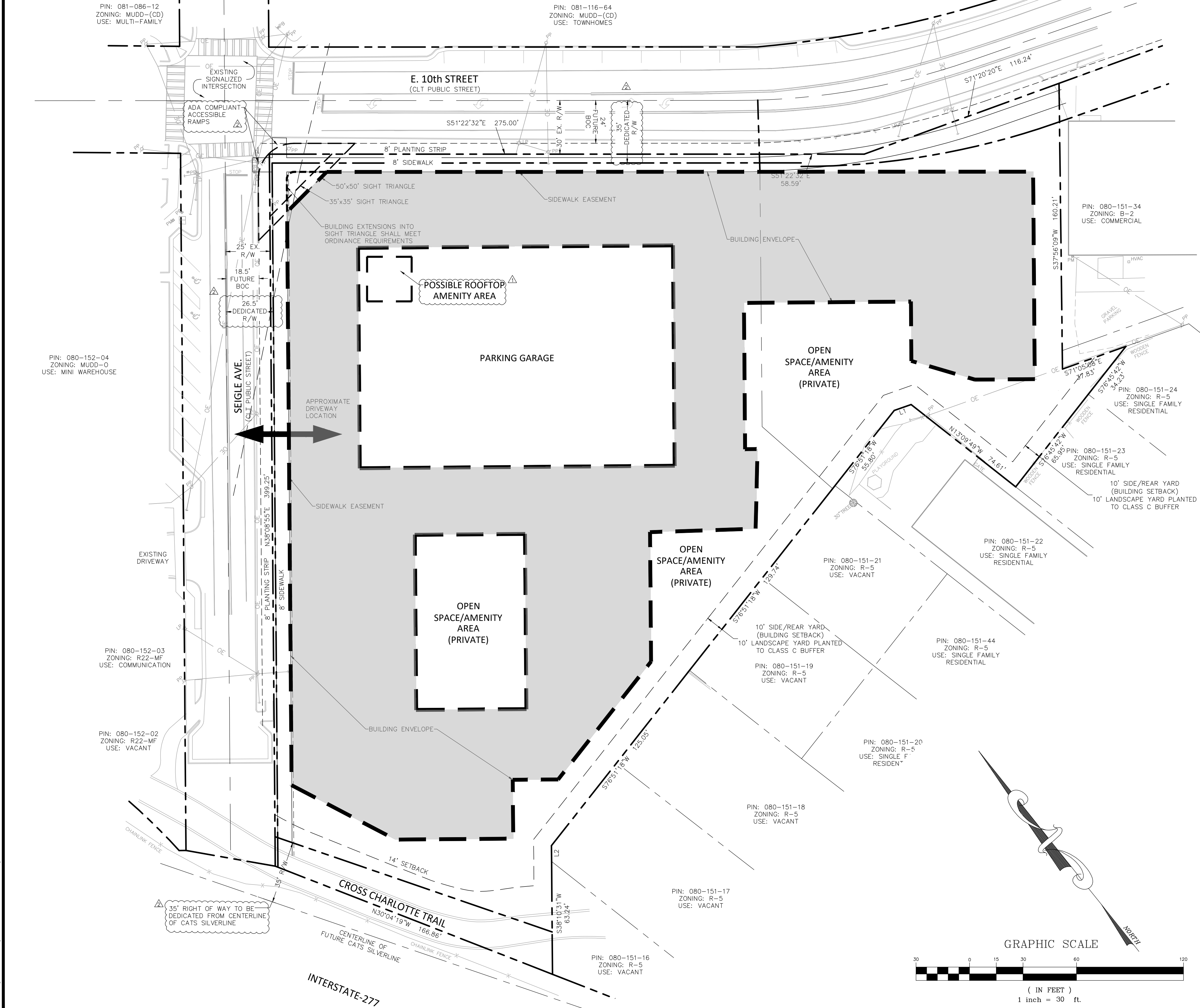


VICINITY MAP

NOT TO SCALE
PIN: 081-086-12
ZONING: MUDD-(CD)
USE: MULTI-FAMILY



DEVELOPMENT STANDARDS
PETITIONER: WP EAST ACQUISITIONS LLC
REZONING PETITION NO. 2021-252
5/13/2022

SITE DEVELOPMENT DATA:

