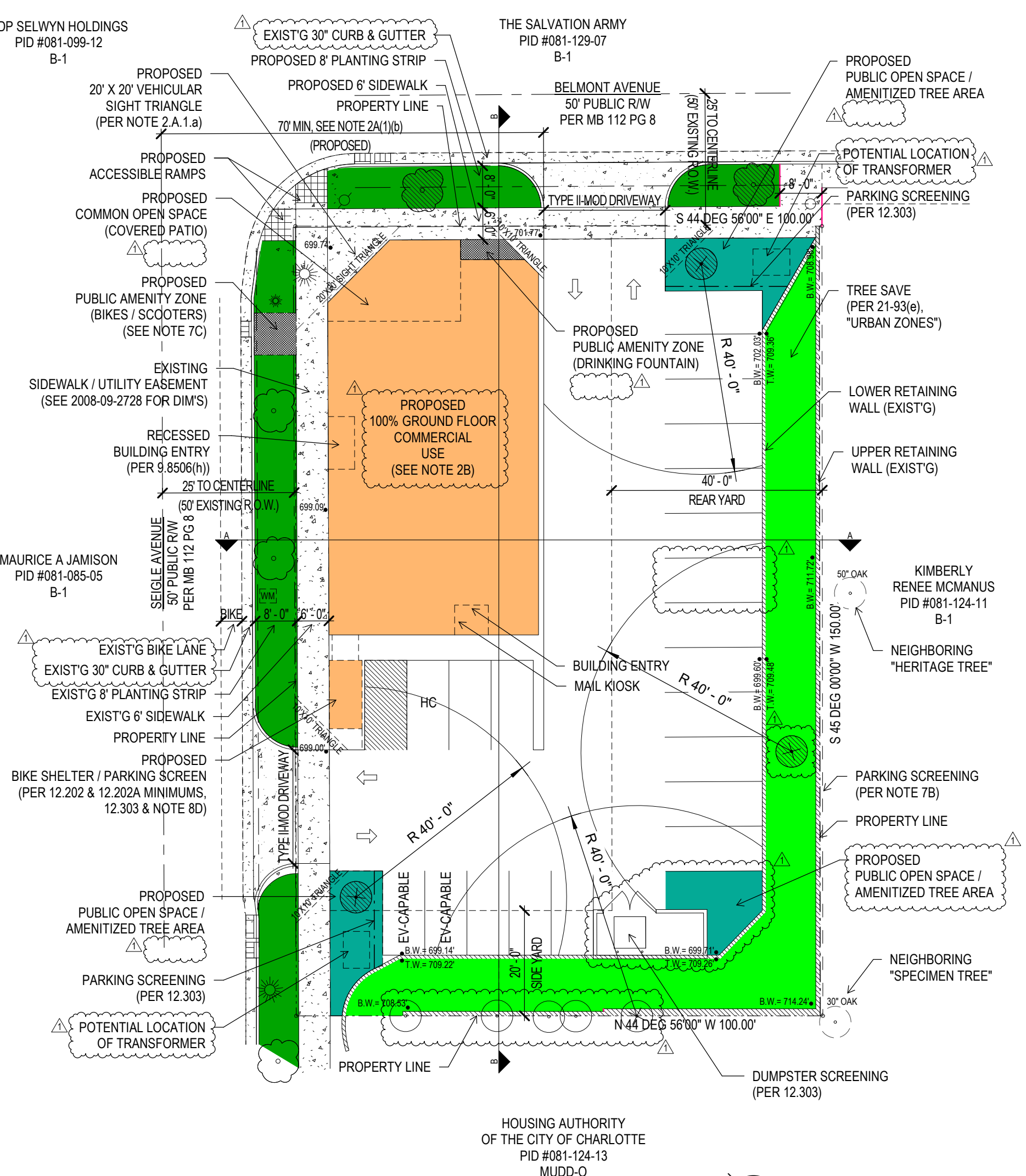
B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN-SCALE FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED (15) FEET.

