

## Variable Width Public R/W

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

### 1. Development Data Table

- \* **Acres:** Approximately 1,376 acres (not including alley and street to be abandoned)
- \* **Tax Parcel #s:** 08015204 – 08015210
- \* **Existing Zoning:** B-1 and R-221F
- \* **Proposed Zoning:** MUDD-0
- \* **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; retail 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:** 150,000
- \* **Maximum Building Height:** Building height will be limited to 5 stories excluding rooftop activities, not to exceed 90 feet as allowed by the Ordinance
- \* **Parking:** Parking will comply with the minimum parking requirements of the MUDD zoning district

a. 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").

- c. 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 MUD-C zoning classification shall govern all development taking place on the Site.
- d. 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 to the project. The Rezoning Plan does not intend to require 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 detract from the development depicted on the map. The modifications would include changes to the configurations of the development area, 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 move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the minimum set back. External building features such as signage, lighting, etc. are not included in the scope of the Rezoning Plan. Minor modifications to the project that result in 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 the proposed minor modifications are consistent with the intent of the Rezoning Plan. If the modifications are consistent with the intent of the Rezoning Plan, they will 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.
- e. 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.

The following optional provisions shall apply to the Site:

1. a. In the event Stevens Street is not abandoned, the building footprint shall be revised to meet applicable setback standards via an Administrative Amendment to the Rezoning Plan, and the percentage of the ground floor building facade along Stevens Street being used for professional business and general offices, retail sales, eating, drinking and entertainment establishments may be reduced to 0%.

- 1 b. To allow signs to be installed or maintained above the third floor of the building, but no higher than 50 feet above the ground.

Subject to the restrictions and limitation described herein, the building(s) constructed on the Site may be developed with up to 150,000 square feet of gross floor area devoted to:

- a. 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;
- b. 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;
- c. 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;
- d. breweries, subject to Section 12.544 of the Ordinance; and
- e. warehousing within an enclosed building for a self-storage facility

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.

- 1 No more than 10,000 square feet of gross floor area shall be devoted to non-self-storage uses, excluding rooftop activities.

a. Any public roadway improvements will be subject to the standards and criteria of CDOT as applicable.

- b. Access to the Site will be via the following public street right-of-way: East 10th Street and Selig Avenue.
- c. Petitioner will be requesting right-of-way abandonment of the unopened alleyway dividing parcels 08015204 - 08015207 from 08015208 - 05015210 and the unopened portion of Stevens Street. If petitioner's request to abandon Stevens Street is approved, Petitioner will: (i) grant the City and/or Mecklenburg County a nonexclusive, perpetual easement for pedestrian traffic along a portion of the former Stevens Street between East 10th Street and the Cross Charlotte Trail and, (ii) build a trail on each easement.
- d. 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.
- e. Petitioner will improve pedestrian areas along East 10th Street in conjunction with development of the Site per the ordinance and consistent with the Belmont Area Revitalization Plan.
- f. 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.
- g. Uses which do not have conflicting hours of operation may share parking as allowed by the Ordinance.

b. Architectural standards

a. 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.

b. Except as otherwise provided in these Development Standards, the building will be constructed and operated in accordance with the restrictions described in the Ordinance.

- c. 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.

4. As identified on the Site Plan, the building shall incorporate 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.

g. Streetscape improvements will be generally as depicted on the Site Plan attached hereto and will comply with all MUDD standards.

- b. Meter banks, HVAC and related mechanical equipment will be screened where visible from public view at grade level.

c. The Site shall comply with the Charlotte City Council approved and adopted Best Construction Controls Ordinance.

- b. The Site shall comply with the City of Charlotte Tree Ordinance.

5. The abandonment of Stevens Street will result in additional land for the Little Sugar Creek Corridor, which is planned to be used for the Green Charlotte Trail.

- b. Urban Open Space will be provided on the Site as required by the Ordinance.

10. File Protection -- Reserved

- ## 11. Signage

## 12. Lighting

- a. 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.

a. The project will be developed in a single phase.

