

DEVELOPMENT STANDARDS NOTES

1. GENERAL PROVISIONS:

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION, FILED BY 1030 SEIGLE, LLC (THE "PETITIONER"), TO ACCOMMODATE THE DEVELOPMENT OF A MIXED-USE BUILDING ON APPROXIMATELY .344 ACRE SITE LOCATED ON THE NORTHEAST CORNER SEIGLE AVENUE AND BELMONT AVENUE, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 081-124-12.

B. 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 OR OPTIONAL PROVISIONS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT OPTIONAL (MUDD-O) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND THE USE OF THE SITE.

C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER" AND "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTERESTS, AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

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 ELEMENTS 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, AND OTHER REQUIREMENTS SET FORTH ON THIS REZONING PLAN & THESE DEVELOPMENT STANDARDS. PROVIDED HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL SPECIFIED DESIGN INTENT LISTED IN THESE "DEVELOPMENT STANDARD NOTES", "SITE DEVELOPMENT DATA" AND DEPICTED ON THE "SITE PLAN". "ARTISTIC RENDERINGS" SHOWN ON RZP-02, RZP-03 ARE PROVIDED AS SUPPLEMENTAL AND SHALL NOT BE BINDING.

E. FUTURE AMENDMENTS TO REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY CURRENT OR FUTURE 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. OPTIONAL PROVISIONS:

A. TO FACILITATE THE PRESERVATION OF THE EXISTING NEIGHBORING TREE CANOPY (IE: "NEIGHBORING TREES", SHOWN AS "HERITAGE TREE" & "SPECIMEN TREE" ON PARCEL 081-124-11:

1. THE EXISTING UPPER & LOWER SITE RETAINING WALLS SHALL REMAIN (WITH REPAIR & IN-SITU REPLACEMENT TO BE ALLOWED) UNTIL SUCH TIME AS "NEIGHBORING TREES" DIE, ARE REMOVED BY NEIGHBORING, OR ARE REMOVED BY ACTS OF NATURE, TO ADDRESS THE CONSTRAINED CONDITION AND LIMITATIONS THIS PLACES UPON THE DEVELOPMENT OF THE SITE AS A WHOLE. THE PETITIONER REQUESTS:

- a. CDOT EVALUATION & APPROVAL OF: A VEHICULAR SIGHT TRIANGLE AT THE INTERSECTION OF SEIGLE & BELMONT AVENUES OF 20' X 20' (AS DEPICTED). THIS TRIANGLE WOULD MATCH THE DESIRED URBAN AESTHETIC OF OPPOSING PARCEL 081-099-12.

B. TO FACILITATE THE DESIGN AND PLACEMENT OF 100% GROUND FLOOR COMMERCIAL USE AT THE CORNER OF BELMONT & SEIGLE AVENUES, AND ITS ASSOCIATED PUBLIC & COMMON OPEN SPACE (500 SF MIN), THE PETITIONER SHALL PROVIDE THE FOLLOWING:

1. THE SETBACKS ALONG SEIGLE & BELMONT AVENUES AVE SHALL BE 14'-0" FROM BACK OF EXISTING CURB, CONSISTING OF AN 8' PLANTING STRIP AND 6' SIDEWALK.

2. PETITIONER SHALL PROVIDE A UTILITY EASEMENT SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

C. IN CONSIDERATION OF EXISTING ELEVATED TOPOGRAPHY AT PARCEL 081-124-11 & EXISTING ENTITLEMENT OF ALLOWABLE HEIGHT AT PARCEL 081-124-13, AND TO FACILITATE A 14' GROUND FLOOR COMMERCIAL HEIGHT, TWO STORIES ABOVE AND A SLOPED ROOF (SEE "SCHEMATIC SITE SECTIONS"):

1. THE HEIGHT OF THE BUILDING SHALL NOT EXCEED 50 FEET TALL, AS DETERMINED BY THE ORDINANCE STANDARDS FOR MEASUREMENT OF HEIGHT.

