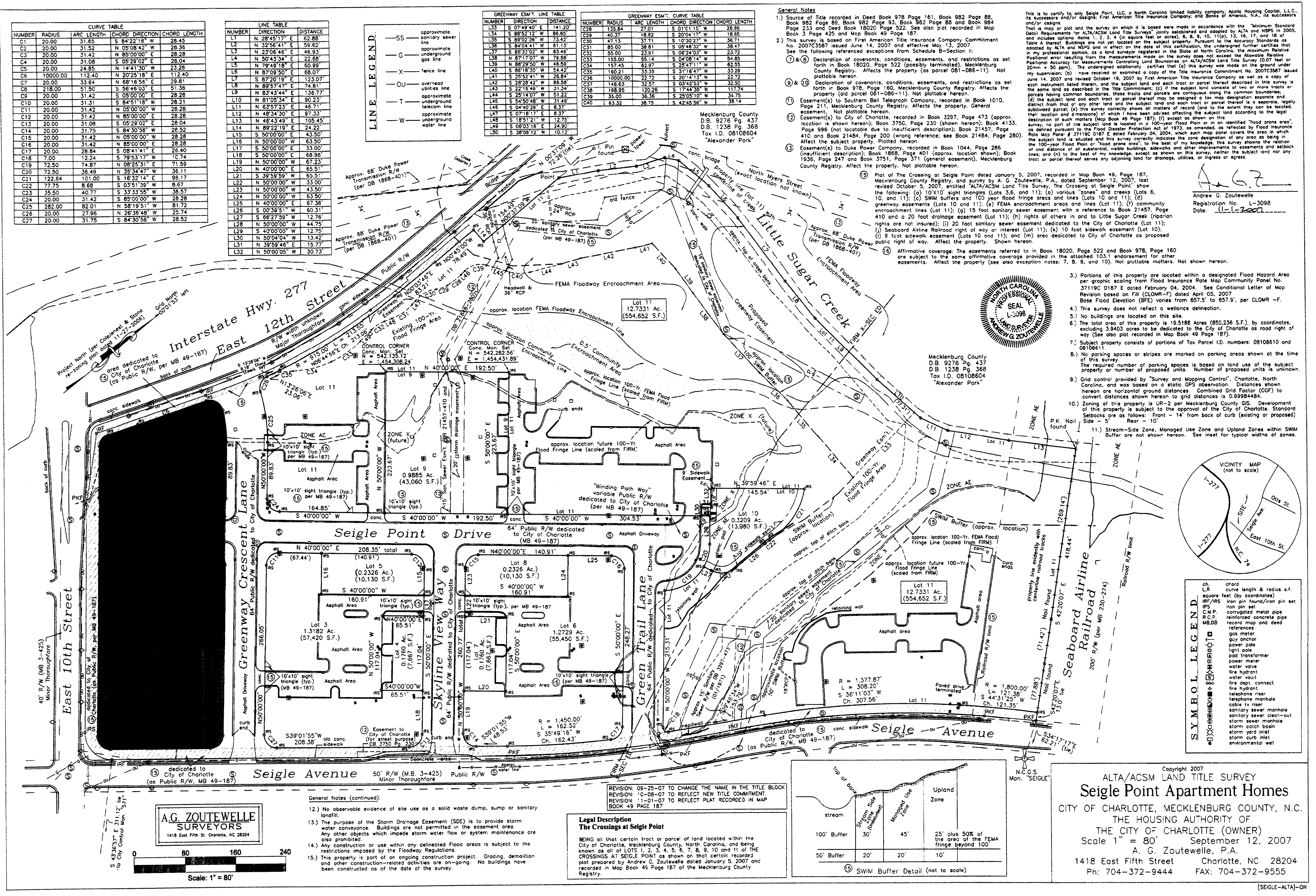


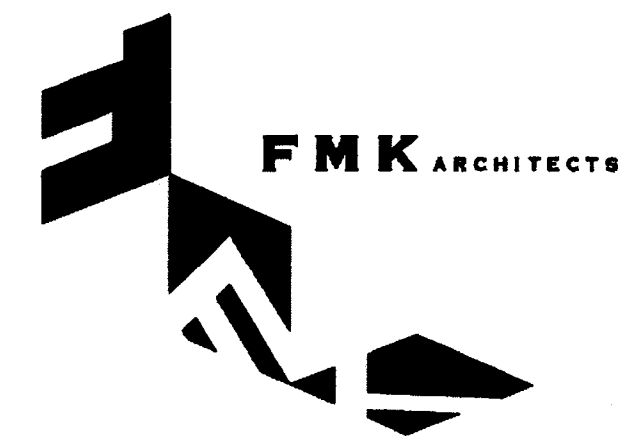
# Charlotte Housing Authority

10th Street & Seigle Avenue Rezoning Petition  
Charlotte, North Carolina

27 October 2008  
Rezoning Petition  
For Zoning Committee  
#2009-003







123 New Bern Street  
Charlotte, NC 28203  
P 704.375.9950  
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FMKA.0832

### CHARLOTTE HOUSING AUTHORITY 10<sup>th</sup> STREET & SEIGLE AVENUE DEVELOPMENT STANDARDS October 27, 2008 Rezoning Petition No. 2009-

#### SITE DATA:

- Acreage: Approximatey 2.347 acres (including the portion of existing Seigle Point Drive to be abandoned).
- Existing Zoning: UR-2
- Proposed Zoning: MUDD-O (Optional)
- Maximum Number of Dwelling Units: 25 Townhouse-Style Planned Multi-Family Units
- Maximum Building Height: 65 feet as defined by the Ordinance

#### A. Permitted Uses and Maximum Development

The Site may be developed with a three-story office building of +/- 40,000 square feet in total area and up to 25 townhouse-style multi-family dwelling units, along with any accessory parking requirements.

The site may be developed in phases.

#### B. General Provisions

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District (MUDD) zoning district classification shall be followed in connection with development taking place on the Site. The Rezoning Plan is subject to modifications during the design development stages as provided below.

The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments and location of points of access, the configurations and placements of parking areas and the precise locations of buildings and other individual site elements to be constructed have not been finalized. As a consequence, the graphics which accompany the Technical Data Sheet are schematic in nature and are not to be considered as the final development plans but rather as preliminary graphic representations of the types and quality of development proposed and the general locations of the proposed buildings on the site.

