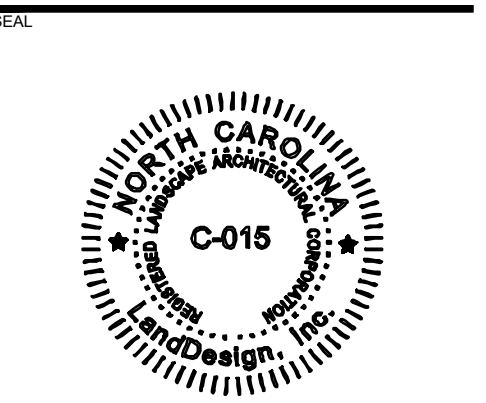
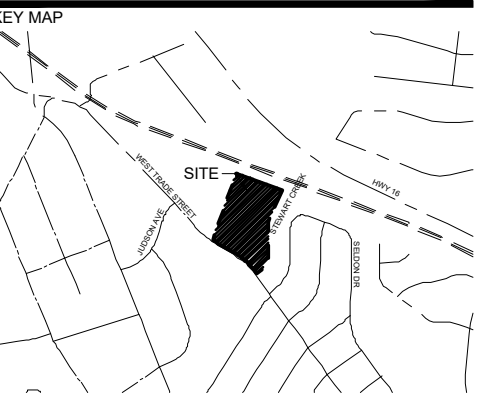


SITE DEVELOPMENT DATA

--Acreage: ± 7.41 acres  
--Tax Parcel #: 069-051-04  
--Existing Zoning: I-2  
--Proposed Zoning: UR-2(CD) & MUDD(CD)  
--Existing Uses: Child Care Center/Recreational Center, & Ballfield.  
--Proposed Uses: Within Development Area A up to 116 residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses, and within Development Area B up to 12,000 square feet of gross floor area of general or medical offices uses, clinics, child care center, community recreational center, indoor recreation, coffee shop, EDEE Type I or II, brewery, financial institution without an accessory drive-thru window, showroom, retail uses, personal services uses, studios for artist, designers, photographers, sculptors, potters, weavers, & designers of ornamental or precious jewelry, or up to [20] residential units, all as allowed by right and under prescribed conditions in the MUDD zoning district together with accessory uses as more specifically restricted below in Section 2.  
--Maximum Building Height: Within Development Area A a maximum allowed building height of [52] feet, and within Development Area B a maximum allowed building height of [52] feet. Building height to be measured as required by the Ordinance.  
--Parking: Will be provided as required by the Ordinance.



