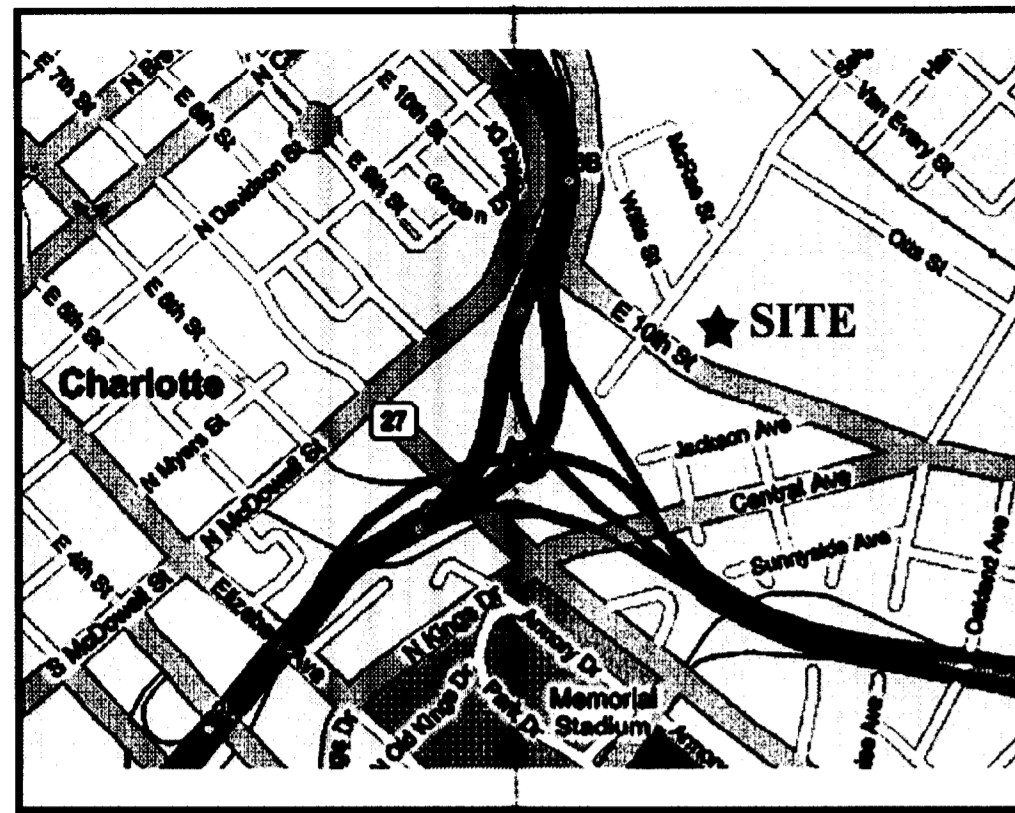
