Site Development Data:

Acreage: ±0.34
Tax Parcel #: 081-085-01 and 081-085-02
Existing Zoning: I-2
Proposed Zoning: UR-2(CD)
Existing Uses: Vacant
Maximum FAR allowed: 1.0
Proposed Uses: Up to ten (10) "Single family attached dwellings" Density of +- 28.57 units per acre
Maximum Building Height: 15 to forty (40) feet as measured per Ordinance
Parking: shall meet or exceed Ordinance standard
Units: To be sold

Tree save Data:
Site Area: 15,000 S.F.
Tree Save Area: 2,250 sq. ft. (15%) per the Ordinance for which the Petitioner Intends to use Payment in lieu options per the Amenities Tree Save Area Section 21-94-b -4b

Development Data Table:

Site Area: +/- 0.34 acres

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Legacy Construction Unlimited Inc. (the "Petitioner") to accommodate the development of residential townhouse on that approximately 0.346-acre site located at 1003 Seigle avenue, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 081-085-01 and 081-085-02.
2. 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").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 zoning district shall govern the development and use of the Site.
4. The development and street layout 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, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. Permitted Uses & Maximum Development

The Site may be devoted only to residential uses and any incidental and accessory uses relating thereto that are allowed in the UR-2 zoning district. The Site shall contain a maximum of two (2) townhouse residential buildings for a total number of up to ten (10) residential units.

III. Transportation

1. Access to the Site shall be as generally depicted on the Rezoning Plan and minor adjustments shall be allowed during the construction permitting process in coordination with CDOT.
2. Petitioner shall construct a minimum eight (8) foot wide sidewalk and eight (8) foot wide planting strip along Seigle Ave. and an eight (8) foot wide planting strip and six (6) foot wide side walk on each of Van Every Street and Mcadden Street as generally depicted on the Rezoning Plan.
3. Petitioner shall dedicate and convey a utility easement to the City of Charlotte located two (2) feet behind the back of sidewalk where feasible.
4. All transportation improvements shall be substantially constructed prior to the issuance of the Site's first building certificate of occupancy.
5. The petitioner shall maintain existing bicycle along Seigle Avenue to meet the City Charlotte BIKE Policy.
6. No trash collection will be accommodated within the public rights of way.
7. The retaining wall along Seigle av. will be outside of the public right-of-way unless an encroachment agreement into with CDOT.
8. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
9. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
10. Adequate sight triangles shall be provided as required by the Ordinacne for the existing / proposed street entrance(s).
11. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
12. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
13. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a petition issued by CDOT.
14. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (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 homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
15. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with CDOT.
16. The wall facing the Seigle Ave. that is shielding the private driveway shall be constructed of similar materials as the primary structure and soften with low shrubs/enhanced landscaping
17. The alley is required to a minimum of 16' wide unless the alley is to be considered a "Fire Apparatus Access rd." per Fire Code.

IV. Architectural Standards

1. Preferred Exterior Building Materials: The primary building material will be wood and/or hardi-board resembling traditional wood siding. Secondary building materials may include a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement (e.g., "HardiPlank"), aluminum wrapped wood fascia, and/or other materials approved by the Planning Director.
2. Prohibited Exterior Building Materials: (i) vinyl siding, excluding vinyl handrails, windows, soffits or door trim, and (ii) concrete masonry units not architecturally finished.
3. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and/or sheds may be no less than 2:12, unless a flat roof architectural style is employed .
4. Petitioner shall provide pedestrian connections or stairs for every unit to the sidewalk, as generally depicted on the Rezoning Plan.
5. To provide privacy, all residential entrances within fifteen (15) feet of a public sidewalk, if applicable, shall be raised or lowered from the average sidewalk grade twelve (12) to twenty-four (24) inches.
6. The corner/end unit fronting the intersection of Van Every Street, Seigle Avenue and Mcaden street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall expanse to ten (10) feet on all building levels for that corner/end.
7. Stoops and/or porches shall form a predominant feature of the building design and be located along Van Every Street and/or Seigle Avenue, as applicable. Elevations fronting Van Every Street and this condition should be present on any elevation fronting a public street/or Seigle Avenue shall not contain blank wall expanses greater than ten (10) feet on all building levels, to be treated with design elements including but not limited to doors, windows, awnings, and/or architectural design elements such as changes in material and/or, projections, or offsets.
8. All units shall be provided with a garage for a minimum of one (1) car.
9. Private open space to be met by rooftop terraces, balconies, and other means that will comply with the Zoning Ordinance definition of Private Open Space.

V. Environmental Features

1. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. 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. Adjustments may be necessary to accommodate actual stormwater treatment requirements and natural site discharge points.
2. The Petitioner shall comply with Tree Ordinance requirements.