- #### 14. Amendments to the Rezoning Plan

amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

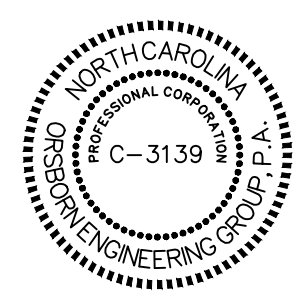
15. Binding Effect of the Rezoning Application
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



**ORSBORN ENGINEERING GROUP**  
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 CHARLOTTE, NC 28202  
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FOR  
BELMONT MILLS  
CHARLOTTE, NORTH CAROLINA

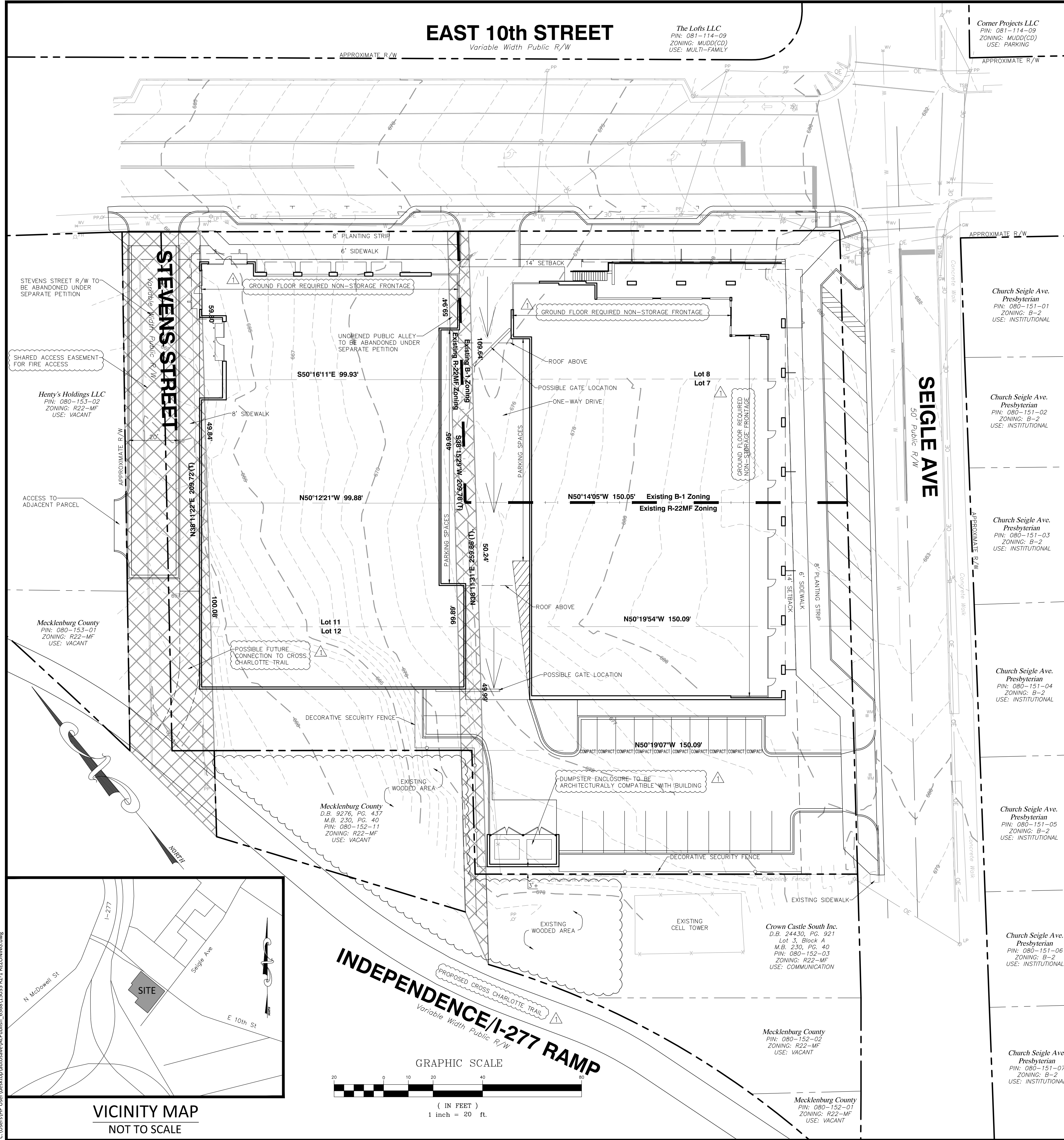
4601 PARK ROAD  
SUITE 580  
CHARLOTTE, NC 28206