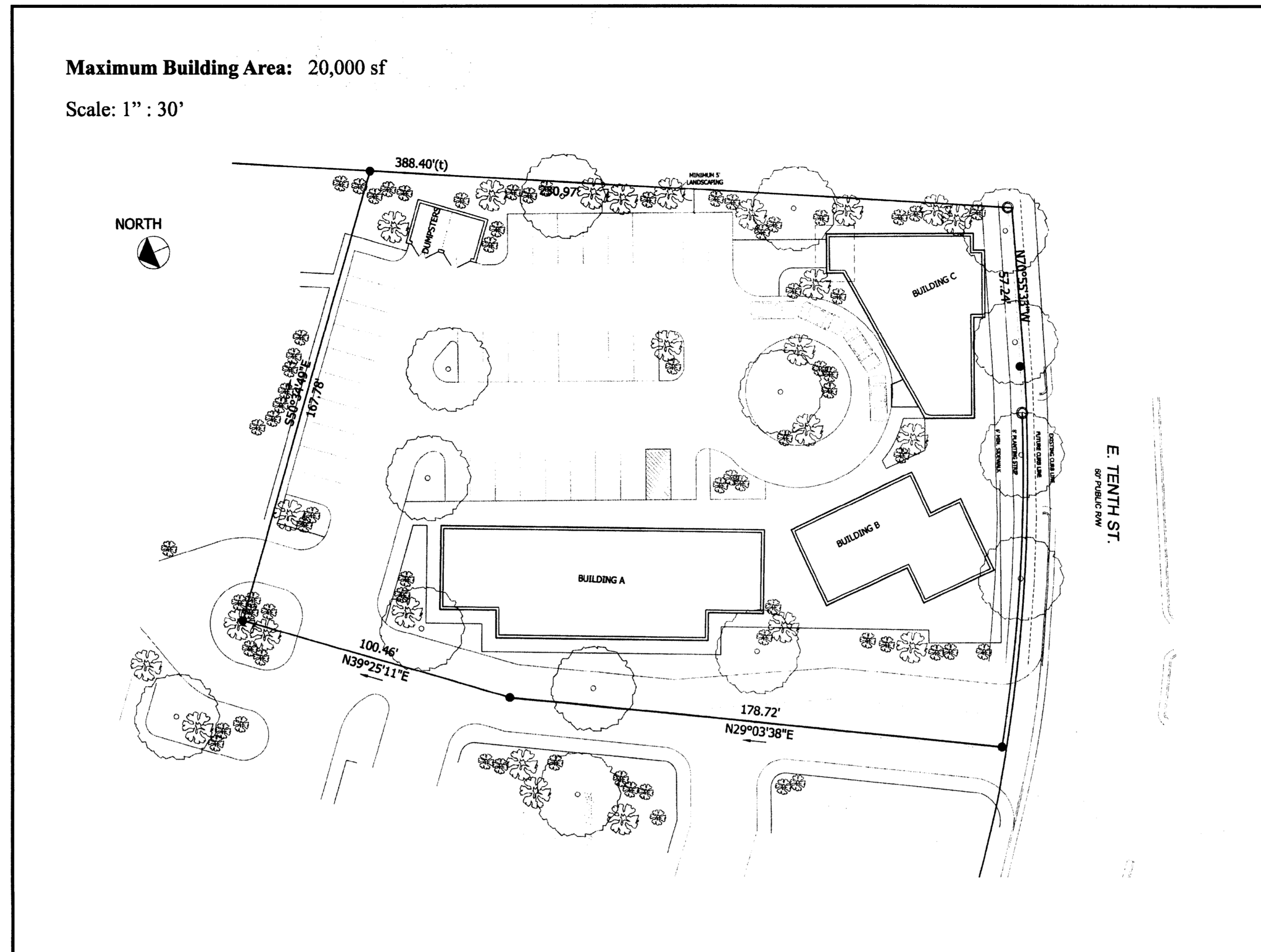


