

Stantec Consulting Services Inc.
2127 Ayrley Town Blvd. Suite 300
Charlotte, NC 28273
Tel. (704) 329-0900
Fax. (704) 329-0905
www.stantec.com

Stantec

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

APPROVED BY
CITY COUNCIL
MAR 19 2007

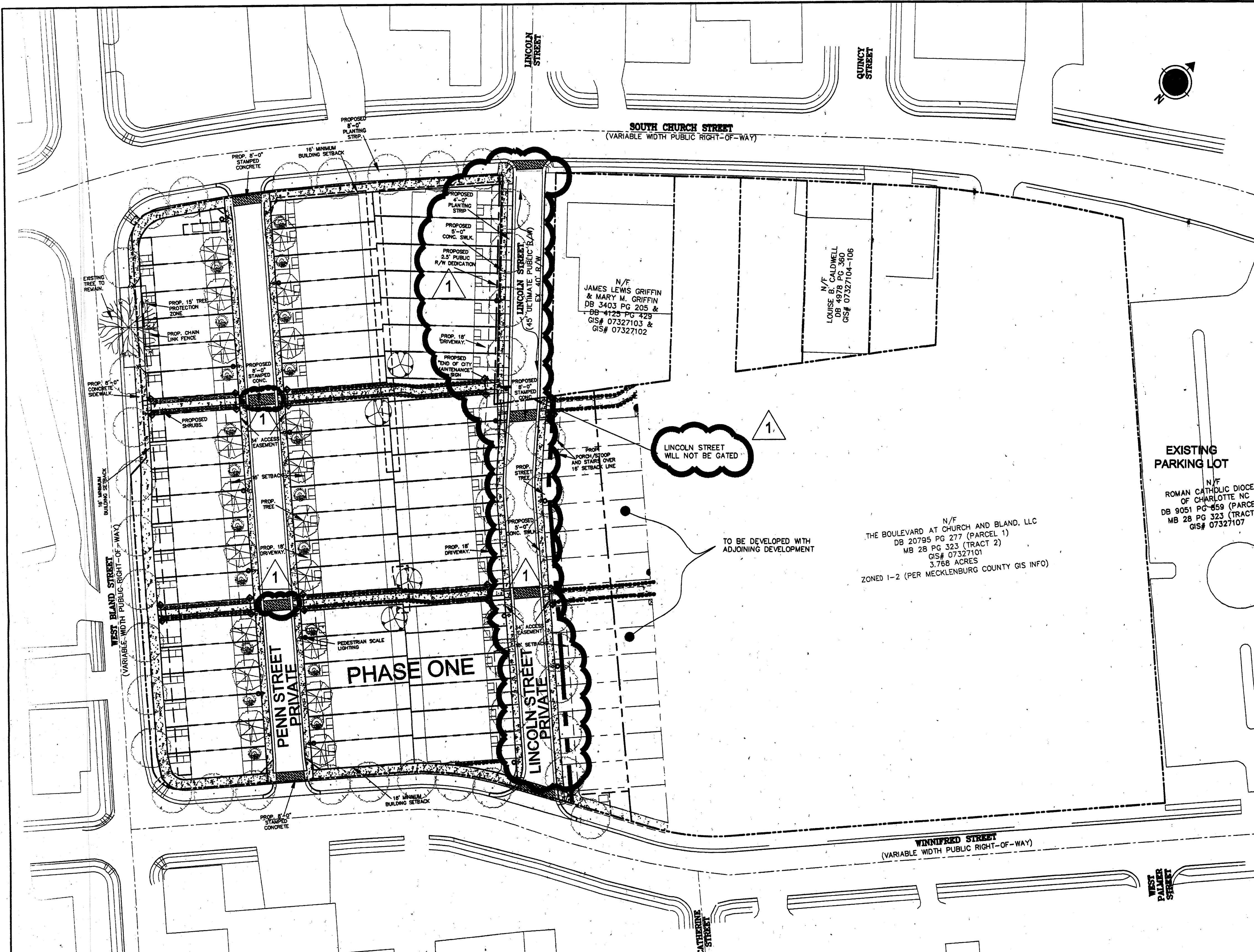
1	SITE PLAN CHANGES	JSS	JSS	02.26.07
Revision		By	Appd.	MM.DD.YY.
173200701	RSW	JSS	JSS	12.18.06
File Name:	Dwn.	Chkd.	Degn.	MM.DD.YY.

