

# EAST 10th STREET

Variable Width Public R/W

The Lofts LLC  
PIN: 081-114-09  
ZONING: MUDD(CD)  
USE: MULTI-FAMILY

Corner Projects LLC  
PIN: 081-114-09  
ZONING: MUDD(CD)  
USE: PARKING

Pamlico Investments, Inc.  
Development Standards  
January 25, 2016  
Rezoning Petition No. 2016-045

## 1. Development Data Table

- Acreage: Approximately 1.376 acres (not including unopened alleyway to be abandoned)
- Tax Parcel #s: 08015204 - 08015210
- Existing Zoning: B-1 and R-22MF
- Proposed Zoning: MUDD-O
- Existing Uses: Abandoned convenience store and gas station, two abandoned homes
- Proposed Uses: Retail sales; eating, drinking and entertainment establishments; professional business and general offices; enclosed self-storage and other non-residential uses as permitted by right under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district, described in greater detail in Section 4 below.
- Maximum Gross Square Feet of Development: 117,000
- Maximum Building Height: Building height will be limited to: (i) 3 stories along Seigle Avenue excluding rooftop activities, not to exceed 45 feet as allowed by the Ordinance, and (ii) 4 stories along Stevens Street excluding rooftop activities, not to exceed 60 feet as allowed by the Ordinance
- Parking: Parking will comply with the minimum parking requirements of the MUDD zoning district

## 2. General Provisions

- Site Location: These Development Standards, the Technical Data Sheet, Site Plan and additional graphics set forth on the attached Sheets form this rezoning plan (collectively, the "Rezoning Plan") associated with the Rezoning Petition filed by Pamlico Investments, Inc. ("Petitioner") to accommodate the development of a mixed-use project which may include professional business and general offices, retail sales, eating, drinking and entertainment establishments and/or breweries together with an enclosed self-storage facility on an approximately 1.47 acre site located on the western corner of Seigle Avenue and East 10th Street (the "Site").
- Zoning Districts/Ordinance: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- Graphics and Alterations: 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 and 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: (i) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or, (ii) minor and don't materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the development areas, street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or (iii) modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in 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.
- Number of Buildings: The total number of buildings to be developed on the Site will be limited to a maximum of two (2). Accessory buildings and structures will be constructed using similar building materials, colors, architectural elements and designs as the principal building(s) located on the Site.

## 3. Optional Provisions

The following optional provisions shall apply to the Site:

- Because the Stevens Street right-of-way will not be improved as a vehicular road but rather a pedestrian connection from the Cross Charlotte Trail to 10th Street, the requirement that the building be wrapped with one or more of the uses set out in Sections 4.a. through 4.d. of these Development Standards may be reduced to 40 linear feet of the building along the Stevens Street right-of-way. Additionally on the Stevens Street right-of-way, in lieu of active space, Petitioner will provide panels for the Community Artwork (defined below) on the building that front and activate the Cross Charlotte Trail connection.
- For purposes of the development limitations set forth in these Development Standards, the following items will not be counted as part of the allowed gross floor area (as defined by the Ordinance) for the site: surface parking, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level.
- Outdoor seating does not count towards parking calculations or maximum square footage of allowed use.

## 4. Permitted Uses

- Subject to the restrictions and limitation described herein, the building(s) constructed on the Site may be developed with up to 117,000 square feet of gross floor area devoted to:
  - professional business and general offices as allowed in the MUDD zoning district, which shall include the rental and management office associated with the self-storage facility;
  - retail sales as allowed in the MUDD zoning district with the exception that convenience stores and check cashing establishments shall not be a permitted use;
  - eating, drinking and entertainment establishments (Type 1), and eating, drinking and entertainment establishments (Type 2), subject to the regulations of Section 12.546 of the Ordinance;
  - breweries, subject to Section 12.544 of the Ordinance; and
  - warehousing within an enclosed building for a self-storage facility
- No less than 8,000 square feet of gross floor area and no more than 11,000 square feet of gross floor area shall be devoted to non-self-storage uses, excluding rooftop activities. Rooftop activities may include any of the permitted uses described in Sections 4.a. through 4.d. herein, but shall not exceed 15,000 square feet of gross floor area.