They may, therefore, be altered or modified during the design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, subject to the accompanying Development Standards and Section 6.207 of the Ordinance.

Without limiting the generality of the foregoing, buildings generally depicted on the Technical Data Sheet may not be increased beyond the number generally depicted on the Schematic Site Plan (it being understood that structures such as, detached garages, utility buildings, mail kiosks and the like shall not be considered in connection with the number of buildings). Buildings depicted on the Technical Data Sheet may be constructed in phases over time and in any sequence as determined by the Petitioner. The dimensions and specific locations of building/parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans

#### C. Setbacks, Side Yards and Rear Yards

Building setbacks and yards will be established in the manner depicted on the Rezoning Plan.

- Along all street frontages a minimum setback of 14' from back of curb will be provided.

#### D. Landscaping and Screening

Interior landscaping and screening shall meet or exceed the standards in the Ordinance.

During Phase One, in accordance with Section 12.303 of the Ordinance, along the Greenway Crescent Lane and East 10<sup>th</sup> Street frontages parking will be screened from public view by 5' wide planted areas along the back edge of the public sidewalks. These planted areas will then be backed up by 5' high screen walls constructed of materials allowed by the Ordinance. With the implementation of Phase Two, the residential buildings will serve to screen the internal surface parking.

Dumpster areas and recycling areas (if any) will be enclosed by a brick, stone or stucco wall with one side being a decorative wooden gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

Mechanical equipment or other utility hardware installed at ground level and on the roofs of buildings constructed on the Site will be screened from public view from a public street.

All utility meters, electrical connectors and transformers and backflow valves shall be screened from view from public streets. Above ground backflow preventers are not allowed in the setback.

