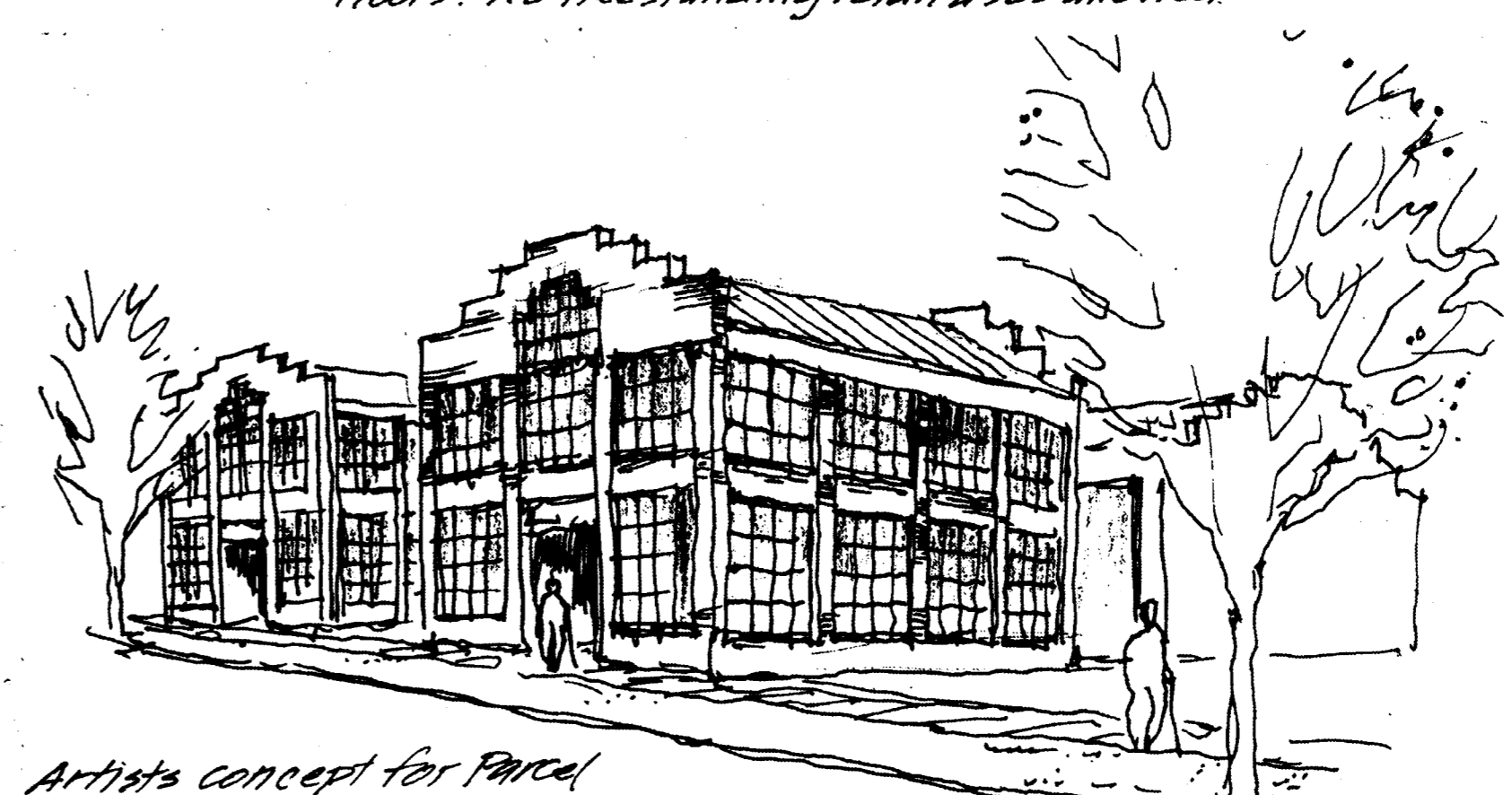