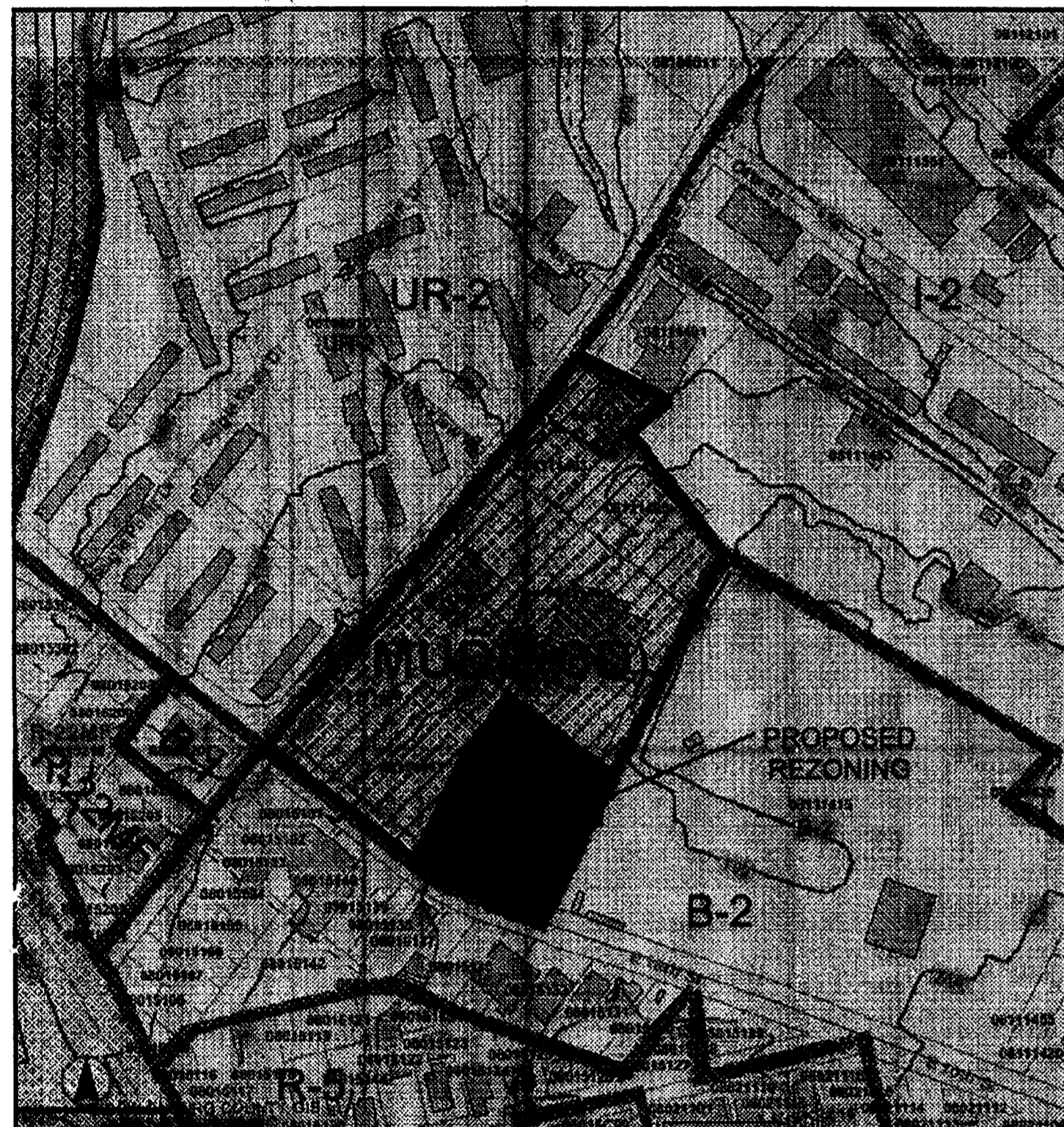
Vicinity Map



Proposed Site Plan



Zoning and Parcel Map



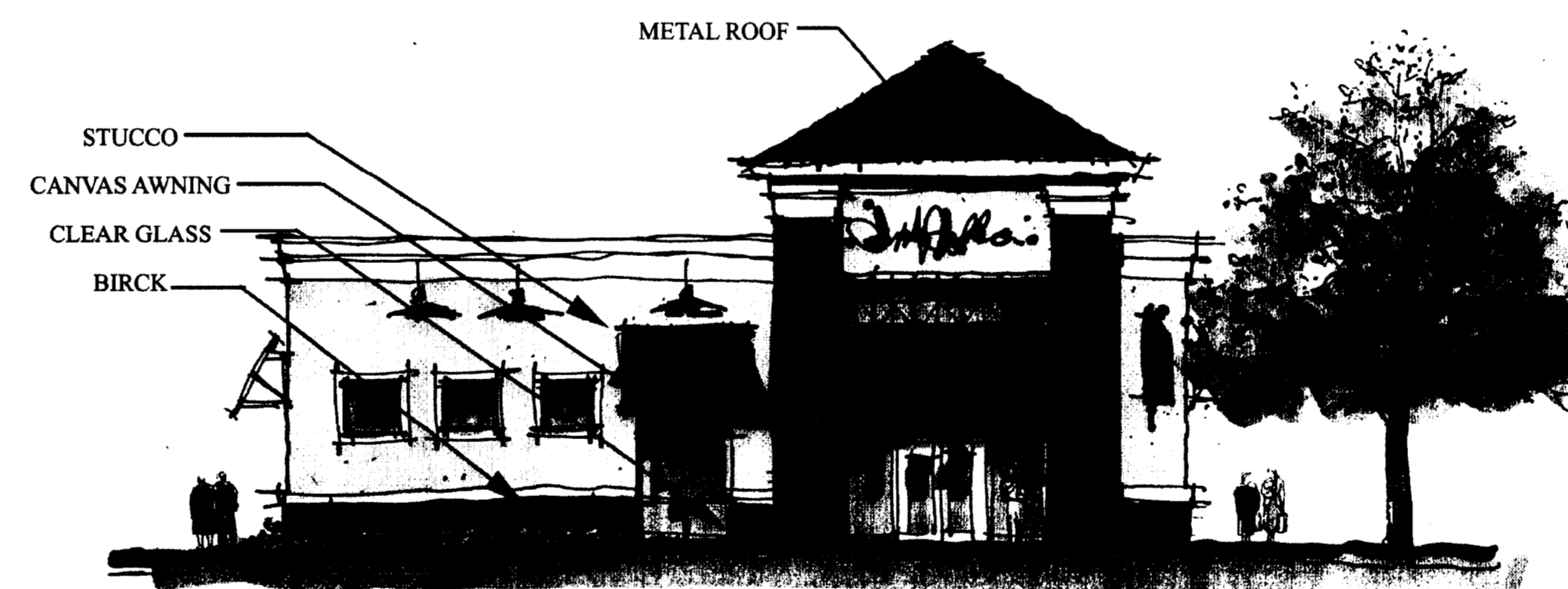
Site Data

Acreage: Approximately 1.10 acres
Existing Zoning: MUDD(CD)
Proposed Zoning: MUDD - O
Tax Parcel No.: 08111413, 08111405

08-135

General Notes:

- 1) Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
- 2) The following uses shall be limited from the list of those allowed under Chapter 9: General Districts, Part 8.5 MIXED USE DEVELOPMENT DISTRICT; uses permitted by right, of the City of Charlotte Zoning Ordinance:
 - a. Auction sales excluding automobiles, trucks, trailers and construction equipment.
 - b. Automobile service stations, including minor adjustments, repairs and lubrication.
 - c. Off-street parking as a principal use providing for the public parking, private parking (parking in conjunction with and to serve other permitted uses is allowed).
 - d. Building material sales (wholesale and retail).
 - e. Indoor recreation (as the principal use).
- 3) Buildings will be restricted to maximum 100 feet in height.
- 4) Parking will be provided which meets or exceeds the requirements of the Ordinance.
- 5) For the purposes of this application, the Petitioner seeks approval under the MUDD-Optional process for the ability to provide a drive up window for one use in the development.
- 6) This petition includes a conditional preliminary site plan and preliminary elevations. The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments of thoroughfares and points of access, the configurations and placements of parking areas and the precise locations, of buildings, parking and other individual site elements to be constructed have not been finalized. As a consequence, the graphics which accompany this petition, including the site plan, are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed. Except that however the drive-thru window/queing of cars must be internalized, generally as depicted. The drawings may, therefore, be altered or modified during the design development and construction document phases subject to the accompanying Development Standards and Section 6.207 of the Ordinance. Without limiting the generality of the foregoing, buildings generally depicted on the schematic.