## 5. Transportation

- Any public roadway improvements will be subject to the standards and criteria of CDOT as applicable.
- Access to the Site will be via the following public street rights-of-way: East 10th Street and Seigle Avenue.
- Petitioner will be requesting right-of-way abandonment of the unopened alleyway dividing parcels 08015204 - 08015207 from 08015208 - 08015210.
- Parking will be located behind and next to the building(s) together with new and existing on-street parking as generally illustrated on the Site Plan. Petitioner will improve 10th Street with on-street parallel parking spaces as generally depicted on the Site Plan and will improve Seigle Street with reverse angle parking spaces as generally depicted on the Site Plan.
- Petitioner will improve pedestrian areas along East 10th Street in conjunction with the development of the site and consistent with the Belmont Area Revitalization Plan, which identifies the intersection of East 10th Street and Seigle Avenue as a gateway to the Belmont community, therefore Petitioner will be providing a monument sign reinforcing this as a gateway location.
- The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation in accordance with its published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- Reserved.
- Petitioner will provide an area within the Site that can be used as a B-Cycle station in the future.
- Petitioner will construct a pedestrian connection from the Cross Charlotte Trail along the Stevens Street right-of-way and across East 10th Street. Petitioner will provide an adequate area to accommodate the full width of the Cross Charlotte Trail that will run parallel to Independence Boulevard. Connections from the Property to the Cross Charlotte Trail will be provided once points of egress from the building are established during project design.

## 6. Architectural Standards

- The building materials used on the building(s) constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, wood, architectural concrete, decorative metal panels, decorative block, and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
- Reserved.
- In order to promote visual compatibility with commercial and multi-family development allowed in commercial zones, the building shall incorporate contextual architectural and design features common to commercial and multi-family development in the surrounding area. Examples of such architectural and design features that may be utilized include: massing, proportion, facade modulation, exterior building materials and detailing, varied roof-line, pedestrian scale and fenestration.
- As identified on the Site Plan, the building shall incorporate the opportunity for community artwork to be located in unopened window facades along those portions of the building having an unencumbered site line to the Cross Charlotte Trail (the "Community Artwork"). In connection with developing the Project, Petitioner shall create a fund of no less than \$10,000.00 to be used for art supplies, materials and other costs associated with the Community Artwork and shall commit to partnering with a local organization or school to create the Community Artwork.
- The buildings will include vertical breaks, belt courses, string courses, molding, ornamentation and/or change in material and pedestrian-scaled storefront bays every 30' to prevent monolithic buildings and maintain a rhythm consistent with surrounding buildings.
- The buildings must have a minimum of 70% transparency along the primary frontage where the retail/office establishments are located.
- Maximum window sill height is 3' in front of the retail/office establishments.
- Retail establishments should maintain one street-facing entrance on each public or private street with doors unlocked during regular business hours.
- The height of the retail/office establishments shall be greater than upper floors.

## 7. Streetscape and Landscaping

- Petitioner will install large maturing trees 40' on center along the trail within the Stevens Street Right-of-way.
- Meter banks, HVAC and related mechanical equipment will be screened where visible from public view at grade level.
- The parking area behind the building will be screened from the Cross-Charlotte Trail by landscaping and a decorative security fence.
- Reverse angle parking shall be located along Seigle Avenue as shown on the Site Plan.
- Petitioner reserves the right to create a paved amenity area with plantings along East 10th Street and Seigle Avenue.

## 8. Environmental Features

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site shall comply with the City of Charlotte Tree Ordinance.

## 9. Fire Protection

- Reserved

## 10. Signage

- Reserved

## 11. Lighting

- All new detached and attached lighting shall be full cut-off type lighting fixtures excluding: low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.

## 12. Phasing

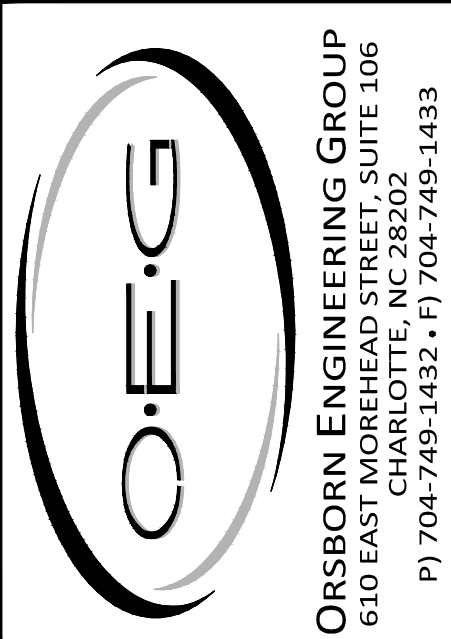
- Reserved

## 13. Amendments to the Rezoning Plan

- Amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner or owners of that portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

