# CHARLOTTE SITE PLAN NOTES

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY CoHab LLC (THE PETITIONER), TO ACCOMMODATE THE DEVELOPMENT OF 28 RESIDENTIAL DWELLING UNITS ON AN APPROXIMATELY 0.5177 ACRE SITE LOCATED ON THE SOUTHWEST CORNER OF SEIGLE AVENUE & 15TH STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 08109921, 08109914 & 08109913.

B. 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").

C. UNLESS THE ZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARD, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-CD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENT DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE SETBACKS, AS SHOWN ON THE SITE PLAN, ARE: 16' FRONT SETBACK FROM THE BACK OF CURB ON SEIGLE AVENUE; 16' SIDE SETBACK FROM THE BACK OF CURB ON 15TH STREET; 10' SIDE SETBACK ON THE SOUTHWEST PROPERTY LINE SHARED WITH THE ADJACENT COMMERICAL AND A 20' REARYARD SETBACK AGAINST THE ADJACENT RESIDENTIAL FACING 15TH.

E. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISION OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

A.THE SITE MAY BE UTILIZED FOR ANY RESIDENTIAL USES AVAILABLE IN THE MUDD ZONING DISTRICT, INCLUDING A RESIDENTIAL COMMUNITY CONTAINING UP TO 28 RESIDENTIAL DWELLING UNITS, AND TO ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO, INCLUDING WITHOUT LIMITATION, A PROPERTY MANAGEMENT OFFICE, THAT ARE ALLOWED IN THE MUDD ZONING DISTRICT.

B.INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. TRANSPORTATION

A. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.

B. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY A PRIVATE DRIVEWAY, AND MINOR ADJUSTMENT TO THE LOCATION OF THE DRIVEWAY SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

C. SUBTERRANEAN PARKING WILL BE PROVIDED TO EXCEED THE MUDD ZONING ORDINANCE REQUIREMENTS OF ONE STALL PER RESIDENTIAL UNIT. PETITIONER SHALL PROVIDE 35 PARKING STALLS WITH ADDITIONAL PARKING PROVIDED BY THE USE OF 13 MECHANICAL LIFTS FOR A TOTAL PARKING CAPABILITY OF 48 SPACES.

D. SITE SHALL NOT BE REQUIRED TO PROVIDE A 35' BY 35' SIGHT TRIANGLE AT THE CORNER OF SEIGLE AND 15TH/ ST.

E. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

F. PETITIONER SHALL REBUILD THE RECEIVING RAMPS AT THE CORNER OF SEIGLE AVENUE AND EAST 15TH STREET TO MEET CITY OF CHARLOTTE AND PROWAG STANDARDS.

G. TO THE EXTENT POSSIBLE PETITIONER SHALL SUPPORT THE RESTRICTION OF ON-STREET PARKING ON 15TH ST. TO ONLY ONE SIDE OF THE ROAD. IN ACCORDANCE WITH THIS GOAL, PETITIONER SHALL RESTRICT OR PROHIBIT ANY PARKING ON ITS 15TH ST. SITE FRONTAGE TO LOADING AND LIMITED DURATION PARKING ONLY UNTIL SUCH TIME AS THE PARKING HAS BEEN RESTRICTED TO ONE SIDE OF THIS BLOCK OF 15TH ST.

H. TO IMPROVE PEDESTRIAN SAFETY PETITIONER SHALL SUPPORT AND CONTRIBUTE TO THE INSTALLATION OF CROSSWALKS AT THE CORNER OF BELMONT AVE. AND SEIGLE AVE. PER AGREEMENT WITH THE BELMONT COMMUNITY ASSOCIATION.

4. ARCHITECTURAL STANDARDS

A. PERMITTED EXTERIOR BUILDING MATERIALS SHALL COMPRISE OF BRICK, CEDAR SHAKE, WOOD SIDING, FIBER CEMENT SIDING, STUCCO, MASONRY AND/OR OTHER MATERIAL APPROVED BY THE CITY PLANNING DIRECTOR.

B. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

C. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.

D. THE SCHEMATIC DEPICTION OF SIDEWALKS, DRIVEWAY, STREETS 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 PROVISION OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENT DEPICTED BY THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/ SITE ELEMENT 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. 3

E. THE HEIGHT OF THE BUILDING SHALL NOT EXCEED 44 FT. TALL AS DETERMINED BY THE ORDINANCE STANDARDS FOR MEASUREMENT OF HEIGHT.

F. ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT) STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

G. LIST THE FOLLOWING AS PROHIBITED BUILDING MATERIALS: VINYL SIDING AS A PROHIBITED EXTERIOR BUILDING MATERIAL EXCEPT ON HAND RAILS, WINDOWS OR DOOR TRIM; CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

H. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE); BUILDINGS SHALL FRONT A MINIMUM OF 60% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES); PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET; DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

I. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF SIX FEET EXTENDING THROUGH THE BUILDING.

