

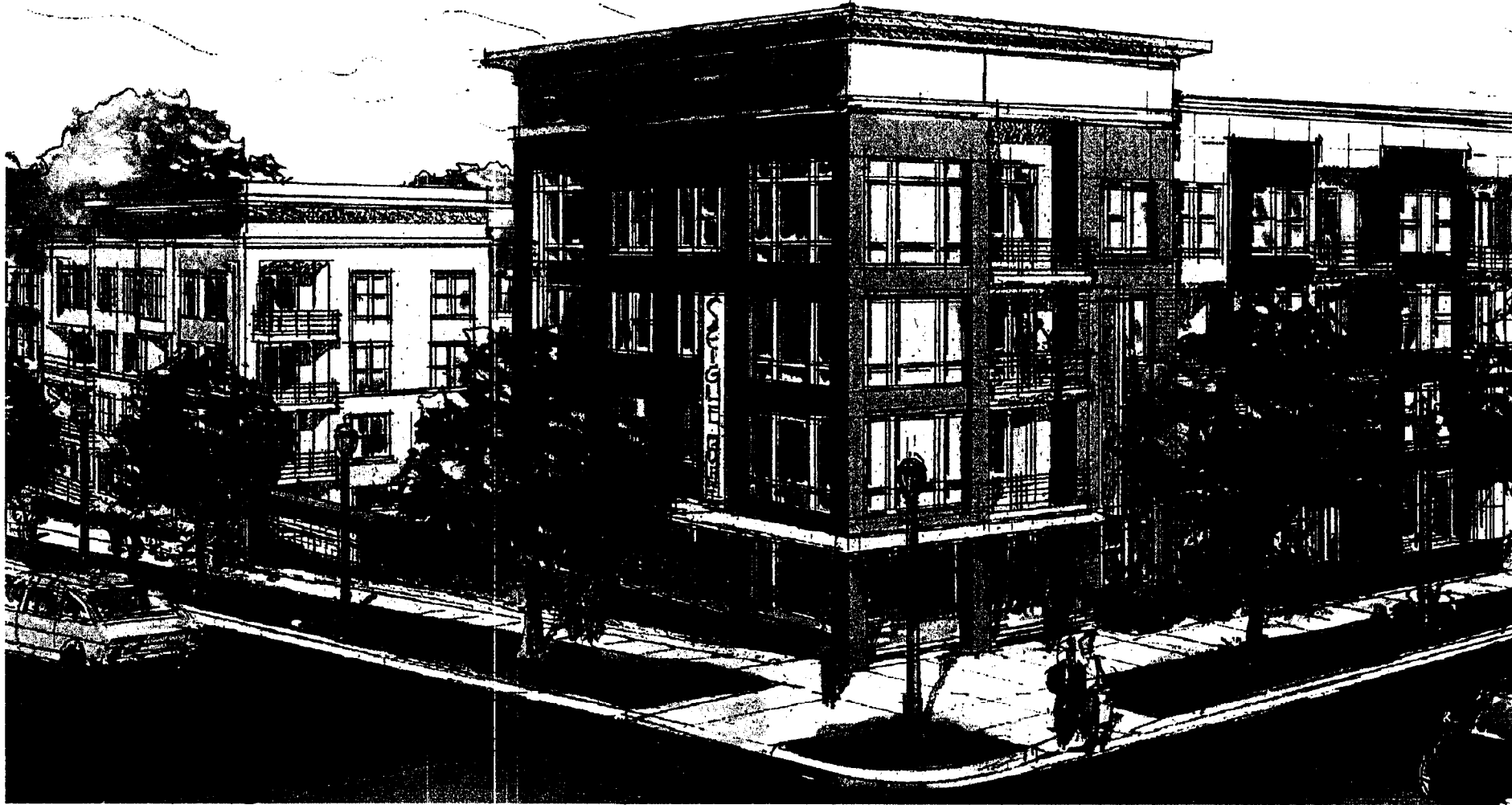
DEVELOPMENT NOTES:

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.