- ACREAGE: ± 3.1 ACRES
- TAX PARCELS: 080-151-42 AND 080-151-37
- EXISTING ZONING: R-2
- PROPOSED ZONING: MUDD(CD)
- EXISTING USES: INSTITUTIONAL, BUSINESS/STORAGE
- PROPOSED USES: RESIDENTIAL, MULTI-FAMILY USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES.
- MAXIMUM DEVELOPMENT: UP TO 330 MULTI-FAMILY RESIDENTIAL UNITS AND A MAXIMUM OF 5,000 SQUARE FEET OF RETAIL/PERSONAL SERVICE/NEIGHBORHOOD SERVICES/EDEE USES AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
- MAXIMUM BUILDING HEIGHT: 65 FEET, AS FURTHER RESTRICTED BELOW
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

I. GENERAL PROVISIONS:

a. **SITE DESCRIPTION:** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY WP EAST ACQUISITIONS LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 3.1-ACRE SITE LOCATED AT THE SOUTHEASTERN INTERSECTION OF 10TH STREET AND SEIGLE AVENUE, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBERS 080-151-42 AND 080-151-37 (THE "SITE").

b. **INTENT:** THIS REZONING IS INTENDED ACCOMMODATE DEVELOPMENT ON THE SITE OF A PEDESTRIAN FRIENDLY MULTI-FAMILY RESIDENTIAL COMMUNITY.

c. **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").

II. PERMITTED USES

a. SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION II BELOW, THE SITE MAY BE DEVOTED TO ANY USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH.

III. MAXIMUM DEVELOPMENT

a. THE PRINCIPAL BUILDING(S) CONSTRUCTED MAY BE DEVELOPED WITH UP TO (I) THREE HUNDRED THIRTY (330) MULTI-FAMILY RESIDENTIAL UNITS ALONG WITH ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT AND (II) UP TO 5,000 SQUARE FEET OF GROUND-FLOOR RETAIL/EDEE/PERSONAL SERVICE/NEIGHBORHOOD SERVICE USES.

IV. TRANSPORTATION

a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN FROM SEIGLE AVENUE. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS 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. PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT SIDEWALK AND EIGHT (8) FOOT PLANTING STRIP ALONG THE SITE'S FRONTSAGES OF 10TH STREET AND SEIGLE AVENUE.

c. PETITIONER SHALL PROVIDE A CONNECTION TO THE FUTURE CROSS CHARLOTTE TRAIL AS GENERALLY DEPICTED ON THE REZONING PLAN.

d. CURB LINES: (I) ALONG THE SITE'S FRONTAGE OF 10TH STREET - THE FUTURE BACK OF CURB (BOC) WILL BE LOCATED 24' FROM EXISTING CENTERLINE. PETITIONER WILL DEDICATE 35' OF RIGHT-OF-WAY FROM THE CENTERLINE TO FRONT OF SIDEWALK AND A SIDEWALK UTILITY EASEMENT (SUE) 2' BEHIND SIDEWALK OR AT FACE OF BUILDING EXISTING CURB TO REMAIN. (II) ALONG THE SITE'S FRONTAGE OF SEIGLE AVE - FOC WILL BE LOCATED 18.5' FROM EXISTING CENTERLINE. PETITIONER WILL DEDICATE 26.5' RIGHT-OF-WAY FROM CENTERLINE TO FRONT OF SIDEWALK AND A SUE 2' BEHIND SIDEWALK OR AT FACE OF BUILDING EXISTING CURB TO REMAIN. UTILITIES WILL BE COORDINATED WITH CDOT RIGHT-OF-WAY DIVISION DURING PERMITTING.