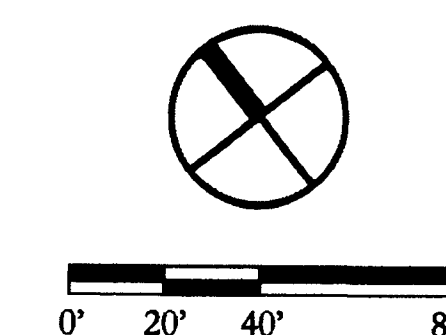
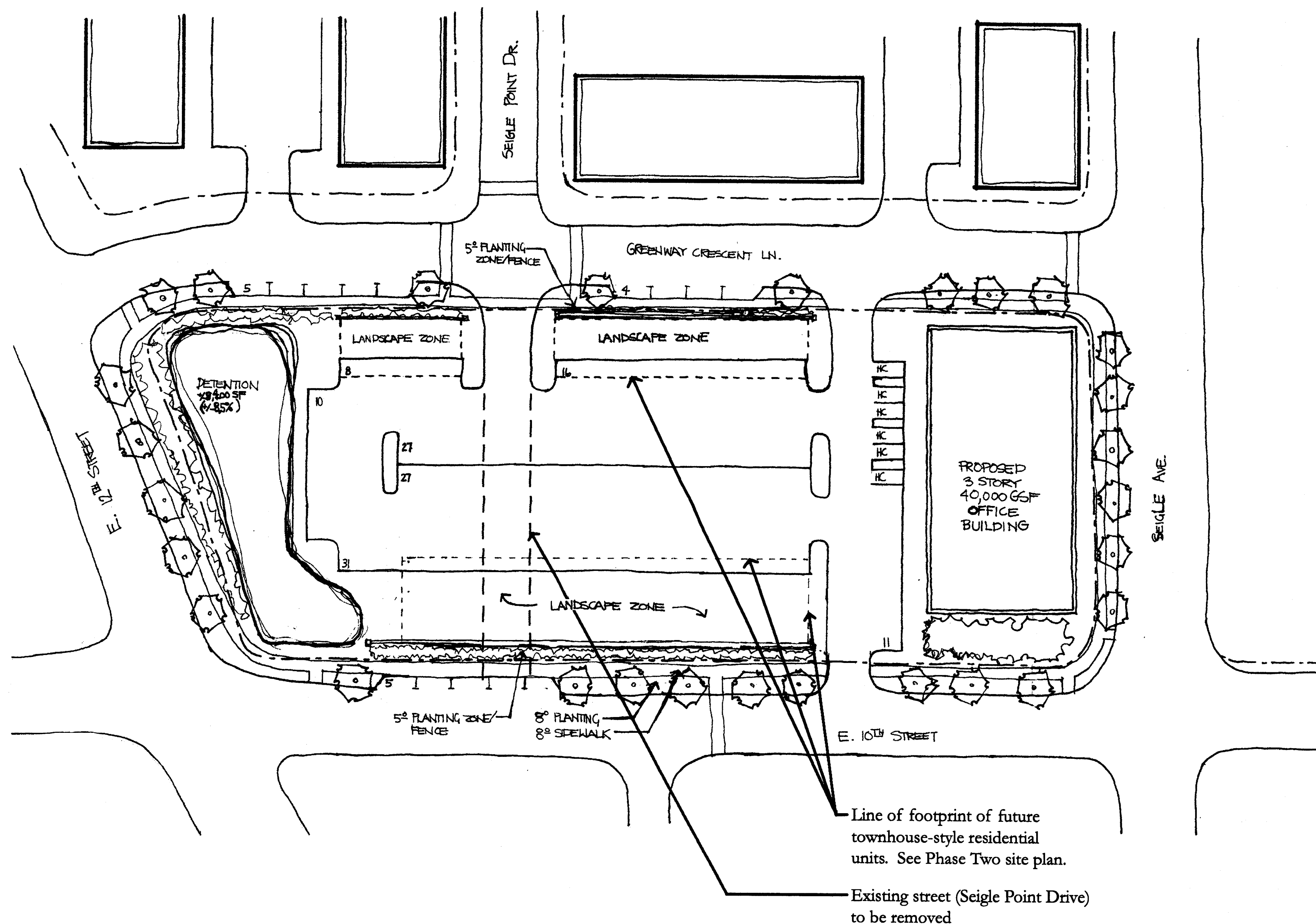
#### E. Tree Ordinance

The Site shall conform to the City of Charlotte Tree Ordinance.