PETITIONER
THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

TECHNICAL DATA SHEET FOR THE
REZONING OF PARCEL 2 FROM MUDD
TO TOD-MO

Project No. 173200701 Scale 1"=40' Date 03.02.07
Sheet # RZ-1

FOR PUBLIC HEARING PETITION #2007-28



General Provisions

The Development of the Site will be governed by the Technical Data Sheet (Sheet 1 of 4), these Development Standards, the Schematic Site Plan (Sheet 2 of 4), and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-MO District zoning classification shall govern the development of parcel 2 (tax identification # 07327106) of the Site.

The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site. However, the exact configurations, placements, and sizes of individual site elements may be altered or modified during design development and construction document phases. The allowance applies to all site elements, including building areas, open space areas, recreation areas, and the configurations of lots and streets.

Background Statement

The Boulevard at Church and Bland LLC (the "Petitioner") is the petitioner on that certain Rezoning Application (the "Petition") relating to property located at 1325 South Church Street in Charlotte, North Carolina (the "Site"). The portion of the site located at 1325 South Church Street is presently zoned MUDD. The Petition seeks to have the Site rezoned to TOD-MO.

The Petitioner is contemplating two alternative development plans for the Site, each of which is described below. One of the development plans seeks certain variations from TOD-M and the South End Transit Station Plan adopted by the Charlotte City Council on June 13, 2005 (the "Station Plan") and the other development plan does not.

Development Plan A - TOD-M with Options (TOD-MO)

The Petitioner is contemplating the development of a residential townhome project that will contain approximately 60 homes (130-140 homes with the development of parcel 1). Petitioner seeks certain variations from the requirements of the Station Plan and Development Plan A.

A. Optional Provisions for Development Plan A

The Petitioner is requesting that the development of Development Plan A may proceed in accordance with the design and development standards reflected on the Technical Data Sheet and the site plans to which these Development Standards are attached (collectively, including the Technical Data Sheet, the "Site Plans"). Without limiting the generality of the foregoing, the Petitioner is requesting the following variations from the Station Plan and TOD-M minimum standards for design and development of the Site:

1. The location of the public street and associated sidewalks and planting strips to be shown on the Site Plans.
2. The Interior Public Street shall be allowed to be designed to the width reflected on the Site Plans.
3. The Interior Public Street shall be allowed to have a minimum sidewalk width of 8' which shall be allowed to be built at the back of curb. No planting strip shall be required with the Interior Public Streets. An 18' private driveway (as measured from back of sidewalk to the rear of garage) shall be allowed to connect from petitioner's contemplated improvements to the Interior Public Streets.
4. No sight triangles will be required at the intersection of any public roads. Only a 10x10' pedestrian sight triangle will be required at the intersection of a private road and a public road. The 10x10' pedestrian sight triangle shall be shown using the back of curb of the private road and the setback line along the public road.
5. Porches, stoops and stairs shall be allowed within the setback along Lincoln Street for 2 townhome units. In no event shall such porches, stoops and stairs intrude into the setback by more than 4 feet.
6. As required by the city ordinance, the curb and sidewalk in the area labeled "use protection zone" along Bland Street on the Site Plan is to remain as it currently exists.

The variations from the TOD-M and Station Plan minimum standards requested for Development Plan A are optional in nature and relate solely to the development contemplated in connection with Development Plan A.

With regard to Development Plan A, the Petitioner agrees as follows:

- (a) No garages shall face any "Exterior Public Street" (namely, South Church Street, Bland Street and Winnifred Street).
- (b) All units that front along an Exterior Public Street shall have stoops and/or stairs.

B. Alterations to Development Plan A

The Petitioner may seek alterations to the standards described in this Petition upon application to the Charlotte-Mecklenburg Planning Director. The Planning Director may, at her discretion, approve any such alterations upon a determination that the same are substantially in keeping with the Optional provisions provided herein and with the overall intent and purpose of the TOD-M district.

