REZONING PETITION #2017-083

RZ-2.0

Access and Transportation:

a. Access to the Site will be from Van Every Street and Harrill Street in the manner generally depicted on the Rezoning Petition. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls and Enforceable Post Construction Controls on the Site.

b. The access on Van Every Street and Harrill Street must conform to the Detailed Design Plan shown on the Rezoning Petition.

c. If the existing retaining located along the Site's frontage on Seigle Avenue is found to be unstable and has to be demolished, the Petitioner will have the right to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued. The Petitioner shall execute a cross-access agreement.

d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, and assigns. This Agreement shall be considered a public access and transportation agreement.

Streetscape, Buffers, Yards, and Landscaping:

a. A maximum building height of two (2) stories and up to 40 feet will be established for the buildings located on the Site as generally depicted on the Rezoning Plan (roof average grade a minimum of 12 inches).

b. Detached lighting on the Site will be limited to 16 feet in height.

c. The Petitioner will provide a sidewalk easement that will include the proposed sidewalks and two feet behind the "Development/Site Elements" set forth on the Rezoning Plan should be reviewed in conjunction with the "Design Considerations." The Petitioner will provide a tree save area and natural vegetative screening along a portion of the Carolina Railroad right-of-way as generally depicted on the Rezoning Plan. Porches will be allowed to be provided along Seigle Avenue, Van Every Street, and a 20 foot setback as measured from the future back of curb of the Site.

d. Access to the Site will be from Van Every Street and Harrill Street in the manner generally depicted on the Rezoning Plan.

Environmental Features:

a. No future buildings shall be constructed on any portion of the right-of-way the Petitioner will provide a permanent public sidewalk easement.

b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Seigle Avenue.

c. The Petitioner will provide a sidewalk easement that will include the proposed sidewalks and two feet behind the "Development/Site Elements" set forth on the Rezoning Plan and the "Design Considerations." The Petitioner will provide a permanent public sidewalk easement.

d. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls and Enforceable Post Construction Controls on the Site.

General Provisions:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the Petitioner. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition and are hereby incorporated herein. These Development Standards shall be reviewed in conjunction with the "Design Considerations." The Petitioner will have the right to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued. The Petitioner shall execute a cross-access agreement.

b. The Petitioner will provide a tree save area and natural vegetative screening along a portion of the Carolina Railroad right-of-way as generally depicted on the Rezoning Plan. Porches will be allowed to be provided along Seigle Avenue, Van Every Street, and a 20 foot setback as measured from the future back of curb of the Site.

c. The Petitioner will provide a sidewalk easement that will include the proposed sidewalks and two feet behind the "Development/Site Elements" set forth on the Rezoning Plan should be reviewed in conjunction with the "Design Considerations." The Petitioner will provide a permanent public sidewalk easement.

d. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls and Enforceable Post Construction Controls on the Site.

ILLUSTRATIVE EXAMPLES:

These renderings are provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may have design variations from these renderings that adhere to the "Design Considerations." The actual buildings constructed on the Site may have design variations from these renderings that adhere to the "Design Considerations."