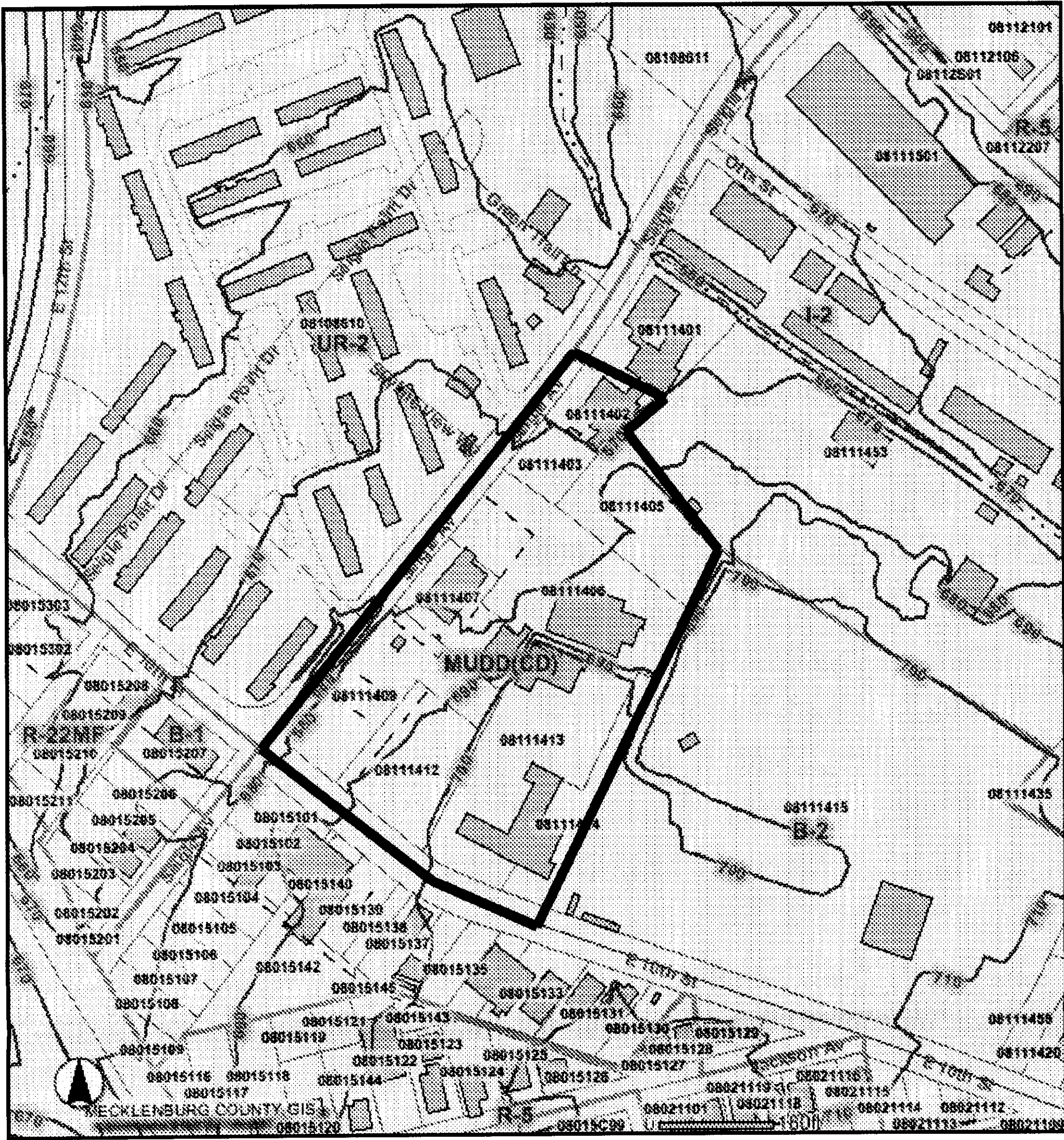
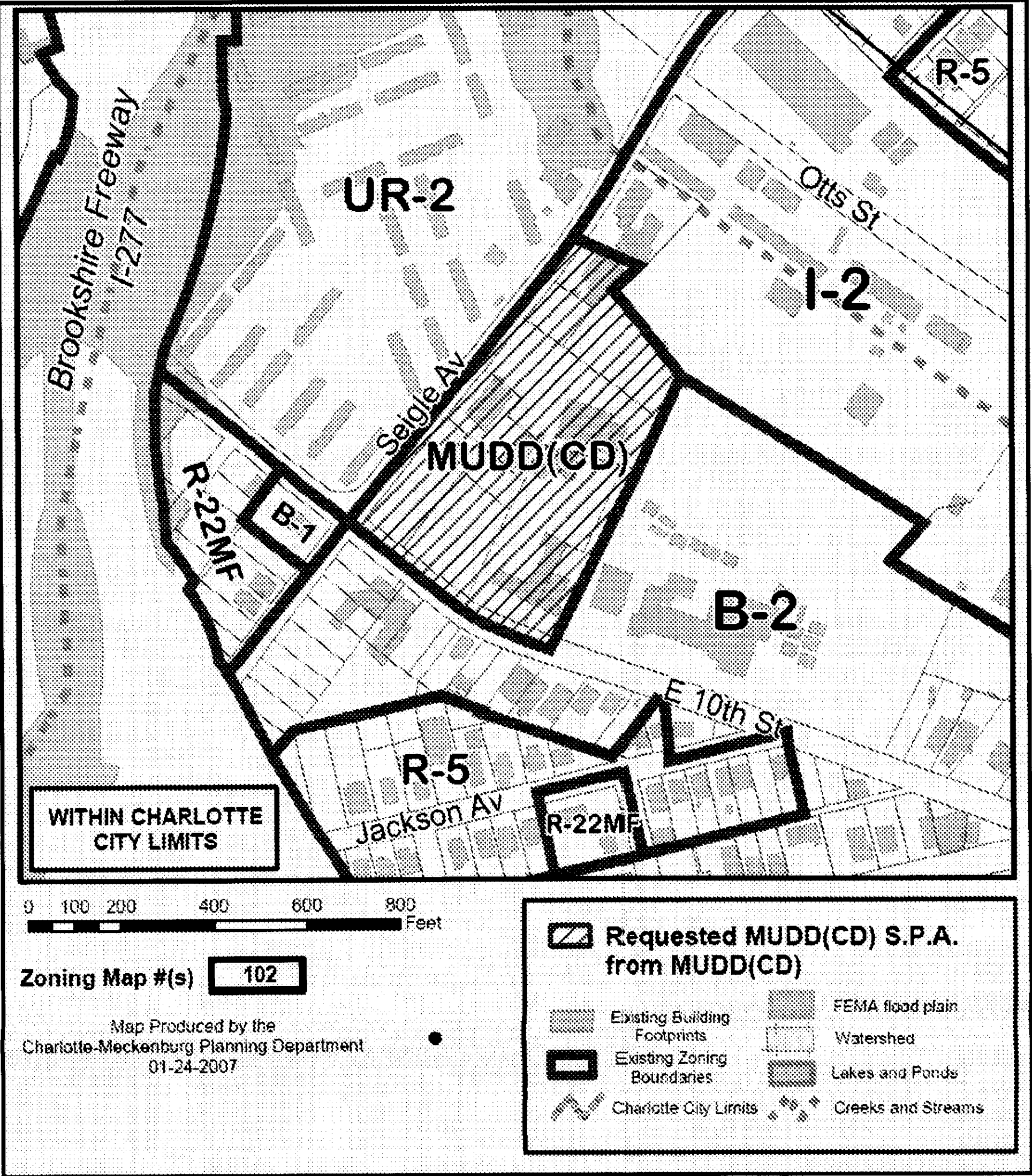