The Petitioner intends to construct improvements on the Site in material conformance with the elevations included with this Petition. Petitioner may seek alterations and changes to these elevations as a part of the building permit process and subject to the approval of the Charlotte-Mecklenburg Planning Director. The Planning Director may, at her discretion, approve any such alterations upon a determination that the same are substantially in keeping with the Optional provisions provided herein for Development Plan A and with the overall intent and purpose of the TOD-M district.

C. Miscellaneous

Subject to the optional provisions described above, the development of Development Plan A is to be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M zoning shall govern all development taking place on the Site, subject, however, to the optional provisions provided above.

Development Plan B - TOD-M without Options

The Petitioner is contemplating the development of the Site in a manner that is wholly different from Development Plan A. This alternative development (Development Plan B) would not have the benefit of the optional provisions requested for Development Plan A. Instead, Development Plan B would consist of a development of the Site subject to the requirements of TOD-M and the Station Plan.

General

A. Upon application of the TOD-MO zoning district to the Site in accordance with this Petition, all conditions, if any, application to the development of the Site imposed under these Development Standards in accordance with Development Plan A, unless amended in the manner provided in the Ordinance, shall be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors and assigns.

B. Throughout these Development Standards, the terms "Petitioner", "owner" and "current" shall be deemed to include their respective heirs, devisees, personal representatives, successors-in-interest and assigns from time to time who may be involved in any future development of the Site.

C. The development standards associated with these development plans are a part of the Technical Data Sheet associated with the Petition.

Stantec Consulting Services Inc.
2127 Ayrley Town Blvd. Suite 300
Charlotte, NC 28273
Tel. (704) 329-0900
Fax. (704) 329-0905
www.stantec.com

