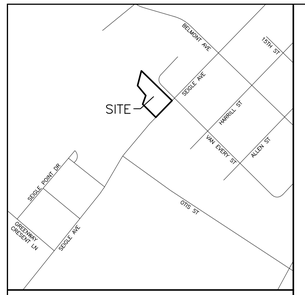


VICINITY MAP

Site Development Data:

Acreage:	+/- 0.95 AC
Tax Parcel:	081-084-15
Existing Zoning:	MUDD(O)
Proposed Zoning:	UR-C(CD)
Maximum FAR:	3.0
Existing Uses:	Commercial (Vacant)
Proposed Uses:	Residential & Non-Residential uses allowable within UR-C
Max Density:	3,900sf of Non-Residential uses & up to (22) Residential Units

General Provisions:

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by White Zombie, LLC (the "Petitioner") to accommodate the development of a mixed-use development on an approximate 0.95 acre site located at the corner of Seigle Avenue and Van Every Street, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 081-084-15.

2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "UR-C" Zoning District shall govern all development taking place on the Site. The configurations, placements and sizes of the buildings, parking areas, open space and public road improvements depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process.

Permitted Uses:

1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the UR-C zoning district. However, those uses shall be limited as described within the following development conditions and as generally indicated within this petition.

   a. Existing Building: Allowable non-residential uses (Office/Retail) as described in Chapter 9 Section 9.403(4) in the Zoning Ordinance. Approximately 1,300sf of the existing structure to remain and not be demolished, additions and renovations shall be allowable.

   b. Residential Units: Four (4) single-family attached townhome buildings providing up to twenty-four (24) residential units on site. Each building to be a maximum of 3-stories and at a height of no more than 40'.

   c. One (1) residential unit located within the proposed development shall be reserved for sale utilizing the City of Charlotte Community Heroes Homeownership Program (CHHP). For a period of 20 years, subsequent sale of this property shall be reserved for buyers utilizing the City of Charlotte CHHP. In the event the CHHP program is no longer available, the home shall be deed restricted for a period of 20 years from the date of the initial certificate of occupancy being issued to for sale buyers earning at or below 80% the Charlotte Area Median Income (AMI). Terms of this restrictive covenant shall be incorporated into the deed of sale.

Transportation:

1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. The site shall provide two-way vehicular access at Van Every Street and one-way In access from Seigle Avenue as depicted on the site plan.

2. The petitioner agrees to dedicate a minimum of 30' of right-of-way as measured from the Seigle Avenue centerline. Dedication of Seigle Avenue right-of-way shall be conveyed fee simple prior to the sites first certificate of occupancy being issued.

3. The petitioner agrees to provide accessible sidewalk ramps at the corner of Van Every Street and Seigle Avenue as illustrated on the Site plan to accommodate an accessible connection across Seigle Avenue and Van Every Street.

4. The petitioner agrees to extend Van Every Street within the existing Van Every Street right of way as generally depicted on the site plan.

5. All transportation improvements, including sidewalk and accessible ramps, within the public right of way shall be approved and constructed prior to the sites first certificate of occupancy is issued.

6. An 8'-0" sidewalk and 8' landscape strip shall be provided on site within the public rights of way at Seigle Avenue and Van Every Street as generally depicted on the site plan.

7. A sidewalk utility easement (SUE) shall be provided between the existing public right of way to 1' behind proposed sidewalk along Seigle Avenue and Van Every Street as generally illustrated on the Site plan.

4 8. The Petitioner shall coordinate with CSX in regards to proposed improvements within the 100' Rail Corridor claimed by CSX and delineated on the Site Plan as "Existing 100' Rail R/W" (the "Rail Corridor"). Petitioner may not enter or use, or install or construct any new improvements of any nature, including changing the grade or drainage pattern, within, the Rail Corridor without prior written approval from CSX.

Architectural and Design Standards:

1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the UR-C district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.