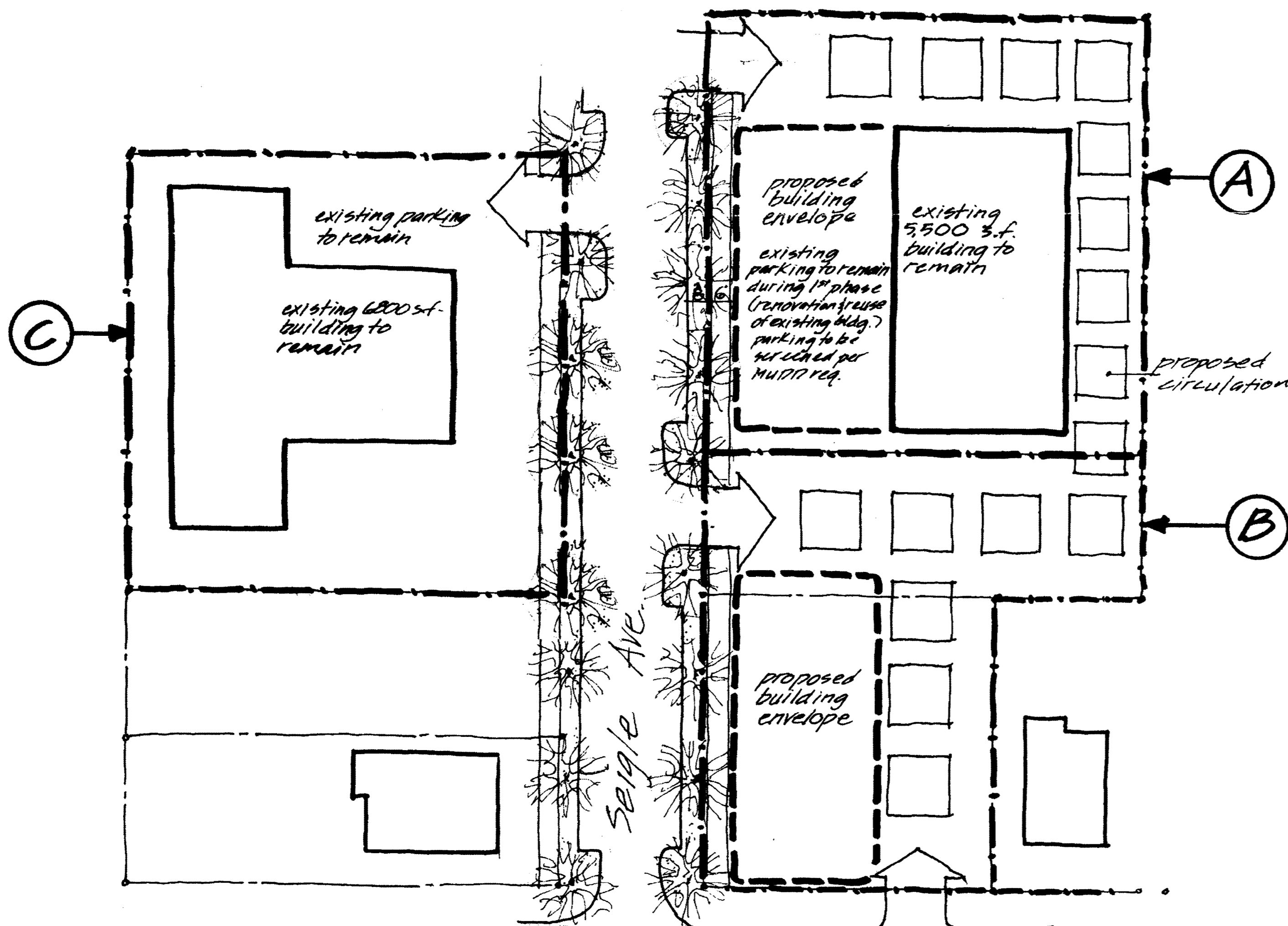