C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

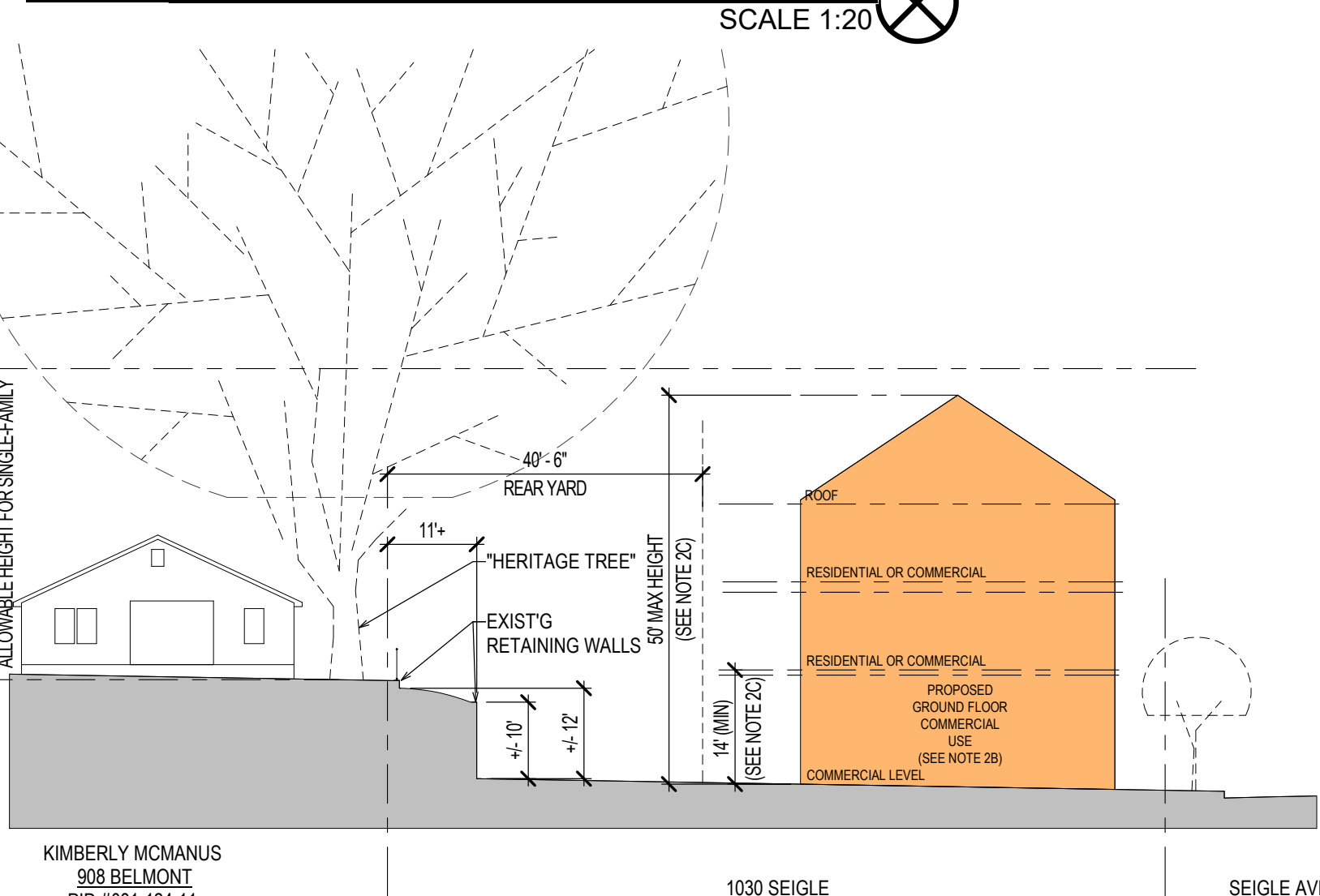
13. PHASING:
A. RESERVED

14. BINDING EFFECT OF THE ZONING APPLICATION:
A. IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON PETITIONER, REPRESENTATIVE, SUCCESSORS IN INTEREST, AND ASSIGNS.