- 7) Setbacks and yards shall be provided in accordance with the Ordinance or as indicated on the drawings. The Site shall be viewed as a "Planned Development" as defined in the Ordinance, as to the components of the site generally depicted on the drawings. As such, side and rear yards and separation standards will not be required internally between improvements located on the Site. Furthermore, the Petitioner reserves the right, as allowed per section 12.101(5) of the Ordinance, to subdivide the Site and create lots within the interior of the development of the Site, with no public street frontage or side and/or rear yards or other separation standards as part of a unified development plan; provided, however, all such yard and separation standards along the exterior boundary of the Site shall be adhered to. Since development occurring on the Site is part of a Planned Development, the urban open space requirements established and defined under Section 9.8506(4) of the Ordinance will be satisfied with reference to all Components of the Site taken together. By way of example, open space located in Area 3 that exceeds the urban open space requirements for the uses within that area may be used to satisfy the urban open space requirements associated with uses in Area 2.
- 8) Pedestrian scaled lighting will be provided throughout the site. Such lighting shall not exceed 15 feet in height. Pedestrian scaled lighting and parking lot/parking deck lighting shall be designed to be fully shielded.
- 9) A comprehensive internal sidewalk system shall be developed for the site and connected to the adjacent site. Such system shall be designed and approved as part of the normal specific plan approval/building permit process.
- 10) All dumpsters will be screened with solid enclosures and gates or located within the building.
- 11) A petitioner acknowledges that other standard development requirements imposed by other city ordinances standards and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, storm water and site development, etc.) will apply to development site. This includes Chapter 6, 9,12,17,18,19,20,21 of the city code. Conditions set forth in the petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinance and standards in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
- 12) Throughout the rezoning petition the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall, with respect to the Site be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the site who may be involved in it's development from time to time.