SITE DEVELOPMENT DATA

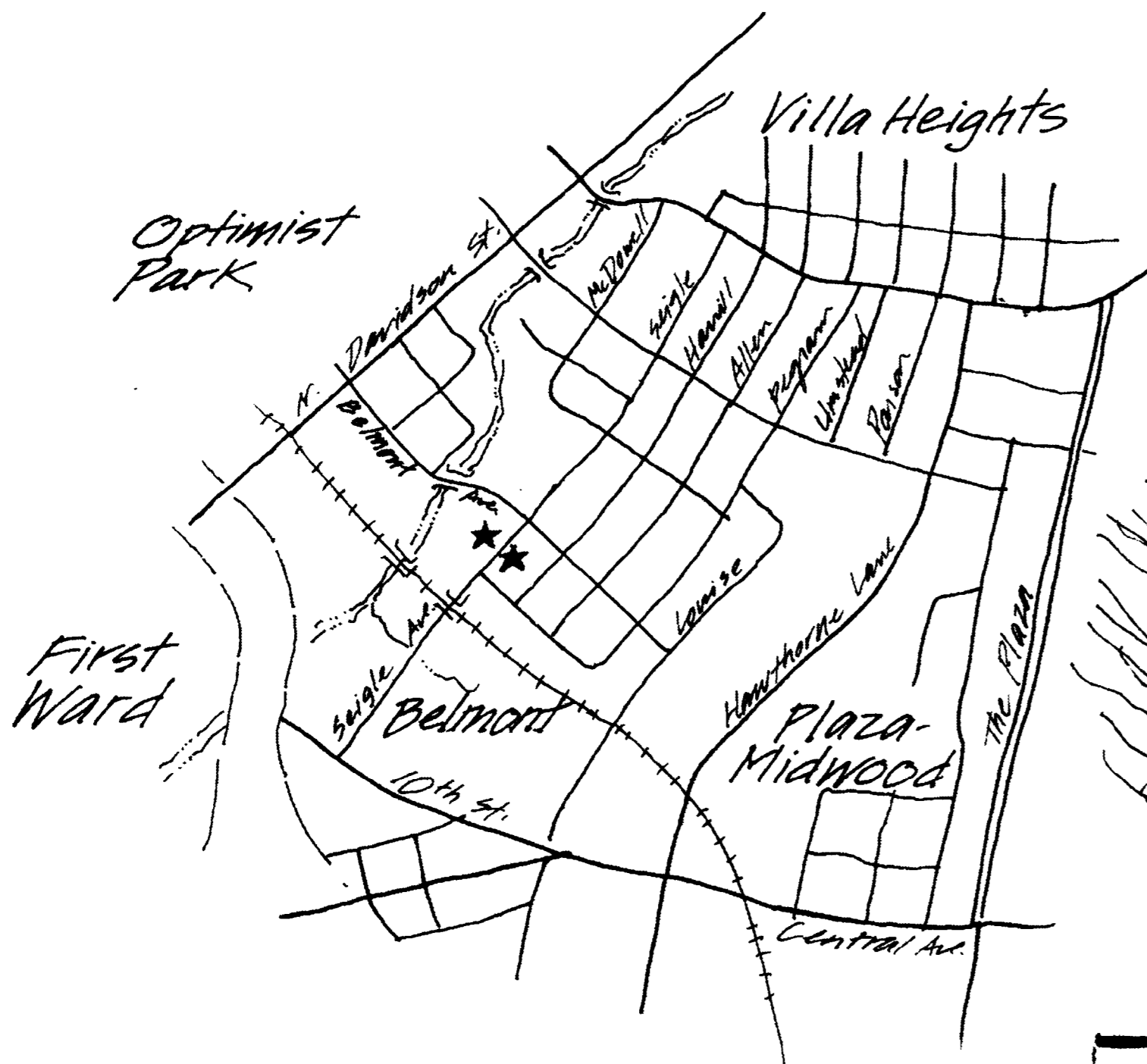
	PARCEL A	PARCEL B	PARCEL C
SITE ACREAGE	.52	.40	.52
EXISTING ZONING	I-2	I-2	I-2
PROPOSED ZONING	MUDD-O	MUDD-CD	MUDD-O
EXISTING BLDG. S.F.	5500		6,800
PROPOSED BLDG. S.F.	not to exceed 15,000 sq. ft.	not to exceed 12,400 sq. ft.	n/a
PARKING	per MUDD req. existing parking to remain during 1 <sup>st</sup> phase	per MUDD req.	existing parking to remain as shown
HEIGHT	not to exceed 45'	not to exceed 45'	n/a
SETBACKS	All front, rear and side yards per MUDD requirements.		
ALLOWED USES	<ul style="list-style-type: none"> <li>residential</li> <li>non residential uses limited to: studios for artists, designers, photographers, musicians, sculptors, gymnasts, pottery, wood/leather craftsmen, glass blowers, potters, silversmiths &amp; jewelry designers</li> <li>Neighborhood food/beverage service - not car drive</li> <li>Bank</li> <li>Retail florist</li> <li>office, general or medical</li> <li>Gallerie for sale of artworks</li> </ul>	residential only	<ul style="list-style-type: none"> <li>residential</li> <li>non residential uses limited to: studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood/leather craftsmen, glass blowers, potters, silversmiths &amp; jewelry designers</li> <li>Neighborhood food/beverage service - not car drive</li> <li>Bank</li> <li>Retail florist</li> <li>Office, general or medical</li> <li>Gallerie for sale of artworks</li> </ul>
	Any non residential uses of parcels A&C shall be limited to ground floors. No freestanding retail uses allowed.		



