

TAX PARCEL: 081-12-106  
HARRILL STREET, LLC  
DEED BOOK 32381 PAGE 905  
907 HARRILL ST.

TAX PARCEL: 081-12-207  
MARIA HERNANDEZ  
DEED BOOK 9205 PAGE 045  
MAP BOOK 112 PAGE 8  
900 HARRILL ST.

TAX PARCEL: 081-11-501  
CITY OF CHARLOTTE  
DB 2303 PG 181  
MB 4 PG 593  
932 SEIGLE AVE.

**DEVELOPMENT DATA TABLE:**

A. SITE ACREAGE:	2.54 AC
B. TAX PARCELS INCLUDED IN REZONING:	08111501
C. EXISTING ZONING:	INDUSTRIAL I-2
D. PROPOSED ZONING:	UMUD-O
E. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE:	N/A
F. RESIDENTIAL DENSITY:	N/A
G. SF OF NON-RESIDENTIAL USES:	36,366 SF
H. FAR:	0.328
I. MAXIMUM BUILDING HEIGHT:	60'
J. MAXIMUM NUMBER OF BUILDINGS:	N/A
K. NUMBER AND/OR RATIO OF PARKING SPACES:	ON SITE = 50 OFF SITE = 333
L. OPEN SPACE:	1 SF/100SF (1 SF/GROSS SF OF FLOOR AREA FOR OFFICE USE)

**PROVIDED PARKING:**

STANDARD ON SITE:	21 SPACES
ACCESSIBLE ON SITE:	7 SPACES
SEIGLE AVE PARKING:	7 SPACES
OTTS ST. PARKING:	15 SPACES
STANDARD OFF SITE LOT 1:	39 SPACES
ACCESSIBLE OFF SITE LOT 1:	4 SPACES
STANDARD OFF SITE LOT 2:	102 SPACES
ACCESSIBLE OFF SITE LOT 2:	6 SPACES
STANDARD OFF SITE LOT 3:	182 SPACES
TOTAL PROVIDED:	383 SPACES

**DEVELOPMENT STANDARDS**  
June 17, 2019

- General Provisions**
  - A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by the City of Charlotte ("Petitioner") to accommodate the mixed use development on the western portion (2.54 acre) of the 4.5 acre site located at 932 Seigle Ave. Charlotte NC 28205, the site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of the western portion Tax Parcel Number 08111501, to be zoned separately than the eastern portion (1.96 acres) which shall remain in the I-2 zone.
  - B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
  - C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprints as well as the locations of the internal drives depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
  - D. Future amendments to the Rezoning Plan and/or 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. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- Optional Provisions**

The following optional provisions shall apply to the development of the Site:

  - A. The standard 6' planting strip and 6' sidewalk not to be required and to be installed as shown.
  - B. The following activities/uses are to be permitted: agricultural uses including but not limited to, bee keeping, community gardens, outdoor composting, compost processing (with flies, animal waste, and foods), mushrooms, aquaponics, permaculture and hemp production.
  - C. Parking provided on site as shown on this site plan will be available for the exclusive use of this development. Parking for special events will be provided on adjacent parcels through a memorandum of understanding between Envision Charlotte (developer) and the City of Charlotte Solid Work Services. See Figure A on this plan for locations and number of parking spaces included in the MOU.
  - D. A bike or pump track shall be permitted on site.
  - E. The platform with metal stairs can be used as an accessory structure, sign, or public art.
  - F. Solar panels will be permitted on the building or any accessory structure.
  - G. A waterless cooling tower/chiller shall be permitted.
  - H. Signage shall be permitted on top of building canopy. Letters shall be 24" high and not extend higher than the highest part of the roof.
  - I. The following amenities are to be permitted, fire pits, stage with sound equipment, shipping containers, and a coffee hut without restrooms.
  - J. Art and murals shall be permitted.
  - K. Rain cisterns are to be permitted.
  - L. Dumpsters shall not be required.
  - M. As of 02/28/2017 152,712 sf of impervious surface exists on site. The current site plan shows 133,948 sf to be impervious. In the future, the removed 18,764 sf of impervious plus the allowed 10,000 sf of new impervious area shall be permitted to be constructed on site. The site will be in compliance with the detention ordinance and the post construction stormwater ordinance if impervious area added to the site is less than or equal to 28,764 sf. (i.e.) no additional SCMs shall be required.
- Permitted Uses**
  - A. The Site may be devoted only to multi-use development and to any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district.
- Transportation**
  - A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
  - B. As depicted on the Rezoning Plan, the Site will be served by internal private drives, and minor adjustments to the locations of the internal private drives shall be allowed during the construction permitting process.
  - C. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.
  - D. All transportation improvements will be approved and constructed before the issuance of the first certificate of occupancy for the Site or phased per the Site's development plan.
- Architectural Standards**
  - A. The maximum height of the building shall be 60'.
- Streetscape and Landscaping**
  - A. A buffer that meets the requirements of Section 9.905 of the Ordinance shall be established along those portions of the Site's boundary lines that are more particularly depicted on the Rezoning Plan.
  - B. The minimum 5' sidewalk shall be permitted to be at the back of curb as depicted on the Rezoning Plan.
- Construction Activities**
  - A. Any construction activities conducted on the Site on Saturdays and Sundays may not commence prior to 8:00 AM and must cease by 7 PM.
  - B. Concrete may be poured on the Site only between the hours of 7 AM and 8 PM.
- Binding Effect of the Rezoning Documents and Definitions**
  - A. If this Rezoning Petition is approved, all conditions applicable to the use and 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 Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
  - C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

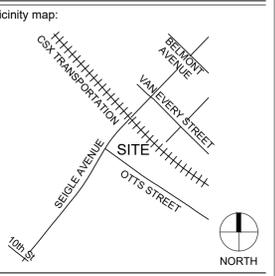


FIGURE A



Client:  
  
CITY OF CHARLOTTE  
600 E 4TH STREET  
CHARLOTTE, NC 28202  
PHONE # 980.505.9628

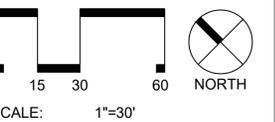
Project:  
  
**INNOVATION BARN**



Seal:

Issued for:  
**REZONING SITE PLAN**

No.	Date	Description



Title:  
  
**SITE PLAN**

Project number: C18157 Sheet:  
Date: 05.30.2019  
Drawn by: KB  
Approved by: EB **RZ1.00**