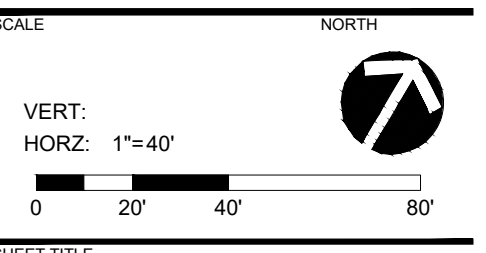
04/28/2022

2600 WEST TRADE STREET

LANDDESIGN PROJ.# 1021253

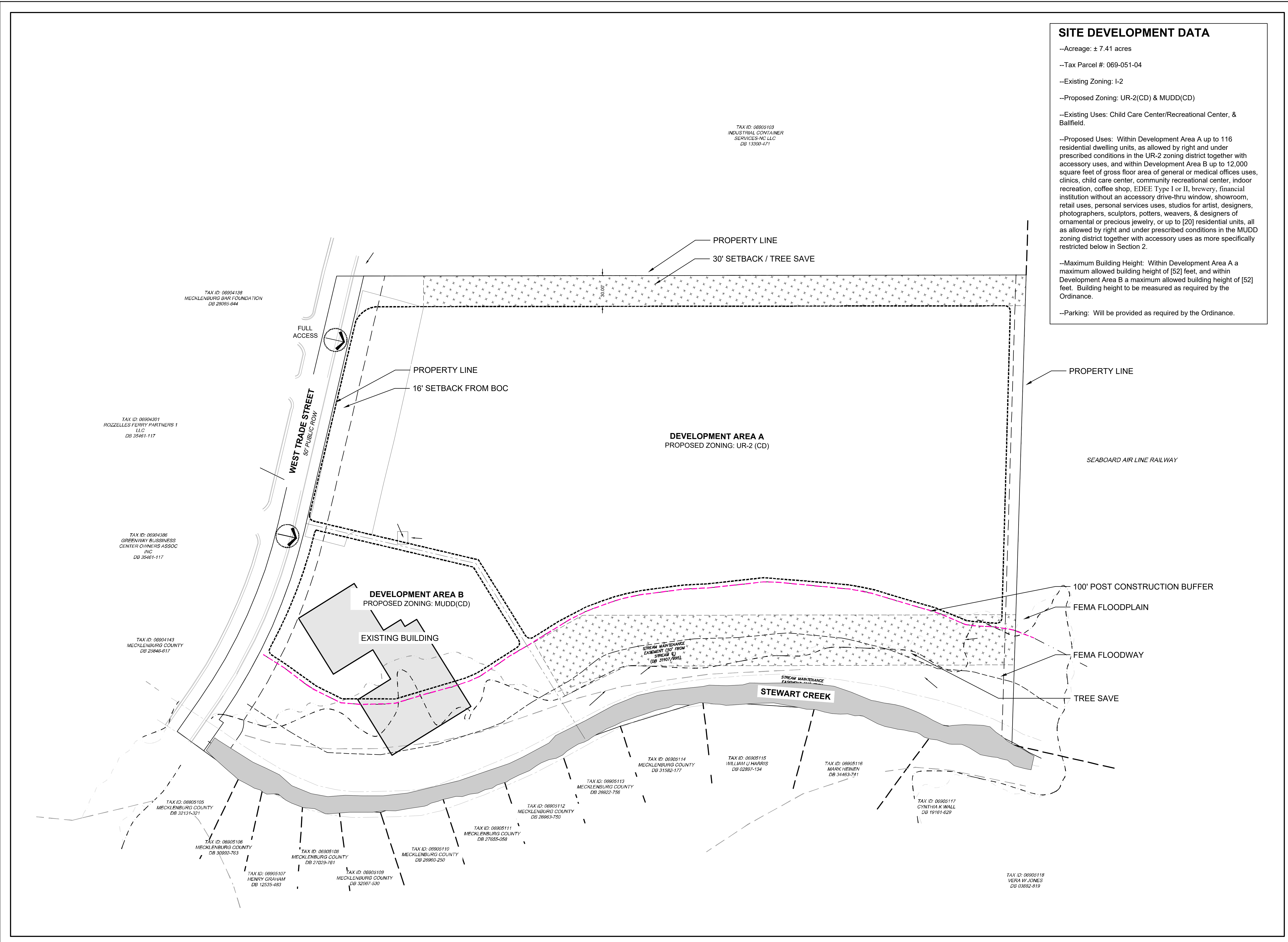
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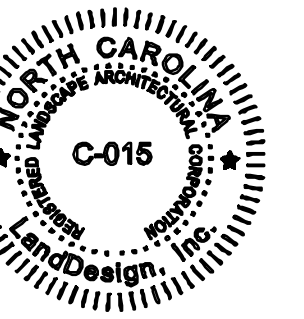
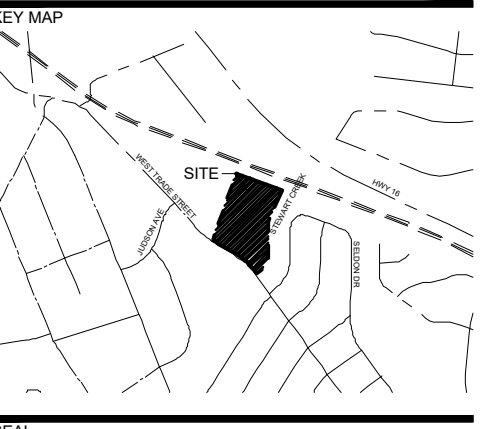
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| 1   | REZONING    | 04/28/2022 |
| 2   | REZONING    | 10/11/2022 |



TECHNICAL DATA SHEET

SHEET NUMBER RZ-01





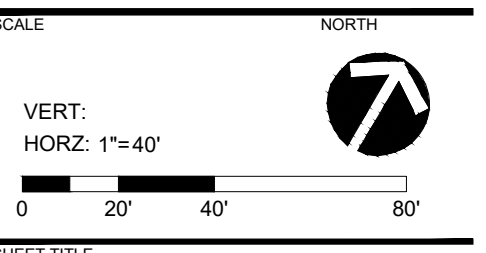
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**2600 WEST TRADE STREET**