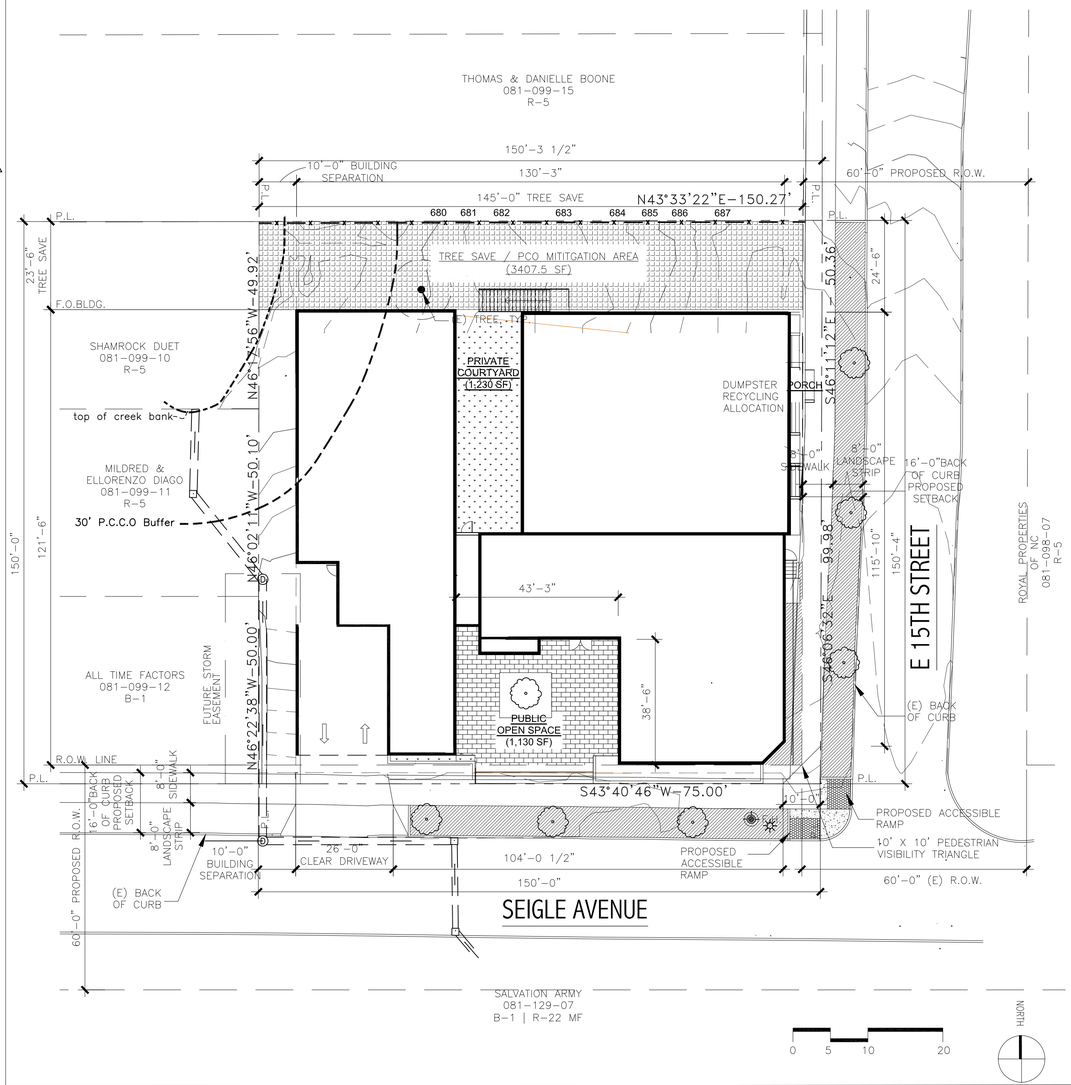
J. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH MAY INCLUDE BUT NOT BE LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, RECESSES, PILASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS; BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS. SUCH BASE MAY BE EXECUTED THROUGH USE OF PREFERRED EXTERIOR BUILDING MATERIALS OR ARTICULATED ARCHITECTURAL FACADES FEATURES AND COLOR CHANGES; BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

K. ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS: LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS; FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS; ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

L. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPAL STRUCTURES. SUCH DESIGN SHALL INCLUDE A MINIMUM 20% PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10 FEET IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.

M. SIDEWALK EXTENSIONS SHOULD BE PROVIDED BETWEEN ALL STREET TREES ON ALL PUBLIC AND PRIVATE NETWORK REQUIRED STREETS WHEN PARKING IS ADJACENT.