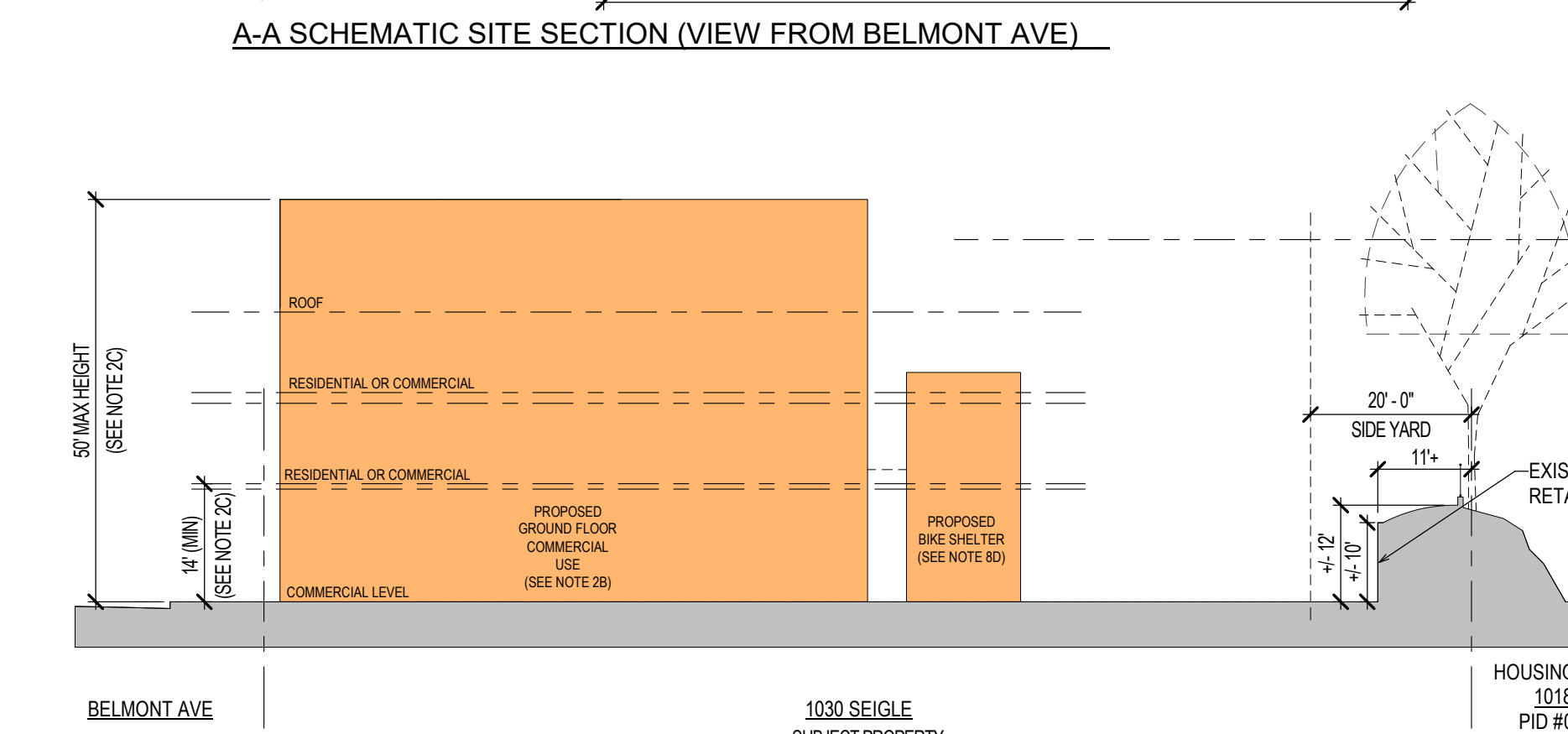
B. ANY REFERENCE TO THE ORDINANCE WITHIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS ZONING PETITION IS APPROVED.



SITE PLAN SCALE 1:20



A-A SCHEMATIC SITE SECTION (VIEW FROM BELMONT AVE)



B-B SCHEMATIC SITE SECTION (VIEW FROM SEIGLE AVE)

SITE DEVELOPMENT DATA

SITE ACREAGE:	+/- 0.344 ACRES
LOT AREA:	15,000 SF
TAX PARCEL #:	081-124-12
EXISTING ZONING:	B-1
PROPOSED ZONING:	MUDD-O WITH 3-YEAR VESTED RIGHTS
EXISTING USE:	BUSINESS, AUTO REPAIR
PROPOSED USE OPTIONS:	MIXED USE BUILDING (3-STORY MAX) (SEE NOTE 4) - ANY PERMITTED USES, PER NOTE 4A - NO PROHIBITED USES, PER NOTE 4B
PROPOSED MAX BUILDING SIZE:	9,000 SF
MAX AREA PER FLOOR (GROSS):	3,000 SF (3 X 3,000 = 9,000 SF BUILDING TOTAL)
MIN SETBACK:	14' FROM BACK OF EXISTING CURB (SEIGLE & BELMONT)
MIN SIDE YARD:	20'
MIN REAR YARD:	40'
MAX RESIDENTIAL DENSITY:	17.42 DWELLING UNITS PER ACRE (UP TO 6 DWELLING UNITS)
MAX BUILDING HEIGHT:	50' (SEE NOTE 2.C.1)
PARKING PROPOSED:	PER ORDINANCE STANDARDS (1 PER DWELLING UNIT, 1 PER 600 GSF OF OTHER USES) BUT NOT LESS THAN 14 SPACES + 1 HC VAN ACCESSIBLE SPACE TOTAL
BICYCLE PARKING PROPOSED:	PER ORDINANCE STANDARDS (PER TABLE 12.202) & NOTE 8D
OPEN SPACE REQ'D:	46 SF (BASED ON 1 SF PER 200 GSF OF 9,000 SF) (PER 9.8506(4))
OPEN SPACE PROPOSED:	800 SF MIN