VI. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in Interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

VIII. Storm Water

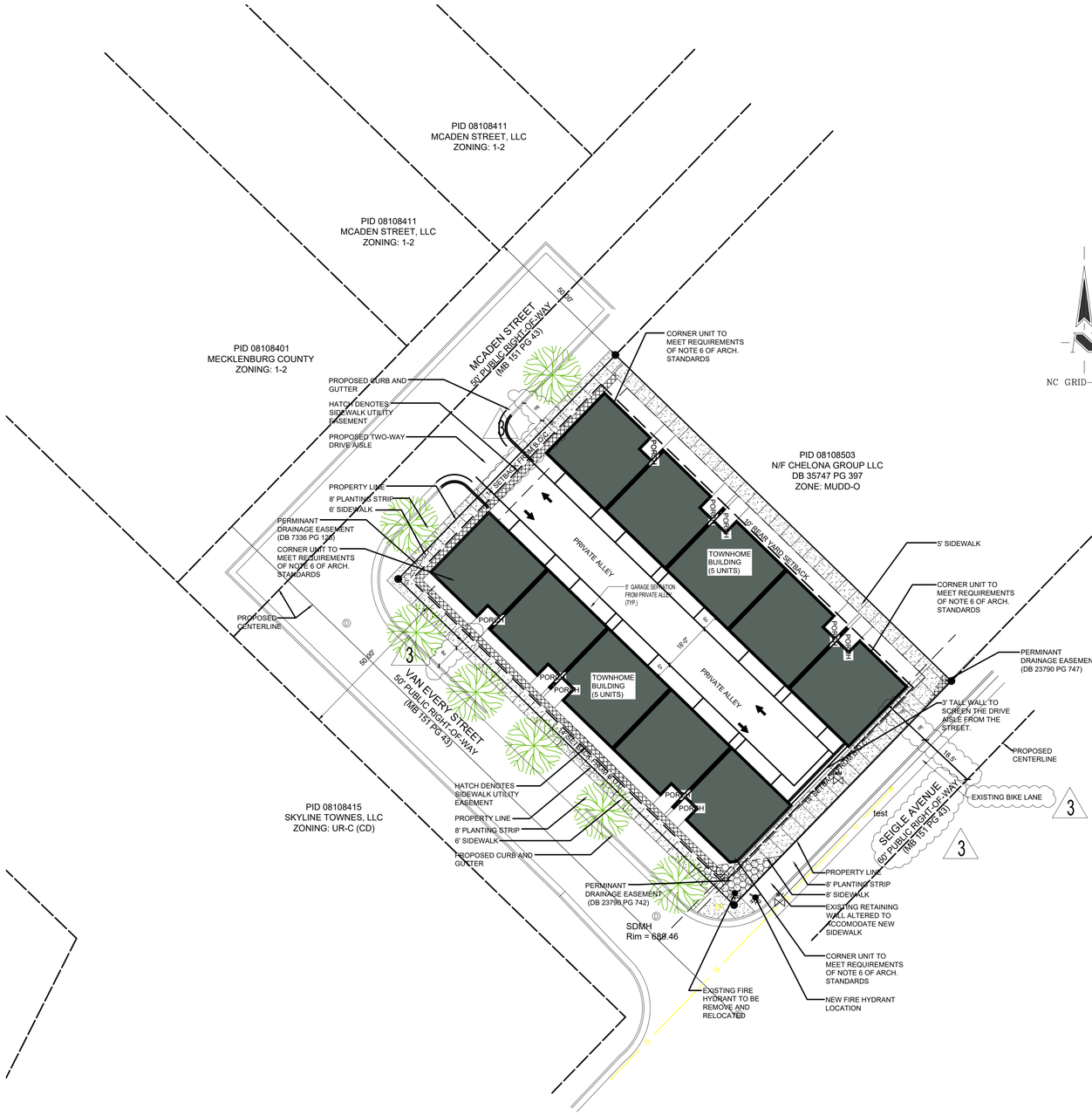
(I) Storm Water Quality Treatment
For defined watersheds greater than 24% built-upon area (BUA), construct water quality stormwater control measures (SCMs) designed for the runoff generated from the first 1-inch of rainfall for all new and redeveloped BUA associated with the project. SCMs must be designed and constructed in accordance with the Charlotte-Mecklenburg BMP Design Manual.

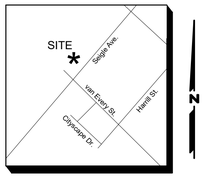
(II) Volume and Peak Control
For defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm for all new and redeveloped BUA associated with the project. Runoff volume drawdown time shall be in accordance with the Charlotte-Mecklenburg BMP Design Manual.

For commercial projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25-yr, 6-hour storms.

For residential projects with greater than 24% BUA, control the peak to not exceed the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Petitioner may discuss and agree to alternative mitigation options should the project have practical constraints that preclude providing the above referenced stormwater management.





VICINITY MAP NOT TO SCALE

NC GRID—NAD 83

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

REZONING PETITION #2021-211

1 PROPOSED SITE PLAN

SCALE: 1"=20'-0"

AMERICAN ARCHITECTURE COLLABORATIVE, PLLC
4919 ALBEMARLE RD. SUITE 204
CHARLOTTE, NC 28206
TEL: 704-333-1965
FAX: 704.576.7522

COMPANY'S SEAL

DESIGNER'S SEAL

10.19.21

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NEW TOWN HOMES:
LEGACY CONTRUCTION
1003 & 1005 SEIGLE AV.
CHARLOTTE, NC 28205

FIRST FLOOR PLAN

REVISIONS:

NO.	DATE:	DESCRIPTION
1	1/2/22	REVISION TO COMMENTS
2	5/11/22	REVISION TO COMMENTS
3	6/21/22	REVISION TO COMMENTS

DATE: MAY 20, 2021
SCALE: AS NOTED
DRAWN BY: HJJ
CHECKED BY:AVH
JOB NO. 21-401
CAD FILE: TOWNHOME

AS100