

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 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 COMMERCIAL AND A 20' REAR/YARD 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.

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.

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.



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

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.

LEGEND:

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- PROPOSED TREE

VICINITY MAP	SCALE:	4
	N.T.S	



CONSULTANT:

PROJECT NAME:

REVISÉ:

REZONING SUBMITTAL	
1	19.03.11
2	19.06.21
3	19.07.09

APPROVAL:

STAMP/SEAL:

SHEET TITLE:

REZONING PLAN

PROJ. NO: 2018-17
SHEET NO:

A1.1