TREE SAVE DATA

SITE AREA:	15,000 SF
REQUIRED TREE SAVE AREA:	2,250 SF (15% OF SITE)
PROVIDED TREE SAVE:	2,325 SF

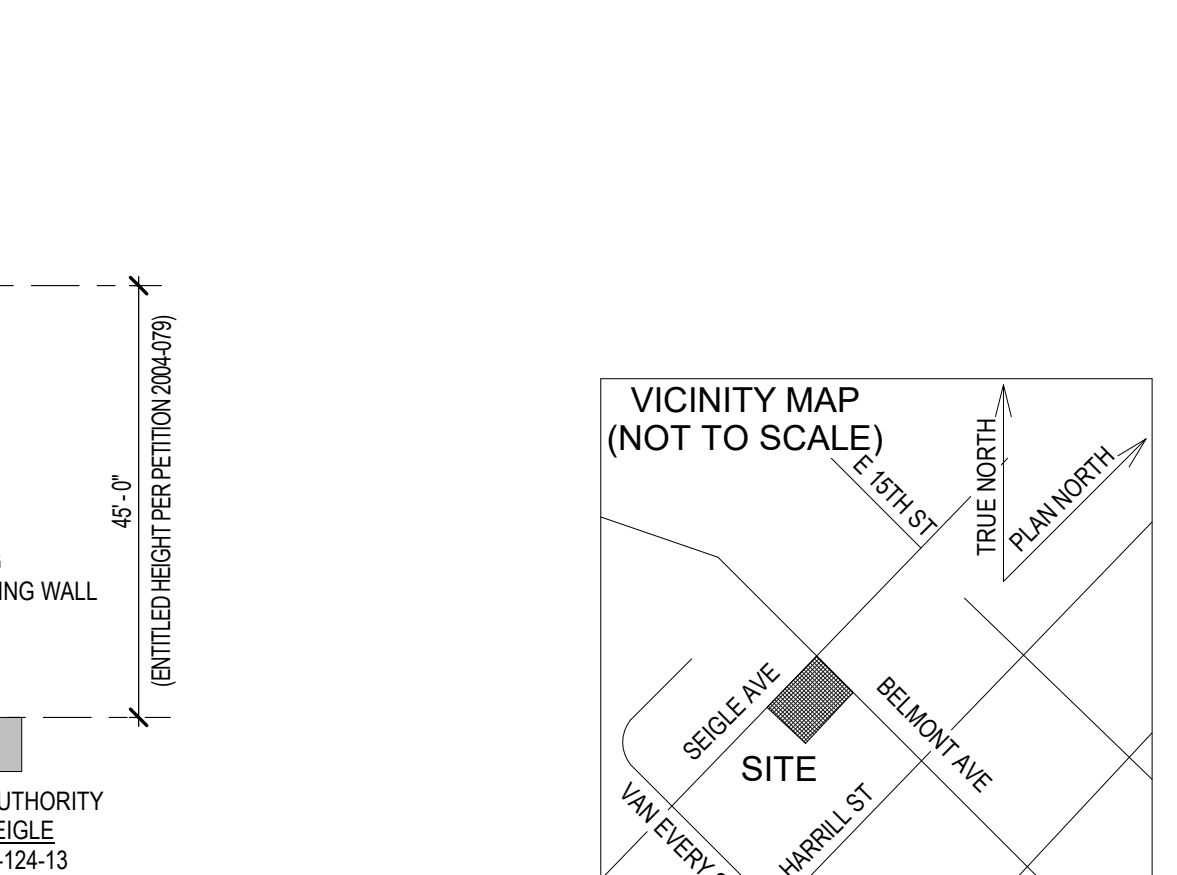
LEGEND

- - - - - PROPERTY LINE
- - - - - PROPOSED SIDEWALK / DRIVEWAY
- TREE SAVE (2,325 SF)
- PUBLIC OPEN SPACE / AMENITIZED TREE AREA
- PROPOSED BUILDING LOCATION
- ⊙ UTILITY POLE (EXIST'G)
- ⊙ LIGHT POLE (EXIST'G)
- ⊙ LIGHT POLE, SMALL DECORATIVE (EXIST'G)
- EXISTING TREES (NEIGHBORING) (PROVIDED FOR CONTEXT ONLY)
- EXISTING TREES (PERIMETER)
- PROPOSED TREES (PERIMETER)
- EXISTING TREES (INTERNAL)
- PROPOSED TREES (INTERNAL)

B.W. = BOTTOM OF WALL ELEVATION
T.W. = TOP OF WALL ELEVATION

REVISIONS

No.	Date	Description
1	03/13/23	Rev 1 Changes



VICINITY MAP (NOT TO SCALE)

ANDERSON PEARSON ARCHITECTURE
 3035 SELWYN AVENUE
 CHARLOTTE, NC 28209
 704.333.5530
 gandersonpearson@gmail.com

1030 SEIGLE AVE
 DEVELOPER: 1030 SEIGLE, LLC
 2820 SELWYN AVE, SUITE 130, #719
 CHARLOTTE, NORTH CAROLINA 28209

RZP-2022-174
REZONING SITE PLAN
 01/20/23
 Revision 1 Date 1
RZP-01