### **DEVELOPMENT NOTES:**

THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE DEVELOPMENT DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE ARRANGEMENTS OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATIONS OF BUILDINGS, PLACEMENTS AND SIZES OF INDIVIDUAL SITE ELEMENTS, VEHICULAR AND PEDESTRIAN CIRCULATION, RESIDENTIAL UNIT CONFIGURATIONS AND ARCHITECTURAL ELEVATIONS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

#### PERMITTED USES AND MAXIMUM DEVELOPMENT

- A. THE SITE SHALL BE DEVOTED TO RESIDENTIAL USES ONLY ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE IN A MUDD DISTRICT; SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:
- B. NO MORE THAN 240 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE; AND
- C. THE MAXIMUM BUILDING HEIGHT WILL BE EIGHTY (80) FEET ...

#### 2. DESIGN AND PERFORMANCE STANDARDS

- A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR A MUDD DISTRICT, INCLUDING FOR SIGNAGE AND LANDSCAPING.
- B. THE MINIMUM SETBACK ON EAST 10TH STREET, EAST 12TH STREET, GREENWAY CRESCENT LANE AND SEIGLE AVENUE IS 14' AS SHOWN ON THE REZONING SITE PLAN.
- C. STREETS WITHIN THE SITE WILL BE PRIVATE.
- D. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE SHIELDED WITH FULL CUTOFF FIXTURE SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.
- E. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
- F. OFF-STREET VEHICULAR PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
- G. THE PETITIONER RESERVES THE RIGHT TO COUNT EXISTING PARALLEL PARKING SPACES ON THE DEVELOPMENT SIDE ALONG GREENWAY CRESCENT LANE, SEIGLE AVENUE AND EAST 10TH STREET TOWARD THE MINIMUM REQUIRED PARKING FOR THE PROJECT.
- H. THE REQUIRED URBAN OPEN SPACE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- I. THE PETITIONER WILL COMMIT TO SAVING THE TWO EXISTING TREES NEAREST 12TH STREET J. THE PETITIONER WILL WORK WITH PARKS AND RECREATION TO ACCOMODATE THE LITTLE SUGAR CREEK GREENWAY
- K. BUILDINGS ON SITE SHALL BE CONSTRUCTED OF EITHER ONE OR A COMBINATION OF THE FOLLOWING MATERIALS: BRICK, STONE, STUCCO, WOOD, CEMENT FIBER SIDING ALTERNATIVE (IE. HARDI-PLANK), OR WOOD SHINGLES. NO ALUMINUM OR VINYL SIDING WILL BE ALLOWED ON THE EXTERIOR OF THE BUILDINGS, EXCEPT AS TRIM, WINDOWS, DOORS AND OVERHANGS, CASINGS, SOFFITS, OR OTHER SIMILAR ARCHITECTURAL TREATMENTS.

#### 3. ENVIRONMENTAL MANAGEMENT

A. ANY DEWATERING ACTIVITIES CONDUCTED DURING THE PROJECT WILL BE CONDUCTED SUCH THAT IT IS COMPLIANT WITH THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS AND DOES NOT RESULT IN THE MOBILIZATION AND SUBSEQUENT DISCHARGE OF CONTAMINATED GROUNDWATER RESULTING FROM THE ADJACENT MID TOWN MARKET (NC INCIDENT #27547).

- A. THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN WITH LIMITED ACCESS MOVEMENTS ON GREENWAY CRESCENT LANE AND EAST 10TH STREET. THE EXACT LOCATION OF THE PRIVATE DRIVE MAY VARY DUE TO FINAL BUILDING LAYOUT AND APPROVAL FROM CDOT.
- B. PETITION WILL SEEK APPROVAL THROUGH THE ABANDONMENT PROCESS FOR THE PORTION OF SEIGLE POINT DRIVE THAT CROSSES THE SUBJECT PROPERTY(S).
- C. PETITIONER AGREES TO INSTALL PEDESTRIAN REFUGE ON TENTH STREET AT THE INTERSECTION OF TWELFTH STREET. FINAL SIZE AND LAYOUT WILL BE APPROVED BY CDOT.

#### 5. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE

6. THE PETITIONER SHALL BE ALLOWED MINOR VARIATIONS TO THE INDIVIDUAL BUILDING ENVELOPES ON THE TECHNICAL DATA SHEET SO LONG AS THE OVERALL USE, UNITS AND SQUARE FOOTAGE REQUIREMENTS ARE MET AND SO LONG AS THE MORE LIMITED. CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET.

7. THE TECHNICAL DATA SHEET IS GENERAL IN NATURE, MINOR VARIATIONS TO THE BUILDING FOOTPRINT AND PARKING/GIRCULATION

### REZONING SUMMARY

EXISTING ZONING:

PARCELS:

UR-2

SHALL BE ALLOWED, SO LONG AS THE OVERALL INTENT IS MAINTAINED.