LANDDESIGN PROJ.# 1021253

**REVISION / ISSUANCE**

| NO. | DESCRIPTION | DATE       |
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| 1   | REZONING    | 04/28/2022 |
| 2   | REZONING    | 10/11/2022 |



SCHEMATIC SITE PLAN

SHEET NUMBER **RZ-02**



**PETITIONER: SERE Ventures, LLC**  
**REZONING PETITION NO. 2022-078**  
**10/11/2022**

**Development Data Table:**

Site Area: +/- 7.41 acres  
Tax Parcel: 069-051-04  
Existing Zoning: I-1  
Proposed Zoning: UR-2(CD) & MUDD(CD)  
Existing Use: Child Care Center/Recreational Center, & Ballfield.  
Proposed Uses: Within Development Area A up to 116 residential dwelling units, as allowed by right and under prescribed conditions in the UR-2 zoning district together with accessory uses, and within Development Area B up to 12,000 square feet of gross floor area of general or medical offices uses, clinics, child care center, community recreational center, indoor recreation, coffee shop, EDEE Type I or II, brewery, financial institution without an accessory drive-thru window, showroom, retail uses, personal services uses, studios for artist, designers, photographers, sculptors, potters, weavers, & designers of ornamental or precious jewelry, or up to [20] residential units, all as allowed by right and under prescribed conditions in the MUDD zoning district together with accessory uses as more specifically restricted below in Section 2.  
Maximum Building Height: Within Development Area A a maximum allowed building height of [52] feet, and within Development Area B a maximum allowed building height of [52] feet. Building height to be measured as required by the Ordinance.  
Parking: Parking as required by the Ordinance will be provided.

**1. General Provisions:**

**Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by SERE Ventures, LLC to accommodate the development of a residential community and a variety of non-residential uses on an approximately 7.41-acre site located at 2600 W. Trade St. (the "Site").

**a. Development Areas.** For ease of reference, the Rezoning Plan sets forth two (2) development areas as generally depicted on Sheet RZ-1 as Development Area A, and B (each a "Development Area" and collectively the "Development Areas");

**b. Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the UR-2 & MUDD zoning classifications for the portion of the Site so designated on the Rezoning Plan (i.e., consisting of Development Areas A & B) shall govern all development taking place on the Site.

**c. Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (i) minor and don't materially change the overall design intent generally depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

**2. Permitted Uses & Development Area Limitation:**

- a. Development Area A may be developed with up to 116 residential dwelling units, together with accessory uses as allowed in the UR-2 zoning district.
- b. Development Area B may be developed with up to 12,000 square feet of gross floor area general or medical offices uses, clinics, a child care center, community recreational center, indoor recreation, EDEE Type I & II, brewery, financial institution without an accessory drive-thru window, showroom, retail uses, personal services uses, studios for artist, designers, photographers, sculptors, potters, weavers, & designers of ornamental or precious jewelry, or up to 20 residential units, as allowed by right and under prescribed conditions in the MUDD zoning district together with accessory uses.
- c. Allowed EDEE Type I & II uses will be limited to a maximum square footage of 3,500 square feet. A Type II EDEE that only serves alcoholic beverages is not allowed.
- d. The uses allowed within Development Area B may be located within the existing building or within a new building(s).

**3. Access, and Transportation Improvements:**

- a. Access to the Site will be from West Trade St. as generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and an eight (8) sidewalk along the Site's frontage along W. Trade Street.
- c. A five (5) foot sidewalk will be provided linking each unit to the sidewalk along the internal private lane or the sidewalk along W. Trade St.
- d. All transportation improvements shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be post for any improvements not completed at the time the first certificate of occupancy is requested and released.
- e. The location of the proposed driveway is preliminary and may change based on meeting required intersection sight distance when reviewed during the permitting process.
- f. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- g. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
- h. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.
- i. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

**4. Streetscape, Buffers, Yards, and Landscaping:**

- a. A 16-foot building and parking setback will be provided as measured from the existing back of curb along W. Trade St. as generally depicted on the Rezoning Plan.
- b. A 30-foot landscape setback will be provided along the northern property line as generally depicted on the Rezoning Plan.
- c. Side and rear yards as required by the Ordinance will be provided.