2. The petitioner shall limit the maximum height of each residential structure on site to 40' and (3) three stories.

3. An approximate 1,300 square foot portion of an existing structure, noted as "Existing Building" on the Site plan, shall be renovated and adaptively re-used while complying with current building codes. Building additions and expansions, including roof top patios, to the existing structure on site shall be permissible. All other remaining existing structures and portions of existing structures on site shall be demolished.

4. The following provisions and standards shall apply regarding design guidelines and the architectural design of structures proposed on site. It is the intent of these standards to provide design flexibility in design while achieving architectural continuity and visual harmony though out the proposed development.

   a. Façade improvements allowable to existing structure on site shall include improved fenestration of existing exterior walls, replacement of windows and expansion of window areas, replacement and expansion of existing doorways, addition of pedestrian entrances and egress points, covered and uncovered patio areas, exterior stairs, architectural accents & signage.

   b. Proposed residential structures constructed on the Site may use a variety of building materials. The building materials utilized will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, pre-cast concrete, synthetic stone, cementitious siding (such as Hardi-plank), EIFS, metal or wood.

   c. Vinyl will not be used as a primary exterior building material, but may be utilized for trim, soffits, architectural detailing, insulation

   d. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to 20 feet adjacent public streets on all building levels, including but not limited to doors, windows, awnings, and/or architectural design elements.

   e. Residential units shall be provided walkways to connect to public rights of way, as generally depicted on the Site plan.

   f. Units fronting Seigle Avenue and Van Every Street shall provide entrances facing the street with a sidewalk connection to a public right of way. Sidewalk connection from residential structures to public right of way may be a shared path to public right of way.

   g. The residential units directly adjacent Seigle Avenue and fronting Van Every Street shall incorporate a porch, patio or stoop adjacent the right of way. A minimum 5' door recess, measured from back of public sidewalk, shall be provided at each entry location and shall be covered with a canopy above. Stoops adjacent the ten (10) residential units fronting Van Every Street shall be elevated above the adjacent public/common use sidewalk.

   h. To minimize visual impact of garage doors on site, garage doors may utilize a combination of translucent windows and building façade elements projecting over the door opening.

Streetscape and Landscaping:

1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.

2. The approximate location of a 100' Surface Water Improvement & Management (SWIM) Buffer is generally depicted on the site plan. The final location of the buffer shall be determined prior to construction.

3. An investigation of potential stream and wetlands shall be conducted on site prior to submittal of land development documents to the City of Charlotte Land Development Office.

4. The Site shall comply with Section 12.403 of the Zoning Ordinance and reserve area, as generally depicted on the Site plan, to comply with dumpster/compactor and recycling container placement as required.

5. Prior to any renovation or demolition occurring on site, Mecklenburg County Land Use & Environmental Services Agency shall be contacted regarding the potential removal of any hazardous materials. Submission of a Notifications of Demolition and Renovations to Mecklenburg County Air Quality may be required prior to any work or construction commencing.

Signage:

1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.

2. Detached lighting on the site, except street lights located along public streets, will be limited to 20' in height.

Amendments to Rezoning Plan:

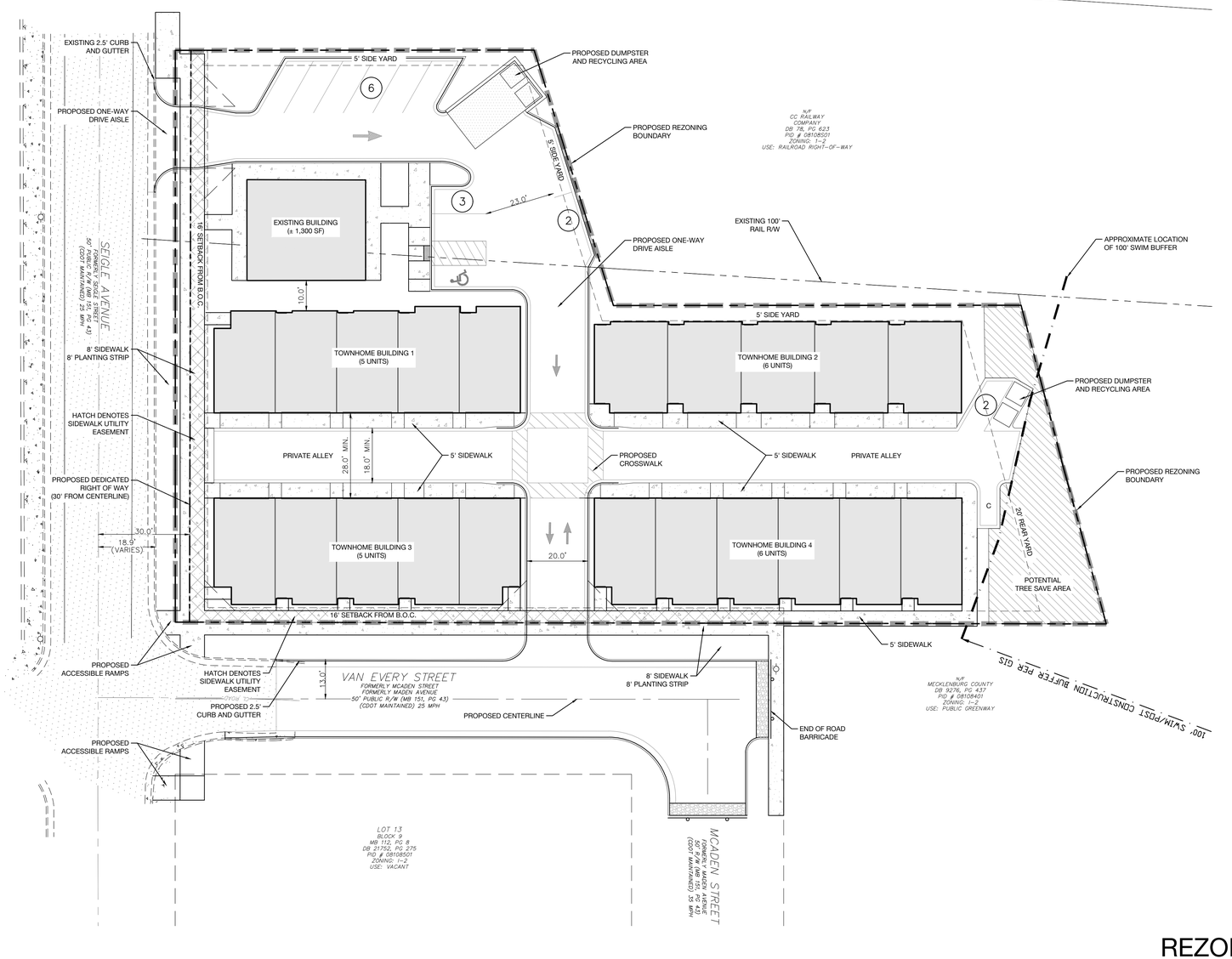
Future amendments to the Technical Data Sheet or these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



REZONING PETITION #2020-105

GRAPHIC SCALE
20 0 10 20 40
1 INCH = 20 FEET

URBAN DESIGN PARTNERS
1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
nc firm no: P-0418
sc coa no: C-03044

White Zombie, LLC

1401 Central Ave, Suite 200-G
Charlotte, NC 28205

Seigle Mixed Use

Rezoning Site Plan
955 Seigle Avenue Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:
01	09.14.2020	UDP	PER PLANNING COMMENTS
02	10.12.2020	UDP	PER PLANNING COMMENTS
03	11.23.2020	UDP	PER PLANNING & COMM. COMMENTS
04	12.15.2020	UDP	PER RAIL R/W COORDINATION

Project No: 20-034
Date: 06.16.2020
Designed By: UDP
Checked By: UDP
Sheet No:

RZ-1.0