PROPOSED ZONING:

081-086-12

MUDD (CD)

081-086-21 2.37 +/- ACRES (TOTAL)

COMMON OPEN SPACE:

DEVELOPMENT SITE AREA:

PROVIDED - 8,000 SF MINIMUM

URBAN OPEN SPACE:

PETITIONER:

PROVIDED - 3,500 SF AT 1 SF/ 100 SF PROVIDED - 3,500 SF MINIMUM

1301 SOUTH BOULEVARD

CHARLOTTE, NC 28203

CHARLOTTE HOUSING AUTHORITY

6707 FAIRVIEW ROAD CHARLOTTE, NC 28219 PID: 080-153-02

MHS HOLDINGS LTD

PTNRSP SILVERMAN

ADJACENT PROPERTY OWNERS

9. SEIGLE AVENUE

10. SEIGLE AVENUE

11. MEHRETEAB

PRESBYTERIAN CHURCH 832 SEIGLE AVENUE CHARLOTTE, NC 28204

PRESBYTERIAN CHURCH

CHARLOTTE, NC 28204

832 SEIGLE AVENUE

WOLDEGHEBRIEL AND

633 SEIGLE AVENUE CHARLOTTE, NC 28204

FESSEHA W. ZERU

PID: 080-152-07

12. JAY Y YON AND JIN HEE

JANE YON 624 STEVENS COURT

PID: 080-152-08

CHARLOTTE, NC 28204

13. JAY Y YON AND JIN HEE

624 STEVENS COURT

CHARLOTTE, NC 28204 PID: 080-152-09

14. CITILINE RESORTLINE

CAROLINAS, LLC

15. CITILINE RESORTLINE

CAROLINAS, LLC

PROPERTIES OF THE

SUITE 3F

PROPERTIES OF THE

2030 SOUTH TRYON ST.

CHARLOTTE, NC 28203 PID: 081-114-07

PID: 080-151-01

PID: 080-151-01

- MECKLENBURG COUNTY AND REAL ESTATE FINANCE DEPT. 600 EAST 4TH CHARLOTTE, NC 28203
- CITY OF CHARLOTTE HOUSING AUTHORITY PO BOX 36795 CHARLOTTE, NC 28202 PID: 081-086-10A

PID: 080-153-03

SEIGLE POINT, LLC 120 PENMARC DRIVE SUITE 118 RALEIGH, NC 27603

PID: 081-086-10B

- 5. CITY OF CHARLOTTE HOUSING AUTHORITY PO BOX 36795 CHARLOTTE NC 28202 PID: 081-086-12
- PO BOX 36795 CHARLOTTE, NC 28202 PID: 081-086-13 . CITY OF CHARLOTTI

PO BOX 36795

6. CITY OF CHARLOTTI

HOUSING AUTHORITY

CHARLOTTE, NC 28202 PID: 081-086-13A SEIGLE POINT, LLC 120 PENMARC DRIVE SUITE 118

RALEIGH, NC 27603

PID: 081-086-13B

- 14' SETBACK

E'S

TREES TO REMAIN,

EXISTING CURB,

GREENWAY EASEMENT

(TO BE CONSTRUCTED BY MECKLENBURG COUNTY

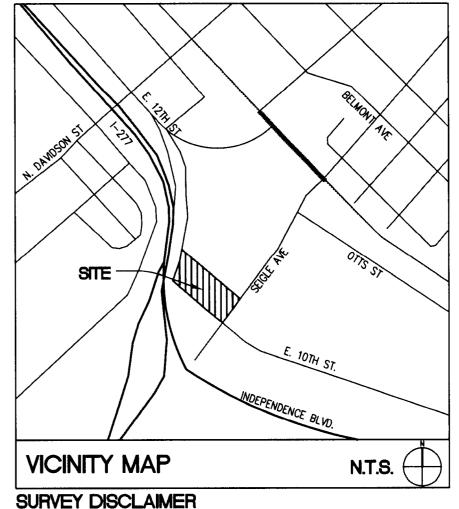
PARKS & RECREATION)

MB. 49, PC 187

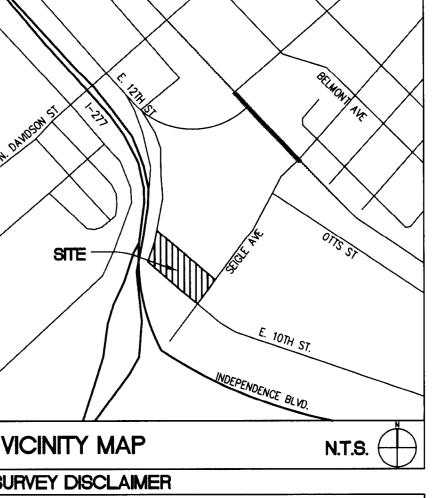
(FROM BACK

HOUSING AUTHORITY





SURVEY FOR PIEDMONT COURTS PREPARED BY R.B. PHARR & ASSOCIATES P.A. 420 HAWTHORNE LANE, CHARLOTTE, NC. (704) 376-3186 REVISED 08/09/06



THE LOFTS AT **SEIGLE POINT APPROVED BY** CITY COUNCIL

ColeJenest

& Stone

Shaping the Environment

Realizing the Possibilities

200 South Tryon Street, Suite 140

p+ 704 376 1555 f+ 704 376 7851

CHARLOTTE

1301 SOUTH BOULEVARD

**NORTH CAROLINA 28203** 

HOUSING AUTHORITY

url+ www.colejeneststone.com

CHARLOTTE

Charlotte, North Carolina 28202

Land Planning

Civil Engineering

Urban Design

Landscape Architecture

LEIVINI

JUN I 0 <sub>2009</sub>

JUL 20 2009

# **TECHNICAL** DATA SHEET

## Petition # 2009-003

3932 Issued 05/15/09

> Revised 06/11/09

SCALE: 1"=30 15 30

# **RZ1.0**

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FOR PUBLIC HEARING PETITION # 2009-003