D. TO FACILITATE THE PRESERVATION OF THE EXISTING TREE CANOPY (IE: "PROPERTY LINE TREES", AND MEET TREE SAVE REQUIREMENTS AS SHOWN ON SITE PLAN & TREE SAVE DATA:

1. PETITIONER SHALL COMMIT TO PROTECTING THE FIVE (5) "PROPERTY LINE TREES" LOCATED ON THE SOUTHERN PROPERTY LINE, EXCEPT FOR ACTS OF NATURE. THE PETITIONER SHALL BE REQUIRED TO REPLACE ANY REMOVED TREE WITH A LARGE MATURING TREE, 2"-3" CALIPER, FROM THE ZONING ORDINANCE'S APPROVED LIST. PETITIONER SHALL FOLLOW "TREE AND SOIL SPECIFICATIONS" OF SECTION 21-96(B) OF THE TREE ORDINANCE. TREES ARE TO BE PLANTED IN THE SAME GENERAL LOCATION AS ORIGINAL, OR AS MUTUALLY AGREED BY PETITIONER AND URBAN FORESTRY.

3. PURPOSE:

A. THE PURPOSE OF THIS REZONING APPLICATION IS TO PROVIDE FOR THE DEVELOPMENT OF A NEW BUILDING TO ALLOW FOR USES DESCRIBED IN NOTE 4 BELOW, TO ACHIEVE THIS PURPOSE, THE PETITIONER SEEKS THE REZONING OF THE SITE TO THE MIXED USE DEVELOPMENT- OPTIONAL DISTRICT (MUDD-O).

4. USES:

THE SITE MAY CONTAIN AND BE DEVELOPED WITH MIXED USES (3-STORY MAX):

A. PERMITTED USES:

SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO THE USE OR USES TOGETHER WITH AN INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH AS FOLLOWS: BUILDINGS FOR DRAMATIC, MUSICAL OR CULTURAL ACTIVITIES; BICYCLE-SHARING STATION, SMALL-SCALE CLASS LEARNING BUSINESSES SUCH AS CULINARY SCHOOL, PIANO SCHOOL, YOGA / FITNESS CLASSES & OTHER SIMILAR CATEGORIES, DONATION DROP-OFF

FACILITY; EDEE (TYPE 1 & 2, SUBJECT TO SECTION 12.548); FOOD STALL AND/OR FOOD ESTABLISHMENTS INCLUDING SODA/BEV, COFFEE SHOP, BREWERY & RESTAURANT; ARCADE USES AS PART OF AN ICE CREAM/DAIRY SHOP, OR SIMILAR INDOOR SMALL-SCALE AMUSEMENT; INDOOR RECREATION; INSTITUTIONAL USES LIMITED TO CHURCHES, SYNAGOGUES, PARISH HOUSES, SUNDAY SCHOOL BUILDINGS, CONVENTS, COMMUNITY RECREATION CENTERS, LIBRARIES, MUSEUMS, THEATERS OR ART GALLERIES; OUTDOOR FRESH PRODUCE STANDS, & MOBILE MARKET PRODUCE; OUTDOOR SEASONAL SALES; OUTSIDE OPEN MARKETS, MOBILE FOOD OR RETAIL TRUCKS, POP-UP MARKETS; PARKS GREENWAYS AND ARBORETUMS; INDOOR PET SERVICES, PROFESSIONAL BUSINESSES & GENERAL OFFICES; RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 ZONING DISTRICT. SERVICES SUCH AS BEAUTY/BARBER SHOPS, LOCKSMITHS, STUDIOS FOR ARTISTS, DESIGNERS, PHOTOGRAPHERS, MUSICIANS, SCULPTORS, GYMNASIUMS, POTTERS, WOOD & LEATHER CRAFTSMEN, GLASS BLOWERS, WEAVERS, SILVERSMITHS & DESIGNERS OF ORNAMENTAL & PRECIOUS JEWELRY, THEATERS, MOTION PICTURES, YMCAS, BUILDINGS FOR SOCIAL, FRATERNAL, SOCIAL SERVICE, UNION & CIVIC ORGANIZATIONS, & COMPARABLE ORGANIZATIONS.

RESIDENTIAL DWELLING UNITS (MAX. RESTRICTED TO 2ND & 3RD LEVELS)
IF ALCOHOL IS SOLD ON SITE, FOOD MUST BE SOLD AS WELL.
2. FOR ANY OUTDOOR SEATING/ACTIVITY AREA, NO FOOD/BEVERAGES TO BE CONSUMED, NOR OUTDOOR ENTERTAINMENT ALLOWED, BETWEEN THE HOURS OF 11:00 PM - 8:00 AM.
3. HOOD VENTILATION EXHAUST FOR KITCHENS SHALL NOT BE PLACED ON PUBLIC-FACING ELEVATIONS.