Stantec

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

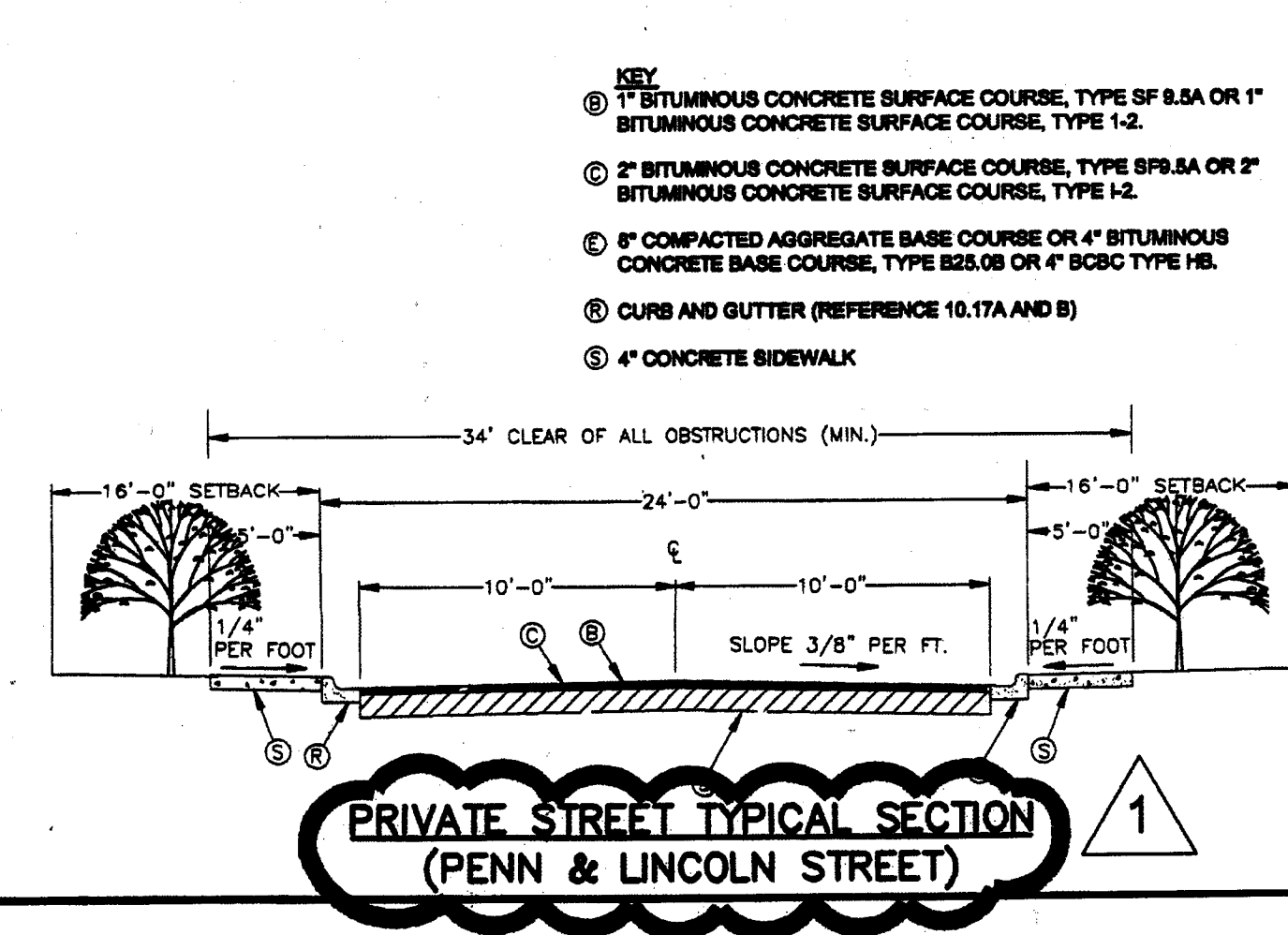