#### F. Streetscape Treatment, Lighting, Sidewalks and Utilities

Where not already existing, street trees, street lighting and/or public sidewalks will be installed in accordance with City Standards.

Development Standard Notes are continued on Sheet 3 of 3.



## Proposed Phase One



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#### Development Standard Notes continued from Sheet 2 of 3.

Sidewalks will connect from the interior of the Site to exterior sidewalks as required by section 12.529 of the Ordinance.

Petitioner shall show the location of any back flow valves and above grade utilities and screening required by the Ordinance on design development plans submitted as part of the planned multi-family review process.

#### G. Buffers/Tree Save Areas

Any required buffers shall be established in accordance with the standards of Section 12.302 of the Ordinance.

In the event the abutting properties should be rezoned or used in a manner so as to not require such a buffer, the required buffer for this property may be adjusted accordingly to meet the minimum requirements for buffering and screening per the Ordinance.

#### H. Lighting

The Petitioner shall provide pedestrian scale decorative lighting along perimeter street frontages. Such lighting shall be provided in conjunction with applicable utility company regulations and requirements for such lighting.

All parking lot light fixtures will be fully shielded and full cut off type fixtures. Light fixtures will be limited to a maximum height of 20 feet. No wall "pak" lighting will be allowed.

#### I. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

#### J. Storm Water Management/Wetlands

Development on the Site shall adhere to the applicable requirements of the Post-Construction Ordinance as adopted by Charlotte City Council on November 26, 2007.

Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Stormwater Services.

Any jurisdictional wetlands or streams, if present, shall be protected or proper environmental permits obtained prior to their disturbance.

Location, size, and type of any Stormwater Management Systems depicted on the Rezoning Plan is subject to review and approval with full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points consistent with the above standards.

#### K. Vehicular Access Points

Three access points to the site will be allowed. These vehicular access points to the Site shall be located in the general area depicted on this Rezoning Plan (two drives off Greenway Crescent Lane and one drive off East 10<sup>th</sup> Street). The configuration and ultimate location of these are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

#### M. Parking

Parking for Phase One includes 150 total spaces as follows:

- 14 On-Street Parallel Parking Spaces (9 along Greenway Crescent Lane + 5 along East 10<sup>th</sup> Street).
- 6 On-Site Handicapped Accessible Parking Spaces.
- 130 other On-Site Parking Spaces

Parking for Phase Two includes 170 total spaces as follows:

- 14 On-Street Parallel Parking Spaces (9 along Greenway Crescent Lane + 5 along East 10<sup>th</sup> Street).
- 6 On-Site Handicapped Accessible Parking Spaces.
- 50 Private Covered or Garaged Parking Spaces (below residential units)
- 100 other On-Site Parking Spaces