Artist's concept for Parcel A expansion

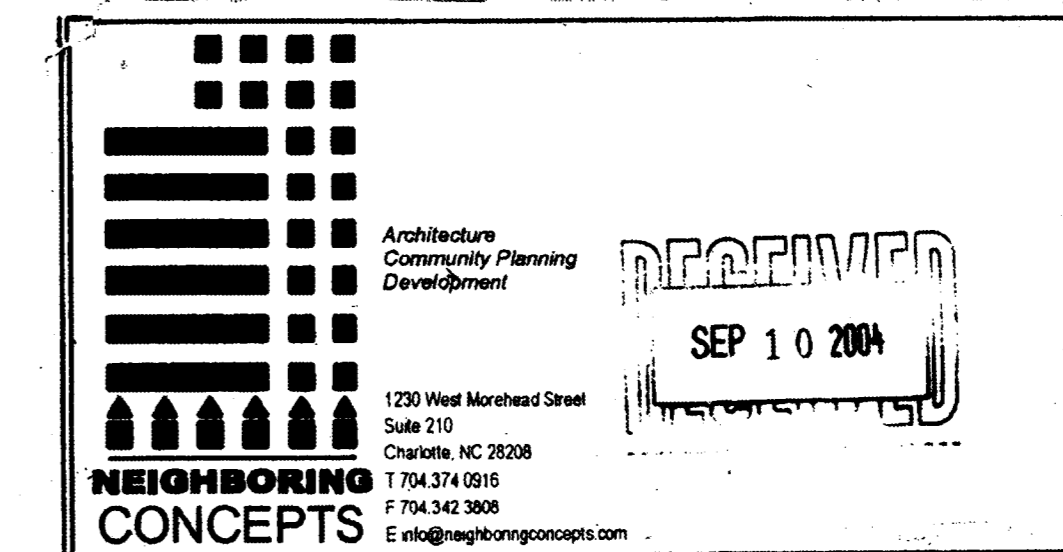
SEIGLE @ BELMONT  
A proposal for an arts district in the Belmont Neighborhood

PETITION NO. 2004-079 APRIL 26, 2004  
FOR PUBLIC HEARING REVISED 6/25/04  
JULY 19, 2004 " 9/18/04



GENERAL SITE NOTES

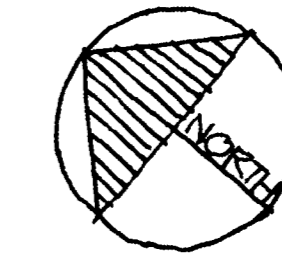
- Existing parking in front of building on parcel A to remain and screened per MUDD requirements.
- Future expansion of building A would be towards Seigle Ave. and would replace parking.
- Future building(s) on parcel B will be residential, not to exceed 12 units. Some units should orient to existing homes on Van Every St.
- Driveways to parcel B may be reconfigured, and 1 driveway may be eliminated as design is developed.
- Implementation of Seigle Ave. & Van Every St. streetscape improvements will be done as parcels A, B, & C are developed.
- On street parking on Seigle Ave. to be coordinated w/CDOT.
- Side walk alignment on parcel C may be varied to save existing trees.
- Parking/circulation areas in front of parcels A&C will be converted to common open space w/landscaping, seating, public art as redevelopment occurs.
- Diagonal or parallel parking will be provided along driveways on parcels A&B.
- Open space will be provided as part of residential development on parcel B.
- Parcels will be developed in phases.
- Solid waste/recycling station requirements will be met.
- Parcels A&B will be connected by an internal driveway.



ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: June 20, 2005

BY: DEBRA D. CAMPBELL



APPROVED BY CITY COUNCIL  
DATE: 9/20/04

CHARLOTTE-MECKLENBURG PLANNING COMMISSION  
INTER-OFFICE COMMUNICATION

DATE: June 20, 2005  
TO: Katrina Young, Interim Zoning Administrator  
FROM: Debra Campbell, Planning Director

SUBJECT: Petition No. 2004-79 by CMPC.

Attached is a revised plan for the above petition. The plan has been revised to reflect a minor change to the driveway and parking locations on parcel C. Since these changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

Note that the driveway location must still meet CDOT requirements and that all other ordinance requirements still apply.