03 BUILDING C ELEVATION at 10TH ST. Scale: 3/32" = 1'



02 BUILDING B ELEVATION at 10TH ST. Scale: 3/32" = 1'

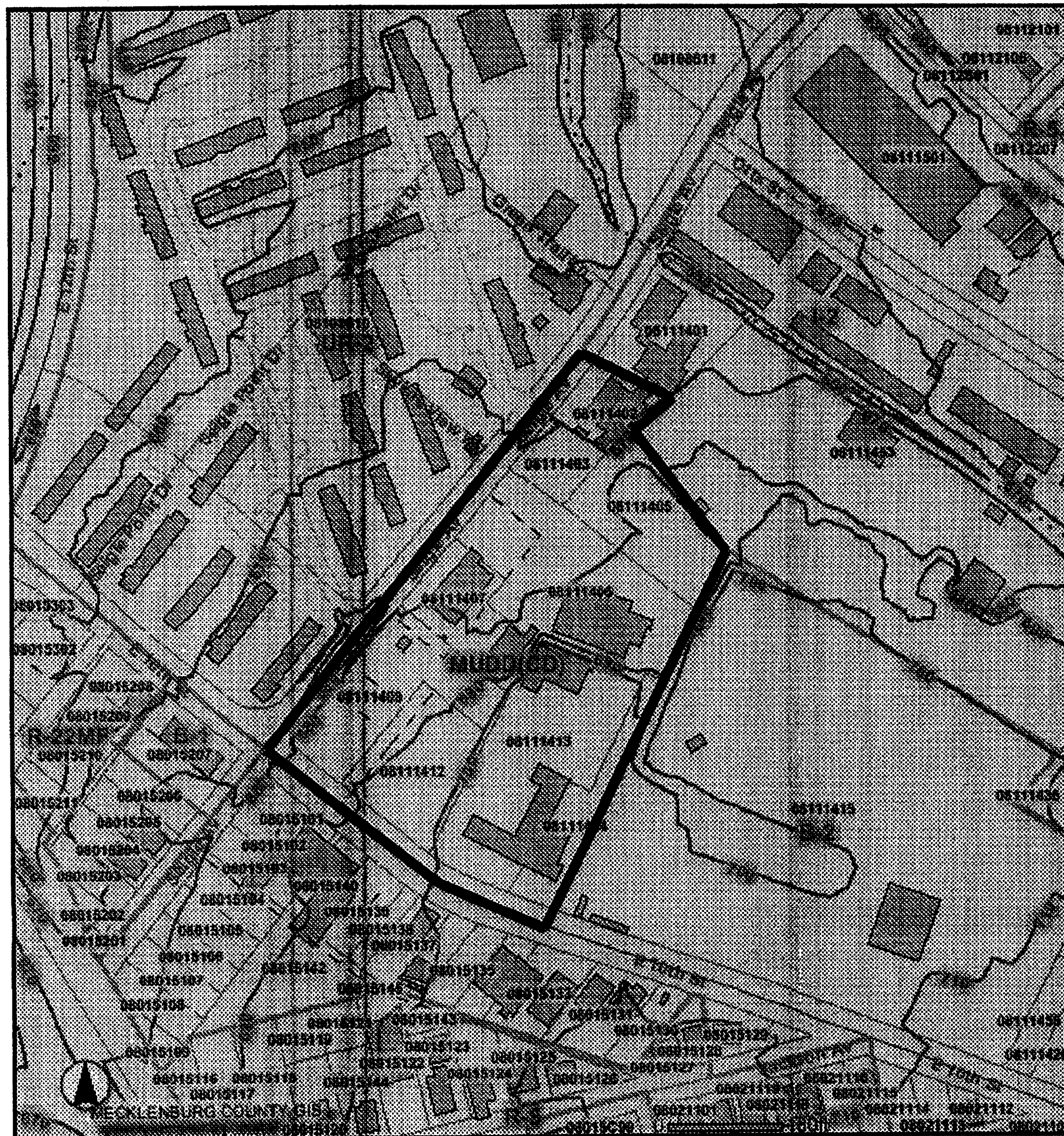


01 BUILDING A WEST ELEVATION Scale: 3/32" = 1'

The Village at 277 Commons Rezoning Petition—Charlotte, NC—
For Public Hearing: Petition # 2008 -

