

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.

1. 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 ACCOMMODATE 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).

4. TRANSPORTATION COMMITMENTS

- 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 ORDINANCE.

- 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 OTHER MORE LUMPING CONDITIONS IN THESE DEVELOPMENT STANDARDS ARE MET.

- 7. THE TECHNICAL DATA SHEET IS GENERAL IN NATURE, MINOR VARIATIONS TO THE BUILDING FOOTPRINT AND PARKING/CIRCULATION SHALL BE ALLOWED, SO LONG AS THE OVERALL INTENT IS MAINTAINED.

REZONING SUMMARY

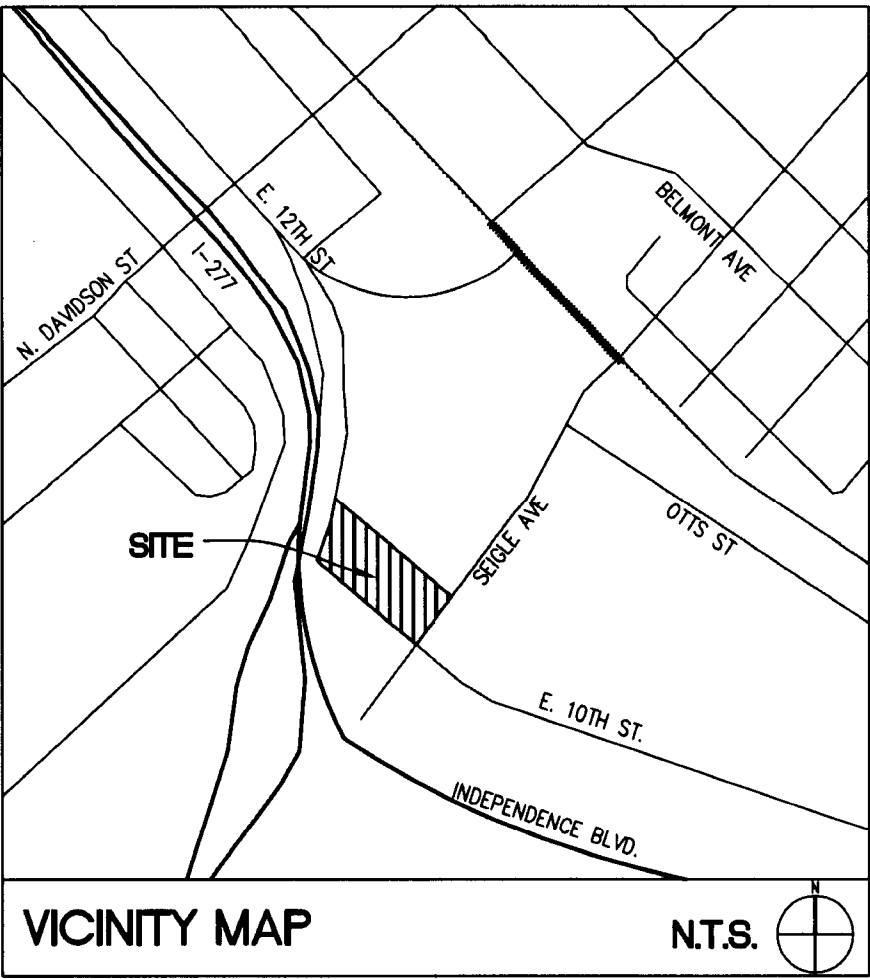
EXISTING ZONING:	UR-2
PROPOSED ZONING:	MUDD (CD)
PARCELS:	081-086-12 081-086-21
DEVELOPMENT SITE AREA:	2.37 +/- ACRES (TOTAL)
COMMON OPEN SPACE:	PROVIDED - 8,000 SF MINIMUM
URBAN OPEN SPACE:	REQUIRED - 3,500 SF AT 1 SF/ 100 SF PROVIDED - 3,500 SF MINIMUM
PETITIONER:	CHARLOTTE HOUSING AUTHORITY 1301 SOUTH BOULEVARD CHARLOTTE, NC 28203

ADJACENT PROPERTY OWNERS

- MHS HOLDINGS LTD  
PTNRP SILVERMAN  
MARCH  
6707 FAIRVIEW ROAD  
CHARLOTTE, NC 28219  
PID: 080-153-02
- MECKLENBURG COUNTY  
AND REAL ESTATE  
FINANCE DEPT.  
600 EAST 4TH  
CHARLOTTE, NC 28203  
PID: 080-153-03
- CITY OF CHARLOTTE  
HOUSING AUTHORITY  
PO BOX 36795  
CHARLOTTE, NC 28202  
PID: 081-086-10A
- SEIGLE POINT, LLC  
120 PENMARC DRIVE  
SUITE 118  
RALEIGH, NC 27603  
PID: 081-086-10B
- CITY OF CHARLOTTE  
HOUSING AUTHORITY  
PO BOX 36795  
CHARLOTTE, NC 28202  
PID: 081-086-12
- CITY OF CHARLOTTE  
HOUSING AUTHORITY  
PO BOX 36795  
CHARLOTTE, NC 28202  
PID: 081-086-13
- CITY OF CHARLOTTE  
HOUSING AUTHORITY  
PO BOX 36795  
RALEIGH, NC 27603  
PID: 081-086-13B
- SEIGLE AVENUE  
PRESBYTERIAN CHURCH  
832 SEIGLE AVENUE  
CHARLOTTE, NC 28204  
PID: 080-151-01
- SEIGLE AVENUE  
PRESBYTERIAN CHURCH  
832 SEIGLE AVENUE  
CHARLOTTE, NC 28204  
PID: 080-151-01
- MEHRETEAB  
WOLDEGEHRIEL AND  
FESSEHA W. ZERU  
633 SEIGLE AVENUE  
CHARLOTTE, NC 28204  
PID: 080-152-07
- JAY Y YON AND JIN HEE  
JANE YON  
624 STEVENS COURT  
CHARLOTTE, NC 28204  
PID: 080-152-08
- JAY Y YON AND JIN HEE  
JANE YON  
624 STEVENS COURT  
CHARLOTTE, NC 28204  
PID: 080-152-09
- CITILINE RESORTLINE  
PROPERTIES OF THE  
CAROLINAS, LLC  
2030 SOUTH TRYON ST.  
SUITE 3F  
CHARLOTTE, NC 28203  
PID: 081-114-07
- CITILINE RESORTLINE  
PROPERTIES OF THE  
CAROLINAS, LLC  
2010 SOUTH TRYON ST.  
SUITE 1D  
CHARLOTTE, NC 28203  
PID: 081-114-09



NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



VICINITY MAP

N.T.S.

SURVEY DISCLAIMER

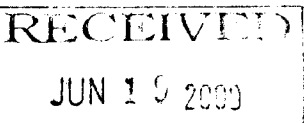
SURVEY FOR PIEDMONT COURTS PREPARED BY R.B. PHARR & ASSOCIATES P.A. 420 HAWTHORNE LANE, CHARLOTTE, NC. (704) 376-3186 REVISED 08/09/08



Shaping the Environment  
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- Land Planning
- Landscape Architecture
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CHARLOTTE  
HOUSING AUTHORITY  
1301 SOUTH BOULEVARD  
CHARLOTTE  
NORTH CAROLINA 28203

THE LOFTS AT  
SEIGLE POINT

TECHNICAL  
DATA SHEET

Petition # 2009-003

Project No.  
3932

Issued  
05/15/09

Revised  
06/11/09

SCALE: 1"=30'

0 15 30 60

RZ1.0

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FOR PUBLIC HEARING  
PETITION # 2009-003