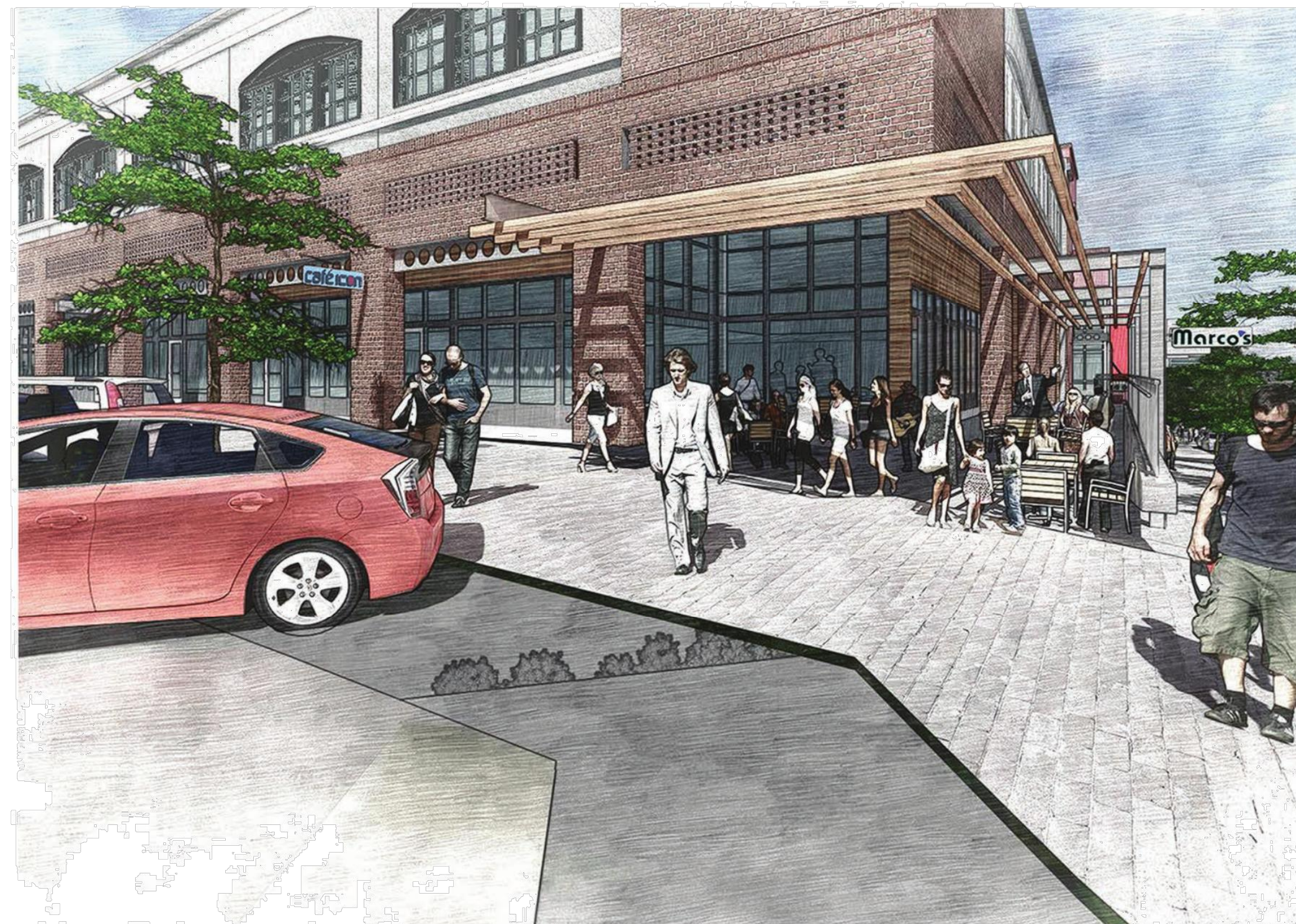
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(1)	03/17/16 DATE	REVISED SITE PLAN REVISIONS

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

# RZ-1



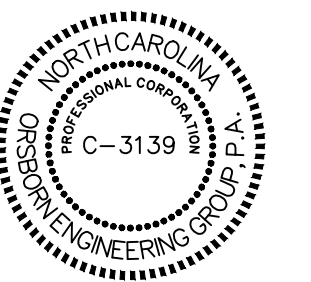
March 21, 2016 - 9:15am By: JWissler  
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NOTE:  
THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE  
AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE  
SITE THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM  
THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL  
CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

FOR  
BELMONT MILLS  
CHARLOTTE, NORTH CAROLINA

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

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

RZ-2