RZ1.0

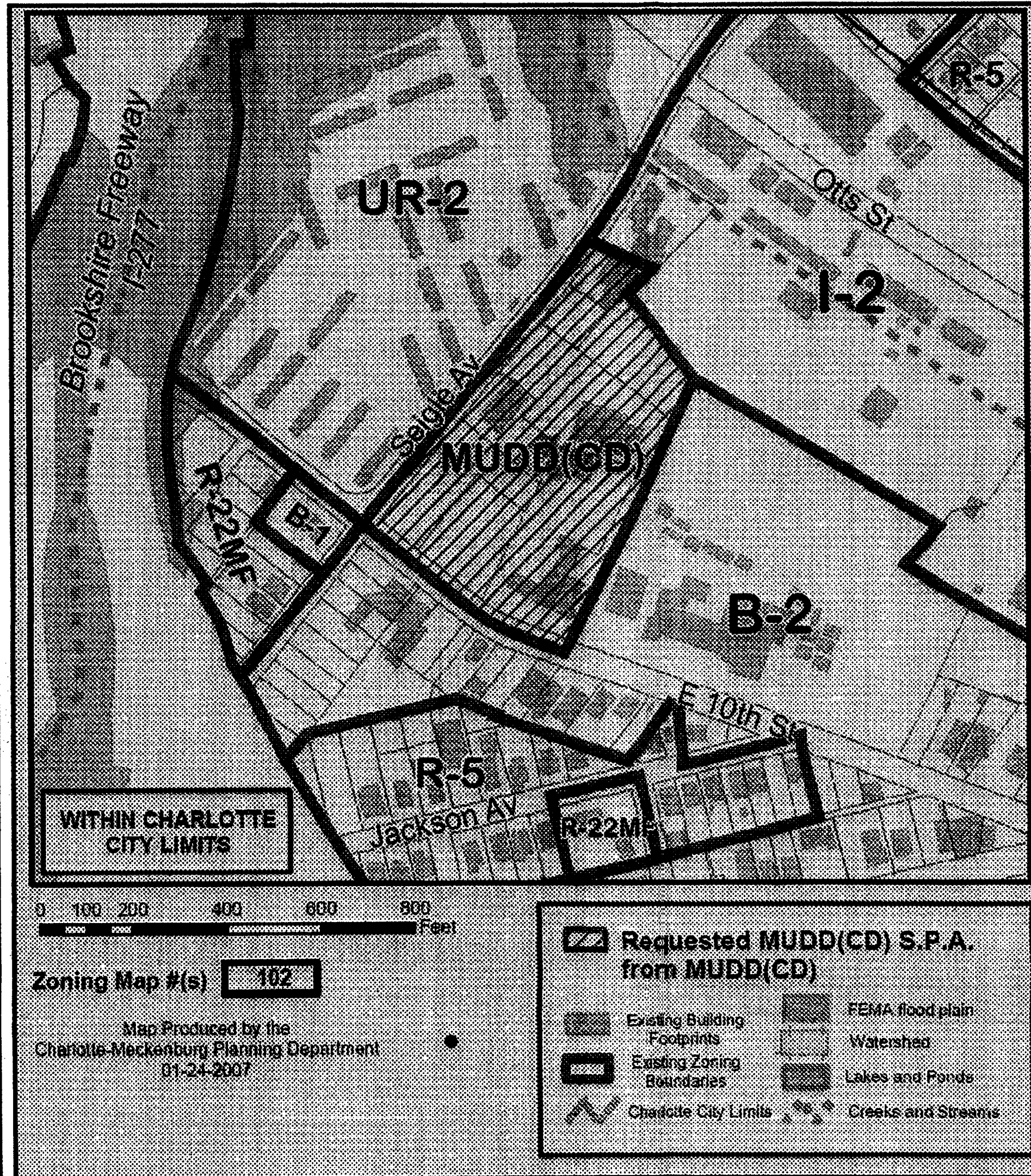
Land Parcel Map



Vicinity Map



Zoning Map



Land Parcel Summary

Property Owner(s)	Tax Parcel No.(s)	Acreage	Current Zoning
Victoria Land Co., LLC	08111402	.31 Acres	MUDD(CD)
Victoria Land Co., LLC	08111403	.23 Acres	MUDD(CD)
LADS Properties, LLC	08111405	.76 Acres	MUDD(CD)
AFP Properties II, LLC	08111406	1.38 Acres	MUDD(CD)
Victoria Land Co., LLC	08111407	.55 Acres	MUDD(CD)
Crowder Construction Co.	08111409	.84 Acres	MUDD(CD)
Crowder Construction Co.	08111412	.70 Acres	MUDD(CD)
Crowder Construction Co.	08111413	1.39 Acres	MUDD(CD)
AFP Properties II, LLC	08111414	.43 Acres	MUDD(CD)

Site Data

Combined Acreage: Approximately 6.59 Acres
 Existing Zoning: MUDD(CD)
 Proposed Zoning: MUDD(CD)

APPROVED BY
 CITY COUNCIL
 JUN 18 2007

Restrictive Zoning / Development Conditions:

Restrictions for Building Design:

1. 100' maximum building height.

Restrictions for Use:

1. The following uses shall be eliminated from the list of those allowed under Chapter 9: General Districts, Part 8.5 MIXED USE DEVELOPMENT DISTRICT; uses permitted by right, of the City of Charlotte Zoning Ordinance:
 - A. Auction sales excluding automobiles, trucks, trailers, and construction equipment.
 - B. Automobile service stations, including minor adjustments, repairs, and lubrication.
 - C. Off-street parking as a principal use providing for the public parking, private parking (parking in conjunction with and to serve other permitted uses is allowed).
 - D. Building material sales (wholesale and retail).
 - E. Indoor recreation (as the principal use).
2. All uses within buildings constructed adjacent to Seigle Avenue and E. 10th Street shall be oriented to the respective street. Each use shall be designed with an operable door and clear glass windows which face/ orient to the adjacent street.
3. Any parking deck planned for the development shall not directly front on a public street.
4. Proposed surface parking planned for the site shall not exceed 35% of the lot width along the adjacent street.
5. Pedestrian scaled lighting will be provided throughout the site. Such lighting shall not exceed 15 feet in height. Pedestrian scaled lighting and parking lot/parking deck lighting shall be designed to be fully shielded.