e. PETITIONER SHALL PROVIDE A 50-FT X 50-FT APPROACH SITE TRIANGLE AT THE INTERSECTION OF E 10TH STREET AND SEIGLE AVENUE, PER THE CITY OF CHARLOTTE'S SIDE DISTANCE POLICY. BUILDING ENCROACHMENTS IN THE SIGHT TRIANGLE SHALL MEET ORDINANCE REQUIREMENTS.

f. PETITIONER SHALL INSTALL ADA-COMPLIANT CURB RAMPS AT THE INTERSECTION OF SEIGLE AVENUE AND EAST 10TH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. ADA RAMPS SHALL MEET PROWAG REQUIREMENTS TO INCLUDE HAVING THE PROPOSED CURB RAMPS FULLY WITHIN THE CROSSWALK. CROSSWALKS WILL BE RESTRICTED PER PROWAG AND CDOT STANDARDS.

V. DESIGN GUIDELINES:

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED FOR BUILDINGS WILL BE A COMBINATION OF ANY OF THE FOLLOWING: GLASS, BRICK, METAL, STONE, SIMULATED STONE, PRE-CAST STONE, ARCHITECTURAL PRECAST CONCRETE, SYNTHETIC STONE, STUCCO/E.F.S., CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), OR WOOD/COMPOSITE WOOD. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.

b. BUILDING LENGTH SHALL NOT EXCEED 430 FEET ALONG PUBLIC STREET FRONTSAGES.

c. BUILDINGS SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET. THE BASE MAXIMUM BUILDING HEIGHT SHALL BE FIFTY-FIVE (55) FEET ALONG THE REAR PROPERTY LINE WHEN WITHIN TEN (10) FEET OF THE ADJACENT SINGLE-FAMILY RESIDENTIALLY ZONED PARCELS. AS THE DISTANCE FROM THE REAR PROPERTY LINE INCREASES BY ONE (1) FOOT, THE BUILDING HEIGHT MAY ALSO INCREASE ONE (1) FOOT ABOVE THE BASE HEIGHT OF FIFTY-FIVE (55) FEET. AT NO TIME SHALL THE MAXIMUM BUILDING HEIGHT EXCEED SIXTY-FIVE (65) FEET ACROSS THE SITE, AS MEASURED PER ORDINANCE STANDARDS.

d. ARCADES, GALLERIES, COLONNADES, OUTDOOR PLAZAS, OUTDOOR DINING AREAS, OR SIMILAR PEDESTRIAN-ORIENTED GROUND FLOOR DESIGNS MAY BE INCORPORATED INTO FACADES. WHEN PROVIDED, SUCH FEATURES THAT ARE IN LINE WITH THE BUILDING FACADE ABOVE THE GROUND FLOOR ARE CONSIDERED TO MEET ANY REQUIRED BUILD-TO PERCENTAGE.

e. ALL DUMPSTER ENCLOSURE AREAS SHALL BE INTERNAL TO THE BUILDING/PARKING DECK OR SCREENED FROM NETWORK REQUIRED PUBLIC OR PRIVATE STREETS WITH MATERIALS COMPLEMENTARY TO THE PRINCIPAL STRUCTURE.

PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPOSE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FACADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.

PROHIBITED EXTERIOR BUILDING MATERIALS:

1. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
2. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:

1. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE).
2. 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).
3. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET.
4. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:

1. 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 6 FEET EXTENDING THROUGH THE BUILDING.
2. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 1. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE 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.
 2. 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 FACADE FEATURES AND COLOR CHANGES.
 3. 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 TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

1. 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.
2. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
3. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.
4. SERVICE AREA SCREENING - 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 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.

EXPPOSED MULTI-LEVEL PARKING DECKS SHALL PROVIDE SCREENING SO THAT INTERIOR LIGHTING AND CARS ARE NOT VISIBLE FROM PUBLIC STREETS. THIS IS PRIMARILY ACCOMPLISHED BY THE USE OF ARCHITECTURAL LOUVERS OR DECORATIVE SCREENS ON ALL LEVELS.