**5. General Design Guidelines for Development Area A :**

- a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The proposed roofing materials will be architectural asphalt shingles, metal type roofing or TPO or similar material roof systems may also be used
- b. Residential dwelling unit entrances along W. Trade St. or the internal private lane, shall be at or slightly above grade and shall be highly visible and architecturally treated as a prominent pedestrian entrance through a combination of at least three (3) of the following features: (i) decorative pedestrian lighting/sconces; (ii) architectural details carried through to upper stories; (iii) covered porches, canopies, awnings or sunshades; (iv) archways; (v) transom windows; (vi) terraced or raised planters that can be utilized as seat walls; (vii) stoops or stairs; and/or (ix) contrasting pavement from primary sidewalk
- c. Residential buildings that are adjacent to and front on W. Trade Street and the internal private lane shall not contain more than 6 individual single family attached dwelling units.
- d. Each residential dwelling unit constructed on the Site shall have a garage
- e. The front elevation of each dwelling unit shall have windows or other architectural details that limit the maximum blank wall expanse to 15 feet on each level of the dwelling unit.
- f. End units abutting the internal private lane, will have multiple windows on the end facades and a combination of landscaping materials to create interest and avoid a blank wall. The maximum length of a blank wall on the end of building without a window may not exceed 20 feet in either the vertical or horizontal direction
- g. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that a roof for a porch and attached sheds may be no less than 2:12, unless a flat roof architectural style is
- h. Ground mounted utility structures, such as HVAC units, shall be screened from public view and from view of adjacent properties at grade architecturally or with evergreen plant material. Screening provided at the perimeter of the Site can be used to meet this requirement. Ground mounted utility structures will not be allowed between the W. Trade St. and the buildings fronting on W. Trade St.
- i. Dumpster and recycling area will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal buildings.
- j. Meter banks will be screened from adjoining properties and from the abutting public streets.

**6. General Design Guidelines for Development Area B.**

- a. Buildings constructed within Development Area B will comply with the standards of the MUDD zoning district.

**7. Open Space and Amenity Area Improvements:**

- a. An open space and an amenity area will be provided within Development Area A. A minimum of 2,000 square feet of improved open space will be provided within Development Area A at a location that central to the development and convenient to the future residents of the community. The proposed open space areas will be improved with at least three of the following elements: walking paths, landscaping, seating areas, and structures appropriate to the proposed open space area.
- b. Within Development Area B urban open space as required by the Ordinance will be provided.

**8. Environmental Features:**

- a. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points.
- b. The Site will comply with the Tree Ordinance. A survey of trees in the existing street right-of-way will be required to be done prior to the first submittal of development plans.
- c. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

**9. Lighting:**

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.

**10. Signs:**

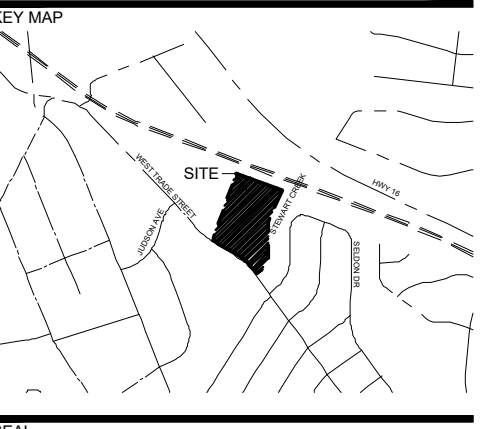
- a. Reserved.

**11. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**12. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under 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.



04/28/2022  
PROJECT  
**2600 WEST TRADE STREET**

| REVISION / ISSUANCE |             |            |
|---------------------|-------------|------------|
| NO.                 | DESCRIPTION | DATE       |
| 1                   | REZONING    | 04/28/2022 |
| 2                   | REZONING    | 10/11/2022 |
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SCALE: NORTH  
VERT: HORZ:  
SHEET TITLE:  
**DEVELOPMENT STANDARDS**  
SHEET NUMBER:  
**RZ-03**