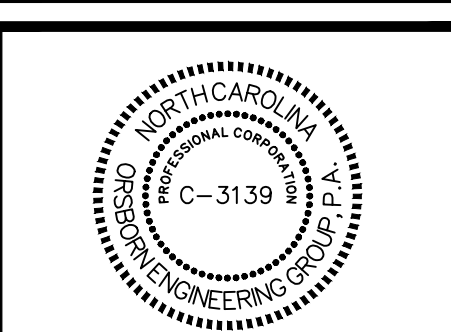
## 14. Binding Effect of the Rezoning Application

- 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 herein and 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 # 2016-045  
FOR  
BELMONT MILLS  
CHARLOTTE, NORTH CAROLINA

PAMLICO INVESTMENTS, INC.  
4601 PARK ROAD  
SUITE 580  
CHARLOTTE, NC 28209



REVISIONS	DATE	REVISIONS
1	05/05/16	DEVELOPMENT STANDARDS UPDATE
2	05/03/16	DEVELOPMENT STANDARDS UPDATE
3	04/21/16	DEVELOPMENT STANDARDS UPDATE
4	04/15/16	MISCELLANEOUS UPDATES
5	03/17/16	REVISED SITE PLAN

JOB #	15035
DATE:	01/25/16
SCALE:	1" = 20'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