6. The petitioner/developer shall coordinate improvements along Seigle Avenue in accordance with the City's Seigle Avenue Streetscape Project. Development plans by the petitioner/developer in association with the proposed rezoning shall comply with the City plan design for the street: an eight foot planting strip and six foot sidewalk along with street tree plantings. Likewise, the petitioner/developer shall coordinate and construct one waiting pad and one shelter pad in accordance with CATS standards. Such pads shall line up with the two CATS stops on the inbound side across Seigle Avenue.
7. Previous note removed. (combined with Note 6 above)
8. A comprehensive internal sidewalk system shall be developed for the site. Such system shall be designed and approved as part of the normal specific plan approval/building permit process.
9. The petitioner shall tie into the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm water system(s) to be taken out of standard, the petitioner shall provide alternative methods to prevent this from occurring. Existing impervious area will be credited to the petitioner for the following notes:
 - For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the NC Dept of Environment and Natural resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.
 - For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours.
 - For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Residential" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit".
 - For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates 10-year, 6-hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so for what level of storm frequency or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6- hour storms.
 - For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2-year and 10-year, 6-hour storm.
10. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.), will apply to the development site. This includes chapters 6, 9, 12, 17, 18, 19, 20, and 21 of the city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances and standards in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

△ - Revision May 29, 2007

10th Street and Seigle Avenue Rezoning Petition—Charlotte, NC—May 16, 2007
For Public Hearing: Petition # 2007-051
RZ2.0