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

PETITIONER MAY PROVIDE A ROOFTOP AMENITY AREA AT THE CORNER OF 10TH STREET AND SEIGLE AVENUE OR ALONG A PORTION OF SEIGLE AVENUE.

VI. LANDSCAPING, BUFFERING & AMENITIES

a. A 10' WIDE LANDSCAPE AREA PLANTED TO CLASS C BUFFER STANDARDS WILL BE PROVIDED ALONG A PORTION OF THE PROPERTY LINE TO PROVIDE SCREENING FOR THE ADJACENT SINGLE-FAMILY USE PARCELS. UTILITIES, EASEMENTS AND REQUIRED EXIT PATHWAYS WILL BE PERMITTED TO BE LOCATED IN THE LANDSCAPE AREA. IN THE AREA(S) WHERE OUTDOOR AMENITIES ARE LOCATED ADJACENT TO THE BUFFER AREA AND SINGLE-FAMILY USE PARCELS, THE CLASS C BUFFER SHALL INCLUDE ENHANCED LANDSCAPING AND SCREENING FOR A MINIMUM OF 75% EVERGREEN PLANTINGS OR AN OPAQUE FENCE.

b. THE PETITIONER WILL PROVIDE A MINIMUM 16,000 SQUARE FEET OF AMENITIZED OPEN SPACE AREA(S), AS GENERALLY DEPICTED ON THE REZONING PLAN, TO INCLUDE A MINIMUM OF TWO (2) OF THE FOLLOWING AMENITIES: SEATING AREAS, PUBLIC ART, PICNIC TABLES, BENCHES, DOG FACILITIES, FITNESS AMENITIES, DECORATIVE LIGHTING AND/OR ENHANCED LANDSCAPING.

VII. ENVIRONMENTAL FEATURES

a. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.

b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE. NO EXISTING TREES ARE LOCATED WITHIN THE CITY RIGHT-OF-WAY.

VIII. LIGHTING

ALL LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ON BUILDINGS, ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. HOWEVER, UPWARD FACING ACCENT/ARCHITECTURAL LIGHTING SHALL BE PERMITTED.

IX. AMENDMENTS TO THE REZONING PLAN:

FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE LOT OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND UNDER SECTION 6.207 OF THE ORDINANCE.

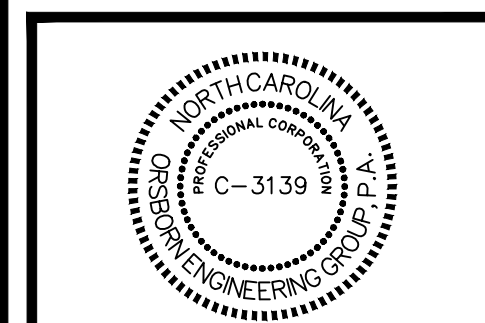
X. BINDING EFFECT OF THE REZONING APPLICATION:

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 AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR LOT(S), AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



REZONING PETITION #2021-252
FOR
600 SEIGLE AVE.
CHARLOTTE, NORTH CAROLINA

WP EAST ACQUISITIONS, LLC.
3715 NORTHSIDE PKW, STE 4-600
ATLANTA, GA 30327



NO.	DATE	PER STAFF REVIEW COMMENTS	PER STAFF REVIEW COMMENTS	REVISIONS
1	05/16/2023			
2	05/16/2023			
3	05/16/2023			
4	05/16/2023			
5	05/16/2023			
6	05/16/2023			
7	05/16/2023			
8	05/16/2023			
9	05/16/2023			
10	05/16/2023			

JOB #	21062
DATE:	10/28/21
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1

May 15, 2023, 4:00pm Rev. 11/11/23
P:\21062 Seigle Avenue\Draw\REZONING\21062 RZ-1.dwg