STEVENS STREET

SEIGLE AVE

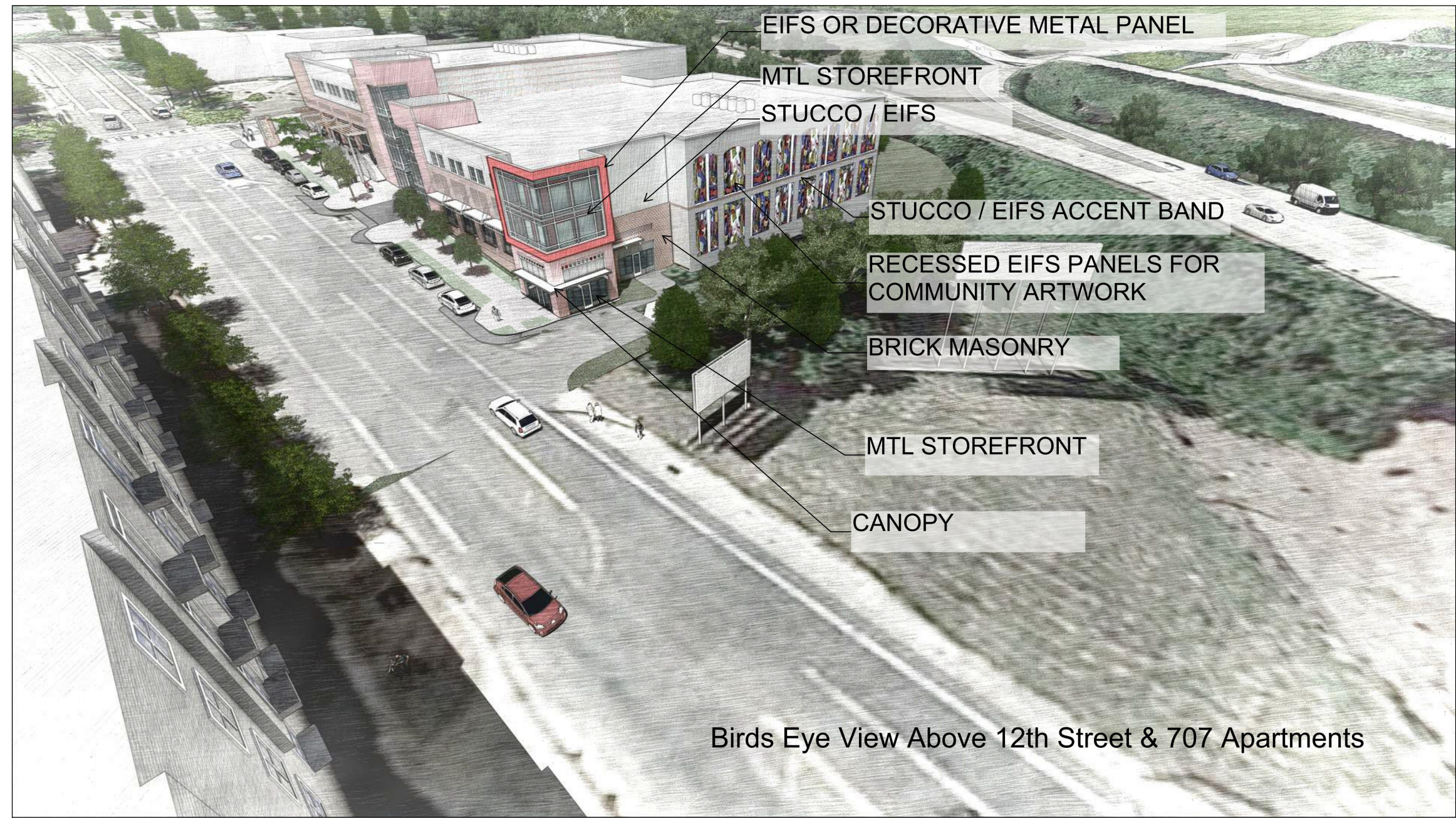
INDEPENDENCE/I-277 RAMP

VICINITY MAP  
NOT TO SCALE

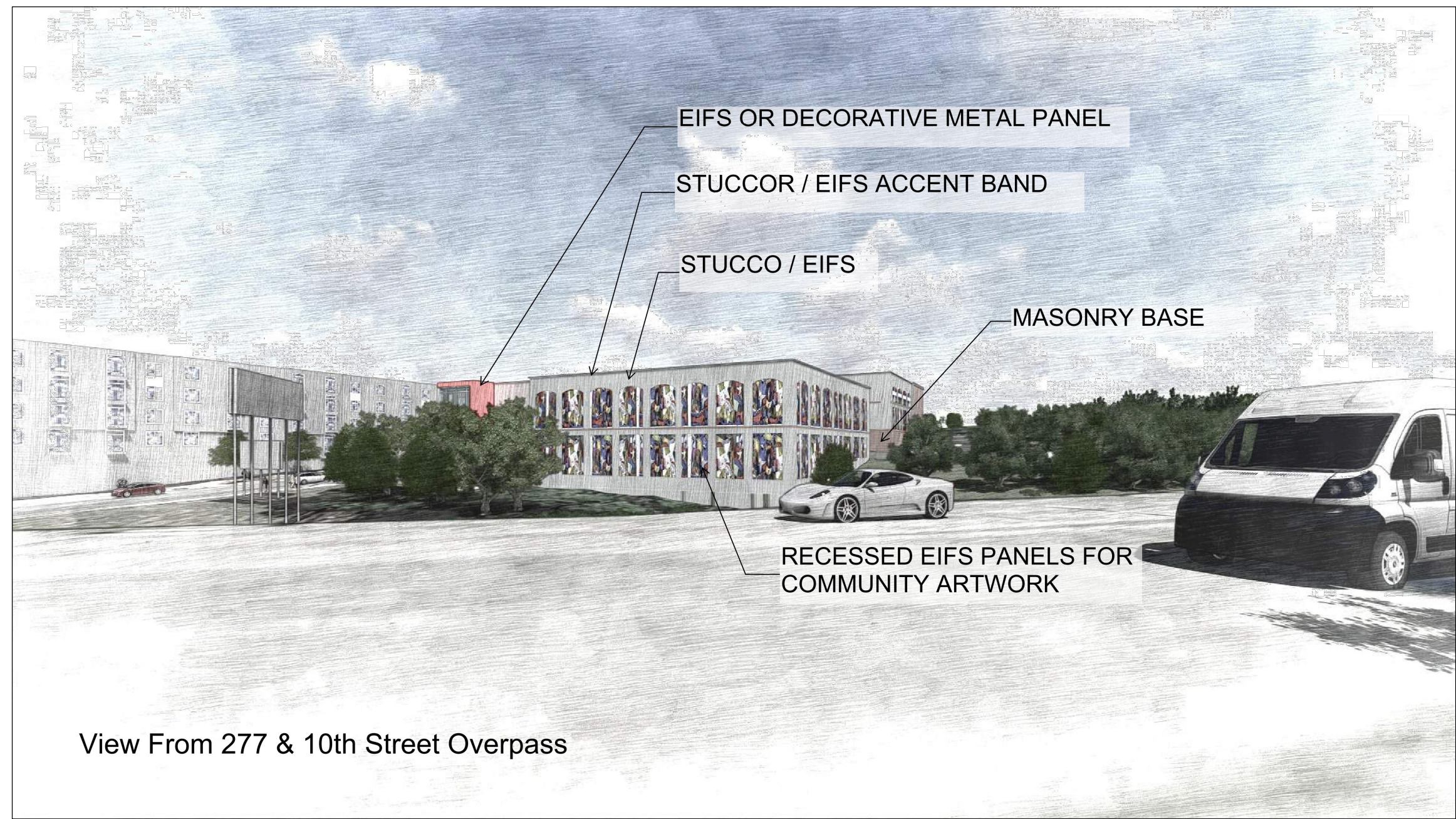
GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.