NOTES | SCALE: N.T.S | 20




SITE PLAN | SCALE: 1" = 20'-0" | 8

5. OPEN SPACE

THE PROJECT WILL MEET OPEN SPACE REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT AS THOSE STANDARDS EXIST AT THE TIME OF THE REZONING APPROVAL OR AT THE TIME OF PERMITTING. 3

A.ENVIRONMENTAL FEATURES

I. DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE SITE PLAN.

II. DEVELOPMENT WITHIN THE SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

III.DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE POST CONSTRUCTION ORDINANCE.

6. LIGHTING

A.ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECTED ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B.THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED FIFTEEN (15) FEET.

C.ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE DECORATIVE. CAPPED AND DOWNWARDLY DIRECTED.

7. STREETSCAPE AND LANDSCAPING

A.PETITIONER SHALL PROVIDE A MINIMUM 8 FEET WIDE SIDEWALK AND A MINIMUM 8 FEET WIDE PLANTING STRIP IN THE SETBACK AS GENERALLY SHOWN ON THE SITE PLAN ON BOTH SEIGLE AVENUE AND 15TH STREET.

B.PETITIONER SHALL PROVIDE A SIDEWALK EASEMENT SET AT TWO FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

8. AFFORDABLE DWELLING UNIT

THREE RESIDENTIAL UNITS WILL BE RESERVED AS AFFORDABLE UNITS. IF THE UNITS ARE RENTED THEN THEY WILL BE RENTED AS BELOW MARKET RENTAL UNITS AT A RATE ELIGIBLE FOR THE FEDERAL HOUSING CHOICE VOUCHER PROGRAM. IF THE INDIVIDUAL UNITS ARE SOLD THEN THREE AFFORDABLE UNITS WILL BE SOLD AT 80% AREA MEDIAN INCOME WITH A 10 YEAR RESTRICTION ON THE RESALE OF THE PROPERTY, OR SHALL BE ELIGIBLE FOR THE CITY OF CHARLOTTE'S HOUSE CHARLOTTE PROGRAM. REZONING

9. BINDING EFFECT OF THE REZONING APPLICATION

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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.

## SITE DEVELOPMENT DATA:

| | |
|---|---|
| SITE ACREAGE | 0.51 ACRES |
| LOT AREA: | 22,533 SF |
| TAX PARCEL # | 081-099-14 (TRACT 1)<br>081-099-13 (TRACT 2)<br>081-099-21 (TRACT 3) |
| EXISTING ZONING: | R-5 |
| PROPOSED ZONING: | MUDD-CD |
| EXISTING USE: | SINGLE FAMILY DWELLING |
| PROPOSED USE: | MULTIFAMILY DWELLING |
| BUILDING HEIGHT: | 44'-0" |
| BUILDING AREA (GROSS): | 44,000 SF |
| PROP. FLOOR AREA RATIO: | 1.95 |
| DENSITY | 56 D.U.A. |
| TOTAL UNITS: | 28 RESIDENTIAL UNITS |
| PARKING PROVIDED: | 48<br>35 SPACES<br>13 HYDRAULIC-LIFT SPACES |
| PARKING RATIO: | 3BD ALLOCATED PARKING: 2 STALLS<br>2BD ALLOCATED PARKING: 1 STALL+ 1 STACKER<br>1BD ALLOCATED PARKING: 1 STALL |
| TREE SAVE SF: | 3,407 SF |

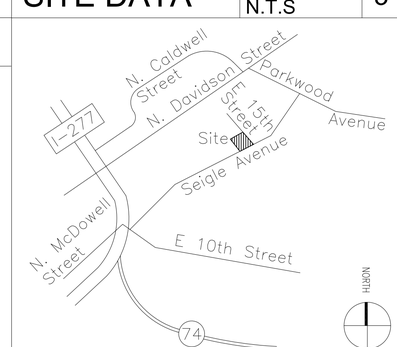
## OPEN SPACE REQUIREMENTS (MUDD-CD):

| | |
|---|---|
| LOT AREA: | 22,533 SF |
| OPEN SPACE REQ'D: (1 SF / 150 SF) | 22,533 SF / 150 SF = 150.2 SF OPEN SPACE REQ'D |
| OPEN SPACE PROVIDED: | 1,130 SF |

## LEGEND:

- PROPERTY LINE
- FENCE AND LANDSCAPE SCREENING
- TOP OF CREEK BANK
- 30' P.C.C.O. WITH PROPOSED TREE SAVE AREA.
- (E) STORMWATER PIPE AND STRUCTURES TO BE RELOCATED.
- PUBLIC COURTYARD/OPEN SPACE
- LANDSCAPE STRIP
- TREE SAVE (TOTAL: 3,407 SF)
- EXISTING TREE TO BE SAVED
- PROPOSED TREE

SITE DATA | SCALE: N.T.S | 3




VICINITY MAP | SCALE: N.T.S | 4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2 19.06.21
3 19.07.09

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STAMP/SEAL:

SHEET TITLE:
REZONING PLAN

PROJ. NO: 2018-17
SHEET NO:
A1.1

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06/04/2019

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