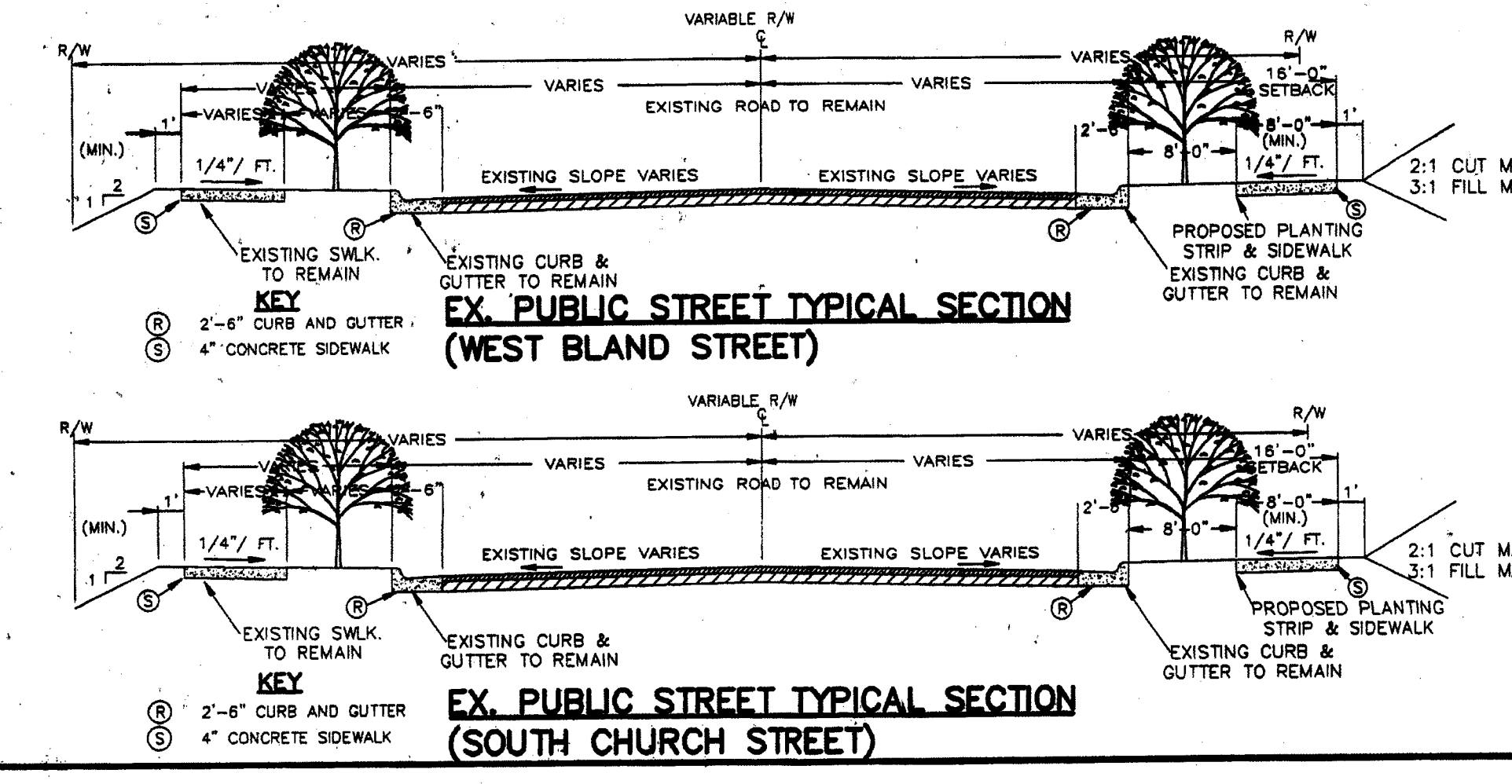
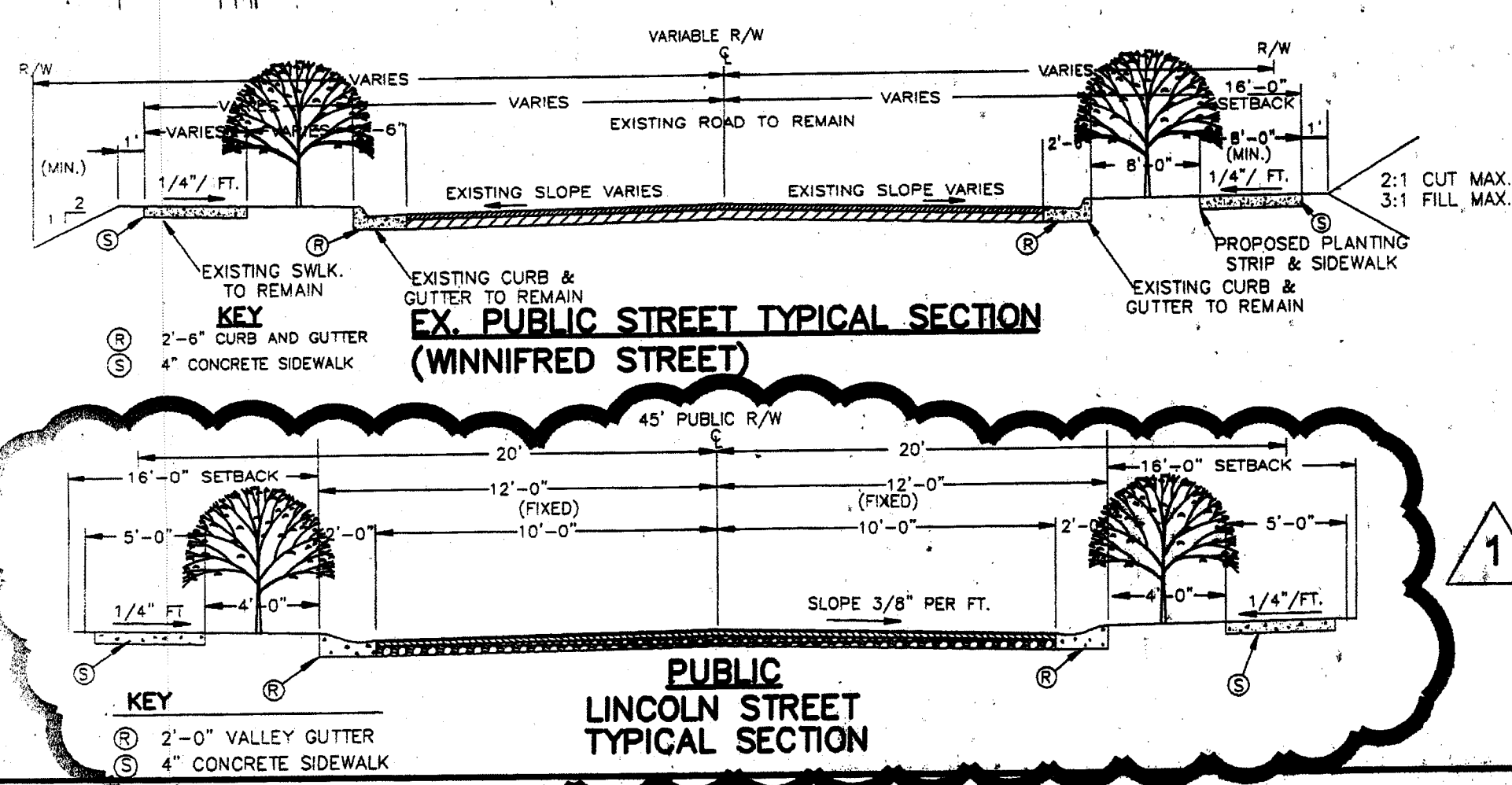
Notes