B. PROHIBITED USES:

THE FOLLOWING USES SHALL BE PROHIBITED: GAS STATION, OIL CHANGE FACILITY, ON-PREMISES DRY CLEANING, CAR WASH, ADULT ESTABLISHMENT, ACCESSORY DRIVE-IN WINDOW.

5. TRANSPORTATION:

A. VEHICULAR ACCESS & PARKING LAYOUT WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATION AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS & PARKING LAYOUT SHOWN ON THE REZONING PLAN ARE SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS, AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL. PARKING COUNT SHALL NOT FALL BELOW 15 SPACES, AS LISTED ON THE SITE DEVELOPMENT TABLE.

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

C. 10' X 10' PEDESTRIAN SITE TRIANGLES SHALL BE MAINTAINED AT DRIVEWAYS PER CDOT STANDARDS.

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

E. PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

6. ARCHITECTURAL STANDARDS:

A. PERMITTED EXTERIOR BUILDING MATERIALS SHALL BE: BRICK, CEDAR SHAKE, WOOD SIDING, WOOD COLUMNS, FIBER CEMENT SIDING, STUCCO, NATURAL STONE (OR ITS SYNTHETIC EQUIVARIANT), ARCHITECTURALLY FINISHED CONCRETE, ARCHITECTURAL CONCRETE MASONRY UNITS, CONCRETE PARGE, ALUMINUM STOREFRONT, CORRUGATED METAL SIDING, VINYL OR WOOD OR METAL HANDRAILS / GUARDS / WINDOWS / TRIM / DECKING, RECYCLED MATERIAL (SEE NOTE 8E) AND/OR OTHER MATERIALS APPROVED BY CITY PLANNING.

B. PROHIBITED EXTERIOR BUILDING MATERIALS SHALL BE: VINYL SIDING, MASONITE SIDING & NON-ARCHITECTURAL CONCRETE MASONRY UNITS.

C. PITCHED ROOFS, IF PROVIDED, SHALL BE SLOPED NO LESS THAN 5:12 EXCEPT THAT ROOFS FOR PORCHES, EXTERIOR STAIRWAYS & DORMERS MAY BE NO LESS THAN 1:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS USED.

D. PERMITTED SLOPED ROOF MATERIALS SHALL BE: ASPHALT SHINGLES, COMPOSITION SHINGLES, STANDING SEAM METAL, CORRUGATED METAL OR POLYCARBONATE PANELS (FOR PORCHES, EXTERIOR STAIRWAYS) & REAL OR SYNTHETIC EQUIVAILANTS OF THE FOLLOWING: WOOD SHINGLES, CLAY TILE, SLATE SHINGLES.

F. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING / FACADE 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.

G. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES WHICH MAY INCLUDE, BUT NOT BE LIMITED TO: BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE SHOWN ON ALL FACADES FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS, ACCOMPLISHED THROUGH USE OF BUILDING MATERIALS.

BUILDING ELEVATIONS FACING NETWORK REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE EXPANSIONS OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO: BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

H. BUILDINGS SHALL BE PLACED AS TO PRESENT A FRONT OR SIDE FACADE 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. SERVICE AREAS SUCH AS DUMPSTERS, REFUSE AREAS, RECYCLING AND STORAGE SHALL BE SCREENED FROM PUBLIC VIEW WITH MATERIALS AND DESIGN TO BE COMPATIBLE WITH PRINCIPLE STRUCTURES. SUCH DESIGN SHALL INCLUDE AN 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.

J. PETITIONER MAY CREATE CANOPIES, AWNINGS, CORNICES, BALCONIES, ETC. THAT EXTEND INTO THE SETBACK TO THE EXTENT ALLOWED BY THE ORDINANCE. FOR EXTENSIONS INTO THE RIGHT-OF-WAY, PETITIONER SHALL SEEK AN ENCROACHMENT AGREEMENT WITH CDOT PER 9.8506(f).

K. PETITIONER SHALL COMMIT TO A 14' MIN. GROUND FLOOR HEIGHT, AS MEASURED FROM GROUND LEVEL FINISHED FLOOR TO 2ND LEVEL FINISHED FLOOR.