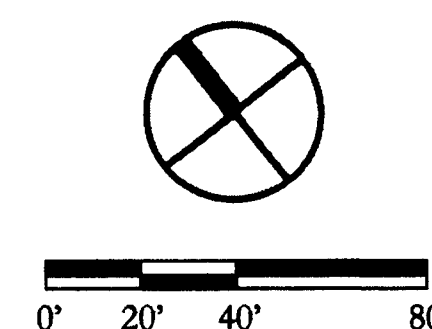
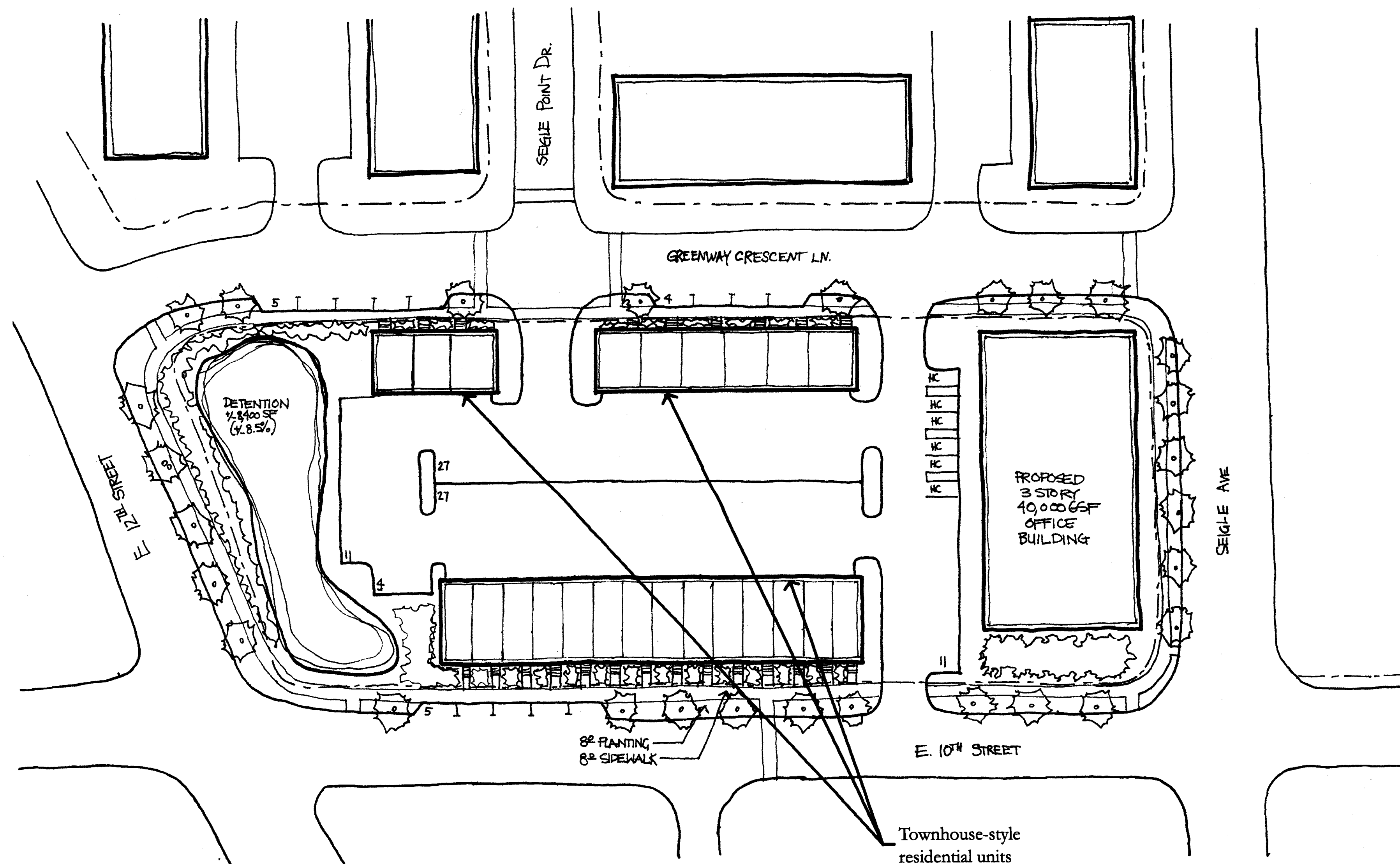
The parking may occur between the building and the street (along Greenway Crescent Lane, East 12<sup>th</sup> Street and East 10<sup>th</sup> Street during Phase One and along East 12<sup>th</sup> Street after the implementation of Phase Two.

#### N. 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 Site in accordance with the provisions of Chapter 6 of the Ordinance.

#### O. Binding Effect of the Rezoning

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



# Proposed Phase Two

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