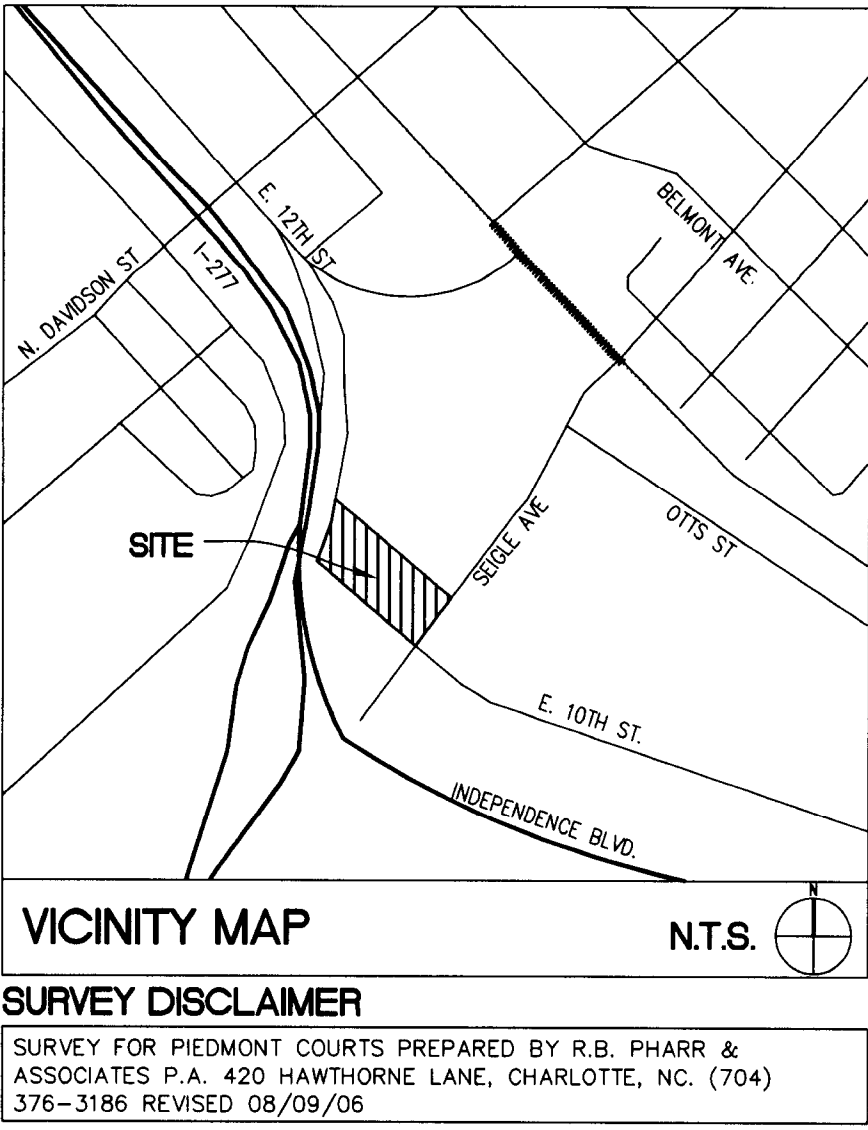
1. PERMITTED USES AND MAXIMUM DEVELOPMENT
- A. THE SITE SHALL BE DEVOTED TO RESIDENTIAL USES ONLY ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE IN A MUDD DISTRICT, SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:
1. NO MORE THAN 240 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE; AND
2. 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 CAPPED 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 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. STORM WATER MANAGEMENT
- A. THE STORM WATER DETENTION AND WATER QUALITY MEASURES MAY BE PROVIDED EITHER ON THE SURFACE OF THE SITE, BELOW GRADE OR OFF-SITE.
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 CDDT.
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 LIMITING 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.