L. PETITIONER SHALL COMMIT TO 60% GROUND FLOOR TRANSPARENCY (IE: PENETRATION AND OPENINGS) AT PUBLIC-FACING ELEVATIONS (SEIGLE & BELMONT AVES) AS MEASURED FROM 3' ABOVE LEVEL FINISHED FLOOR TO 10' ABOVE GROUND LEVEL.

M. PETITIONER SHALL COMMIT TO 75% MIN BRICK @ SEIGLE AVE & 55% MIN BRICK @ BELMONT AVE AS A PRIMARY BUILDING MATERIAL AT THE GROUND LEVEL OF BOTH STREET FRONTAGES (OPENINGS, PENETRATION, STAIRS & BIKE SHELTER MATERIALS EXCLUDED).

7. STREETSCAPE, BUFFERS & LANDSCAPING:

A. PETITIONER SHALL COORDINATE WITH THE CITY ARBORIST, URBAN FORESTRY AND CDOT TO PRESERVE EXISTING TREES IN THE RIGHT-OF-WAY ALONG SEIGLE AVENUE.

B. PETITIONER SHALL PROVIDE A 6H WOOD WALL ALONG ADJOINING PROPERTY LINE OF PARCEL #081-124-11. EXACT LOCATION TO BE AGREED UPON IN PRIVATE AGREEMENT BETWEEN PETITIONER AND ADJACENT PROPERTY OWNER.

C. PETITIONER SHALL COORDINATE WITH URBAN DESIGN TO PROVIDE A PAVED PUBLIC AMENITY ZONE WITHIN THE PLANTING STRIP ALONG SEIGLE AVENUE FOR BICYCLE AND/OR SCOOTER PARKING.

D. PETITIONER SHALL PROVIDE OF COMMON OPEN SPACE (COVERED PATIO) FOR PATRON USE & PUBLIC OPEN SPACE AMENITY ZONES (WATER FOUNTAIN & AMENITIZED TREE SAVE (500 SF COMBINED TOTAL, MIN.)).

E. PETITIONER SHALL PROVIDE OPERABLE WINDOWS (2 MIN) AT GROUND LEVEL COMMERCIAL SPACE TO ENCOURAGE SOCIAL INTERACTIVITY.

F. PETITIONER SHALL PROVIDE (1) ARTIST MURAL (100 SF MIN) ON THE SITE WITHIN PUBLIC VIEW. PETITIONER SHALL COORDINATE ARTIST/SUBJECT MATTER WITH NEIGHBORHOOD ASSOCIATION.

G. THE SITE SHALL COMPLY WITH TREE ORDINANCE.

H. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC) WITHIN A PROPOSED EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADD'L INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE REQUIREMENTS.

8. ENVIRONMENTAL FEATURES:

A. PETITIONER HAS APPLIED, AND BEEN GRANTED ELIGIBILITY, FOR ADMISSION INTO A BROWNFIELDS AGREEMENT WITH NCDEQ TO ADDRESS HISTORIC CONTAMINATION OF THE SITE (BY FORMER GAS STATION) AND FUTURE GROUNDWATER PROTECTION IN PERPETUITY.

B. PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE (PCSO), THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING.

C. PETITIONER SHALL PROVIDE A MINIMUM OF (2) EV-CAPABLE PARKING SPACES FOR TENANT & PATRON USE.

D. PETITIONER SHALL PROVIDE THE FOLLOWING MINIMUMS FOR BIKE PARKING:

FOR ANY RESIDENTIAL USE:
LONG TERM- (1) PER DWELLING UNIT
SHORT TERM- 80% OF LONG TERM

FOR ANY COMMERCIAL USE:
LONG TERM- (1) PER 1,500 GFA OF COMMERCIAL SPACE
(OR 5% OF AUTOMOBILE PARKING COUNT, WHICHEVER IS MORE)
SHORT TERM- 25% OF LONG TERM

E. PETITIONER SHALL COMMIT TO INVESTIGATING THE USE OF LOCALLY SOURCED RECYCLED MATERIAL AS POSSIBLE BUILDING MATERIAL. (SEE 6A).