Land Parcel Map



Zoning Map



Vicinity 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)

Restrictive Zoning / Development Conditions:

- Restrictions for Building Design:
- 100' maximum building height.
- Restrictions for Use:
- 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:
 - Auction sales excluding automobiles, trucks, trailers, and construction equipment.
 - Automobile service stations, including minor adjustments, repairs, and lubrication.
 - 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).
 - Building material sales (wholesale and retail).
 - All uses within buildings constructed adjacent to Seigle Avenue and E. 10th Street shall be oriented to the respective street. Each commercial use shall be designed with an operable door and clear glass windows which face/orient to the adjacent street.
 - Any parking deck planned for the development shall not directly front on a public street.
 - Proposed surface parking planned for the site shall not exceed 35% of the lot width along the adjacent street.
 - Pedestrian scaled lighting will be provided throughout the site. Such lighting shall not exceed 15 feet in height. Parking lot/parking deck lighting shall be designed to be fully shielded.
 - The petitioner/developer shall coordinate improvements along Seigle Avenue in accordance with the City's previously approved and funded Neighborhood Development project: Seigle Avenue Streetscape. Development plans by the petitioner/developer in association with the proposed rezoning shall comply with the proposed City plan design for the street: an eight foot planting strip and six foot sidewalk along with recessed on-street parking with street tree plantings. These items are funded by the City project per the approval of the 2004 Neighborhood Improvement Bonds.
 - The petitioner/developer shall plan for one waiting pad and one shelter pad in accordance with CATS standards. Such pads shall be constructed to line up with the two CATS stops on the inbound side across Seigle Avenue. These items are funded by the City project per the approval of the 2004 Neighborhood Improvement Bonds.
 - 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.
 - 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.
 - 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.