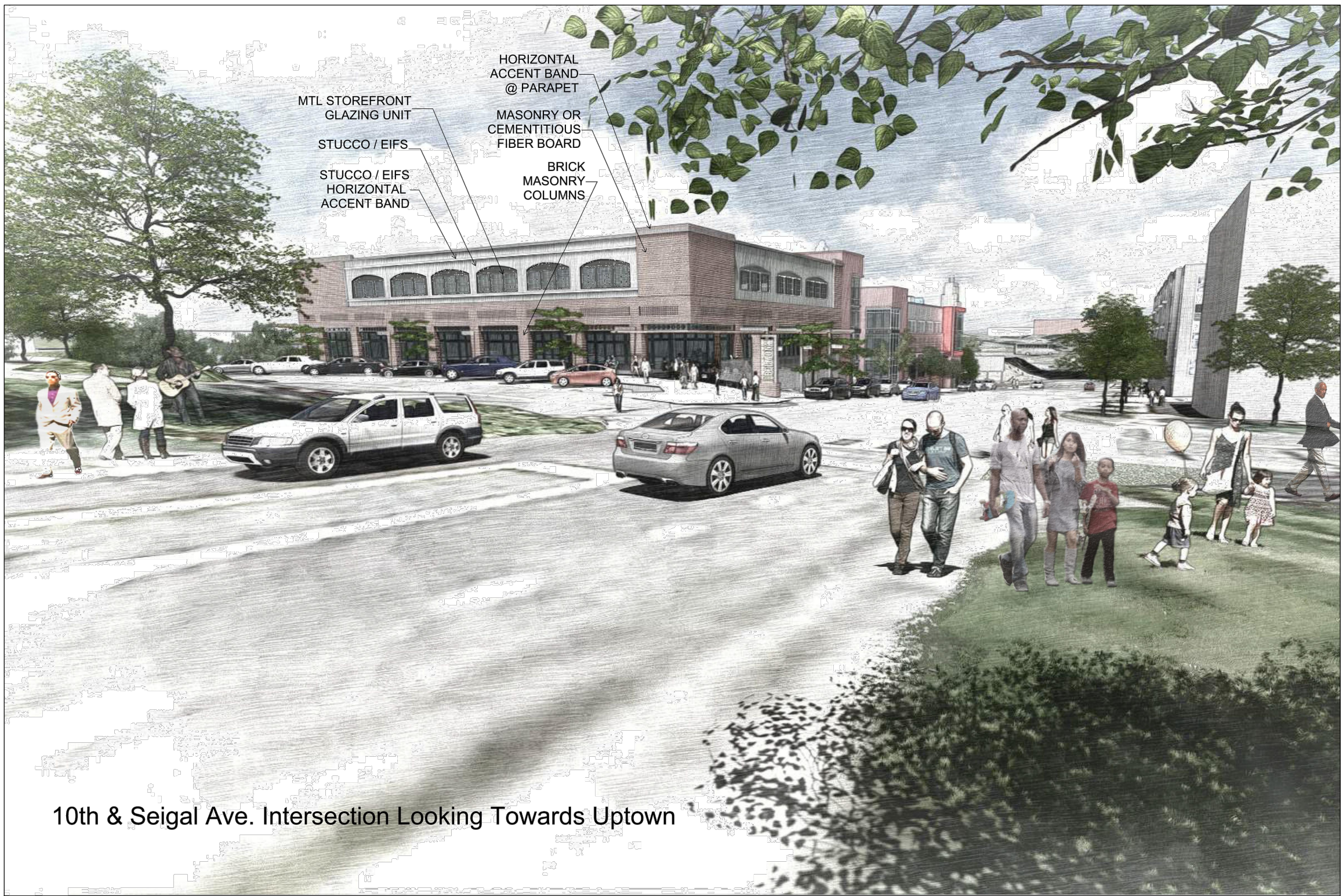
Birds Eye View Above 12th Street & 707 Apartments



View From 277 & 10th Street Overpass



10th Street Looking Towards Seigal Ave. Intersection



10th & Seigal Ave. Intersection Looking Towards Uptown



Retail Corner at 10th & Seigal Ave. Intersection



NO.	DATE	REVISIONS
1	05/05/16	RENDERING UPDATES
2	04/15/16	MISCELLANEOUS UPDATES
3	03/17/16	REVISED SITE PLAN

JOB #	15035
DATE:	01/25/16
SCALE:	NTS
DRAWN BY:	JAW
APPROVED BY:	JCO