9. PARKS, GREENWAYS & OPEN SPACE:

A. PETITIONER SHALL PROVIDE COVERED PATIO, DRINKING FOUNTAIN & AMENITIZED TREE SAVE (SEE 7D).

B. PETITIONER SHALL PROVIDE ARTIST MURAL (SEE 7F).

10. FIRE PROTECTION:

A. RESERVED

11. SIGNAGE:

A. RESERVED

12. OUTDOOR LIGHTING:

A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS AND SIDEWALKS AS LANDSCAPE 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 (15) FEET.

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

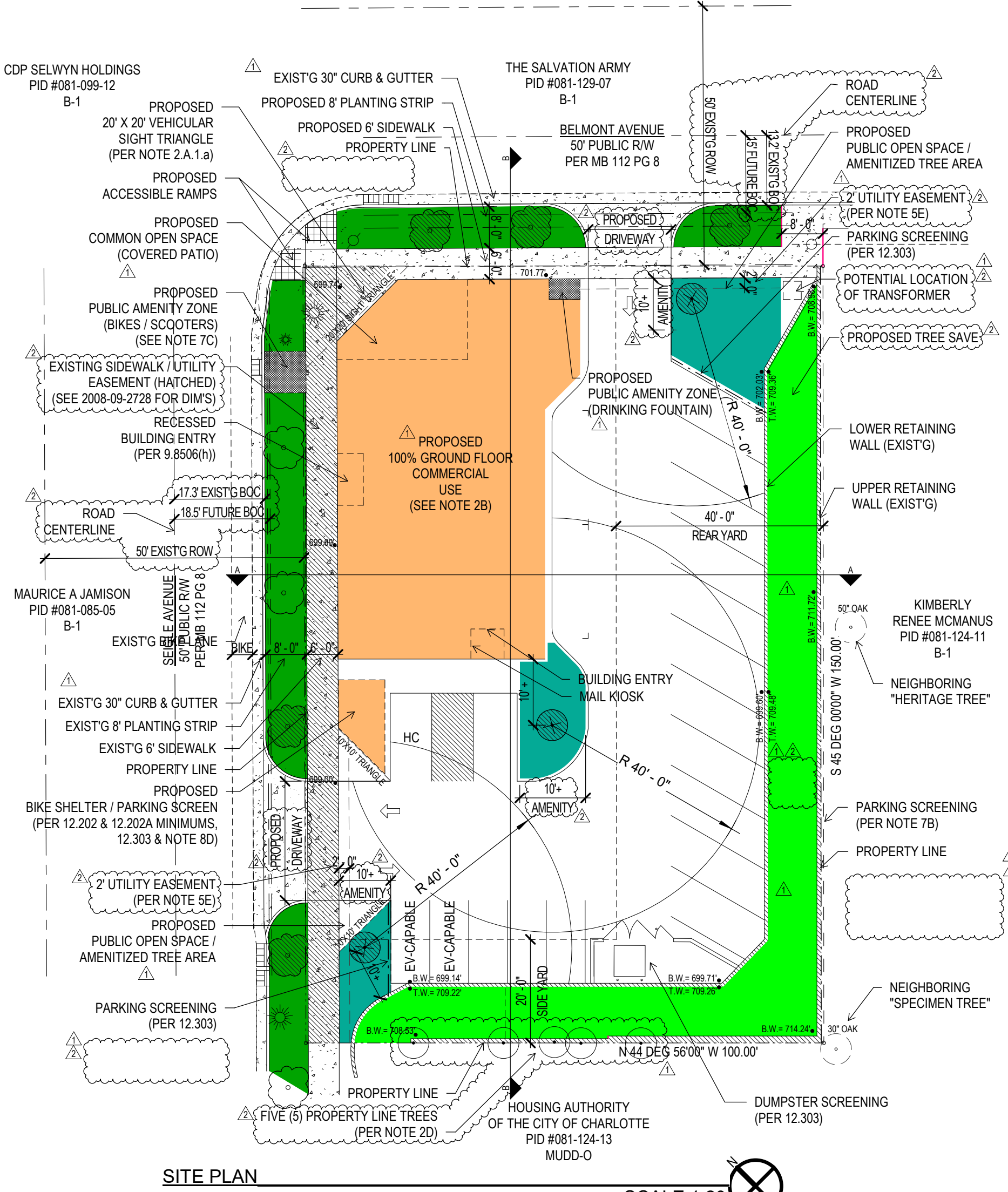
13. PHASING:

A. RESERVED

14. BINDING EFFECT OF THE REZONING APPLICATION:

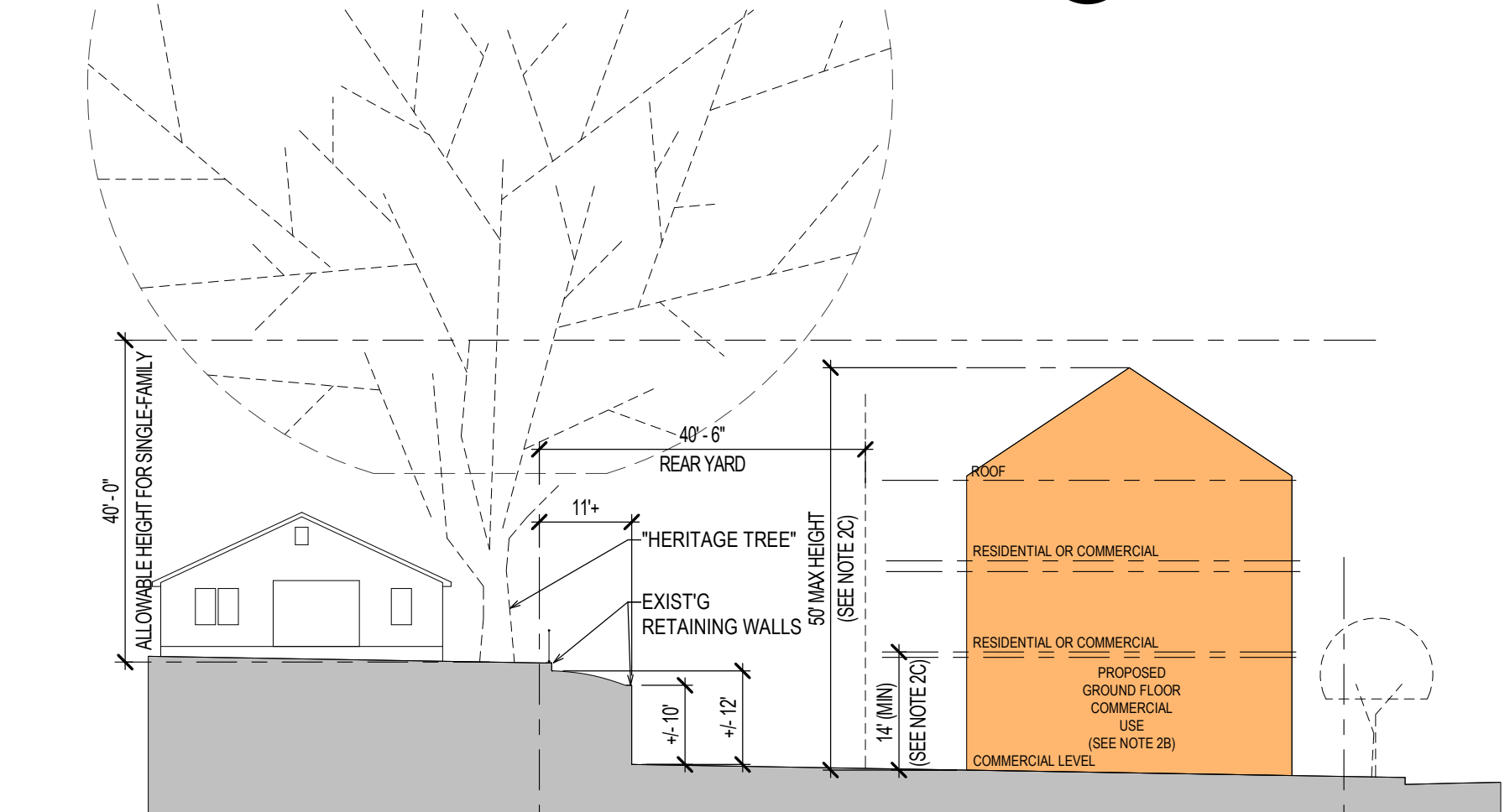
A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON PETITIONER, REPRESENTATIVE, SUCCESSORS IN INTEREST, AND ASSIGNS.