ADJACENT PROPERTY OWNERS

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



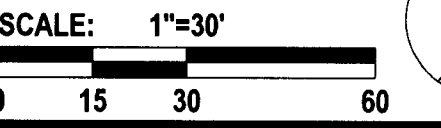
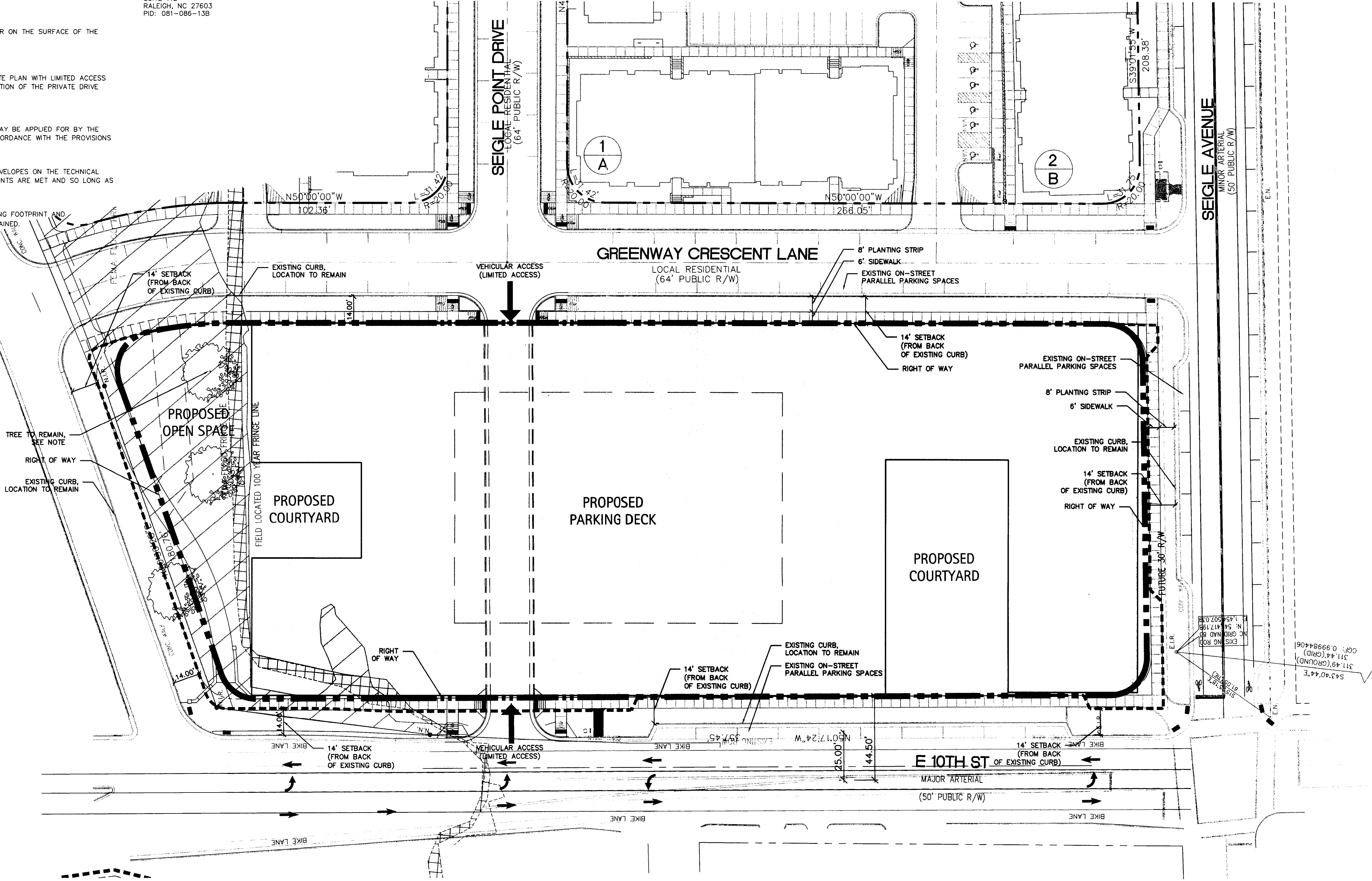
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SURVEY DISCLAIMER
SURVEY FOR PIEDMONT COURTS PREPARED BY R.B. PHARR & ASSOCIATES P.A. 420 HAWTHORNE LANE, CHARLOTTE, NC. (704) 376-3186 REVISED 08/09/06

REZONING SUMMARY

EXISTING ZONING:	UR-2
PROPOSED ZONING:	MUDD (CD)
PARCELS:	081-086-12 081-086-21
DEVELOPMENT SITE AREA:	2.37 +/- ACRES (TOTAL)
PETITIONER:	CHARLOTTE HOUSING AUTHORITY 1301 SOUTH BOULEVARD CHARLOTTE, NC 28203



RZ1.0

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FOR PUBLIC HEARING
PETITION # 2009-003

CLINE
DESIGN



ColeJenest
& Stone

Shaping the Environment
Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

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CHARLOTTE
HOUSING AUTHORITY
1301 SOUTH BOULEVARD
CHARLOTTE
NORTH CAROLINA 28203

SEIGLE
POINT

TECHNICAL
DATA SHEET

Petition # 2009-003

Project No.

3932

Issued

05/15/09

Revised