B. ANY REFERENCE TO THE ORDINANCE WITHIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

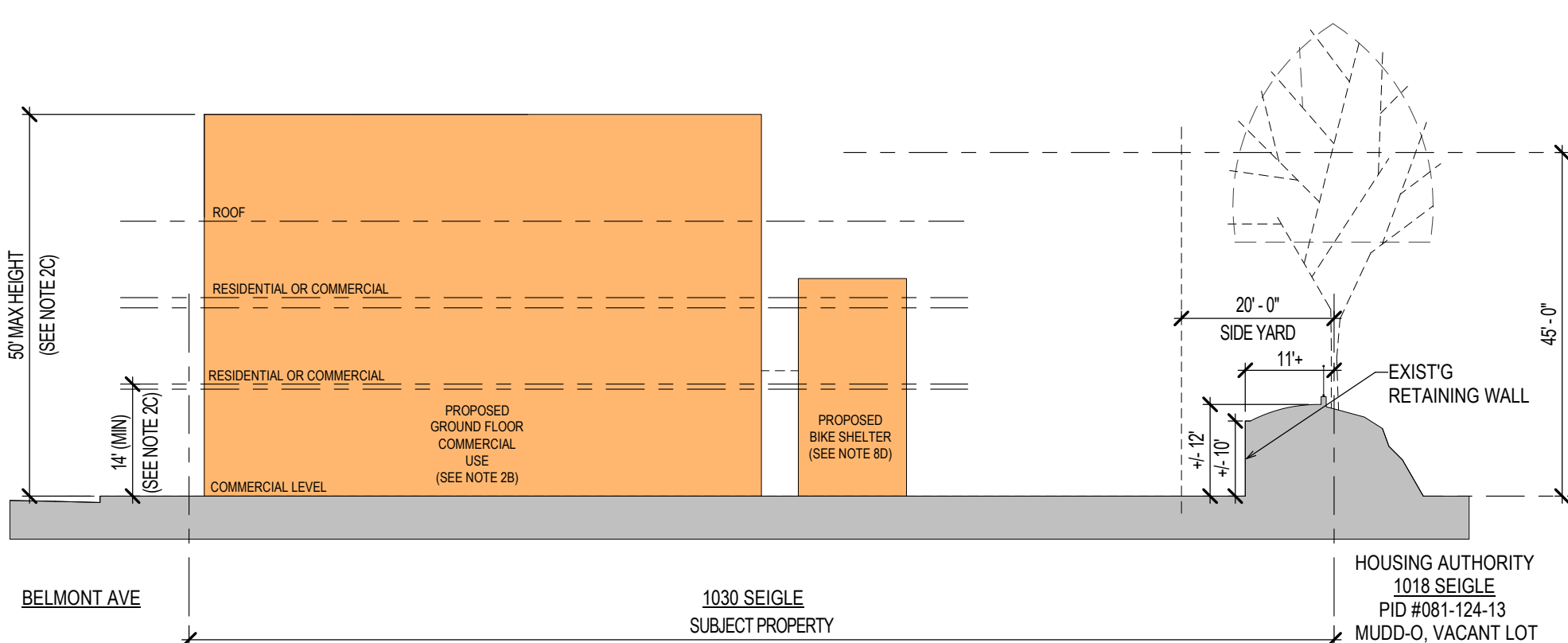


SITE PLAN

SCALE 1:20



A-A SCHEMATIC SITE SECTION (VIEW FROM BELMONT AVE)



B-B SCHEMATIC SITE SECTION (VIEW FROM SEIGLE AVE)

SITE DEVELOPMENT DATA

SITE ACREAGE:	+/- 0.344 ACRES
LOT AREA:	15,000 SF
TAX PARCEL #:	081-124-12
EXISTING ZONING:	B-1
PROPOSED ZONING:	MUDD-O WITH 3-YEAR VESTED RIGHTS
EXISTING USE:	BUSINESS, AUTO REPAIR
PROPOSED USE OPTIONS:	MIXED USE BUILDING (3-STORY MAX) (SEE NOTE 4): -ANY PERMITTED USES, PER NOTE 4A -NO PROHIBITED USES, PER NOTE 4B
PROPOSED MAX BUILDING SIZE:	9,000 SF
MAX AREA PER FLOOR (GROSS):	3,000 SF (3 X 3,000 = 9,000 SF BUILDING TOTAL)
MIN SETBACK:	14' FROM BACK OF EXISTING CURB (SEIGLE & BELMONT)
MIN SIDE YARD:	20'
MIN REAR YARD:	40'
MAX RESIDENTIAL DENSITY:	17.42 DWELLING UNITS PER ACRE (UP TO 6 DWELLING UNITS)
MAX BUILDING HEIGHT:	50' (SEE NOTE 2.C.1)
PARKING PROPOSED:	PER ORDINANCE STANDARDS (1 PER DWELLING UNIT, 1 PER 600 GSF OF OTHER USES) BUT NOT LESS THAN 14 SPACES + 1 HC VAN ACCESSIBLE SPACE TOTAL
BICYCLE PARKING PROPOSED:	PER ORDINANCE STANDARDS (PER TABLE 12.202) & NOTE 8D
OPEN SPACE REQ'D:	45 SF (BASED ON 1 SF PER 200 GSF OF 9,000 SF) (PER 9.8506(4))
OPEN SPACE PROPOSED:	500 SF MIN (SEE NOTES 2B & 7D)

TREE SAVE DATA

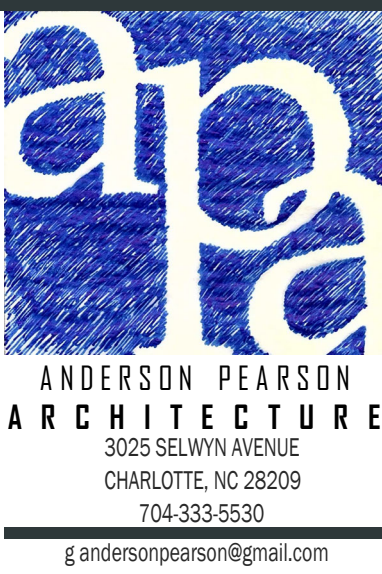
SITE AREA: 15,000 SF	
REQUIRED TREE SAVE AREA:	2,250 SF (15% OF SITE)
PROPOSED TREE SAVE:	2,325

LEGEND

- PROPERTY LINE
- SIDEWALK / DRIVEWAY
- PROPOSED TREE SAVE (2,325 SF)
- PROPOSED PUBLIC OPEN SPACE / AMENITIZED TREE AREA
- PROPOSED BUILDING LOCATION
- UTILITY POLE (EXIST'G)
- LIGHT POLE (EXIST'G)
- LIGHT POLE, SMALL DECORATIVE (EXIST'G)
- EXISTING TREES (NEIGHBORING) (PROVIDED FOR CONTEXT ONLY)
- EXISTING TREES (PERIMETER)
- PROPOSED TREES (PERIMETER)
- EXISTING TREES (PROPERTY LINE)
- PROPOSED ADDITIONAL TREES (INTERNAL)

B.W. = BOTTOM OF WALL ELEVATION

T.W. = TOP OF WALL ELEVATION



ANDERSON PEARSON ARCHITECTURE

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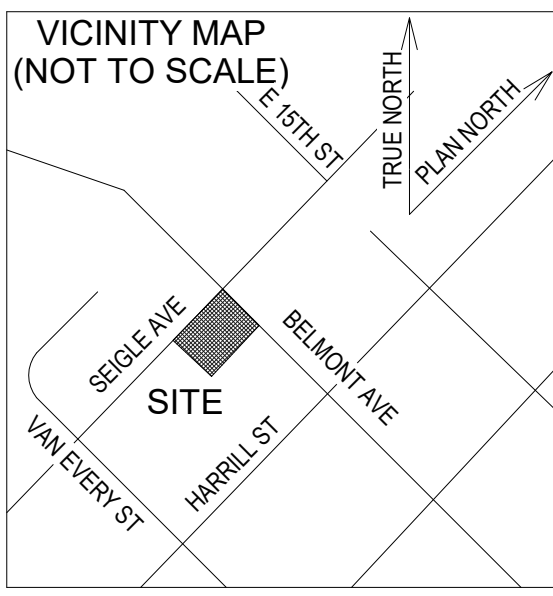
REVISIONS	
No.	Date Description
03/13/23	Rev 1 Changes
04/20/23	Rev 2 Changes

RZP 2022-174

REZONING SITE PLAN

01/20/23

Revision 1 Date 1



REZONING PETITION #2022-174

RZP-01