SITE DEVELOPMENT DATA:

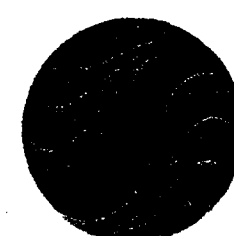
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	MUDD
PROPOSED ZONING:	TOD-MO
TAX ID#:	07327106
PROPOSED USE:	RESIDENTIAL - TOWNHOME UNITS
PROPOSED DENSITY:	MIN. 15 UNITS/ACRE
TOTAL SITE ACREAGE:	± 3.338 ACRES
SIDE YARD =	NONE, BUT IF PROVIDED THE MINIMUM WIDTH SHALL BE 5'
REAR YARD =	NONE, BUT IF PROVIDED THE MINIMUM WIDTH SHALL BE 5'
SETBACK 16' (8' PLANTING STRIP & 8' SIDEWALK) ALONG WEST BLAND STREET, WINNIFRED STREET, AND SOUTH CHURCH STREET	
MAXIMUM BLDG. HEIGHT:	40-120'
PARKING REQUIREMENTS:	MAX. SPACES PROVIDED (1.5 PER UNIT)
LOADING REQUIREMENTS:	SPACES REQUIRED: 0 SPACES PROVIDED: 0
BIKE PARKING REQUIREMENTS:	SPACES REQUIRED: 0 SPACES PROVIDED: 0
SOLID WASTE/RECYCLING REQUIREMENTS:	ONE 8 CU. YD. DUMPSTER PER 30 UNITS OR ONE 8 CU. YD. COMPACTOR PER 90 UNITS
REQUIRED SOLID WASTE:	(2) 8 CU. YD. DUMPSTERS (1) 144 SQ. FT. RECYCLING STATIONS (1) 144 SQ. FT. RECYCLING STATIONS
PROVIDED:	
REQUIRED RECYCLING:	
PROVIDED:	
*NOTE: DUMPSTERS AND RECYCLING CONTAINERS ARE TO BE LOCATED ON THE PHASE II PORTION OF THE DEVELOPMENT (TAX ID# 07327101).	

NOTE:

1. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG ALL INTERIOR STREETS AND ALONG EXISTING PUBLIC STREETS. THE LIGHTING WILL BE FULLY SHIELDED WITH FULL CUT-OFF. LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY AND MAY CHANGE AS A RESULT OF FULL LIGHTING DESIGN OF AND/OR FIELD CONDITIONS.



1	SITE PLAN CHANGES	JSS	JSS	02.26.07
Revision		By	Appd.	MM.DD.YY.
173200701		RSW	JSS	JSS 02.26.07
File Name:		Dwn.	Chkd.	Dsgn.
				MM.DD.YY.
PETITIONER				
THE BOULEVARD AT CHURCH AND BLAND, LLC.				
715 NORTH CHURCH STREET, SUITE 100				
CHARLOTTE, NORTH CAROLINA 28202				
ILLUSTRATIVE SITE PLAN FOR THE				
REZONING OF PARCEL 2 FROM MUDD				
TO TOD-MO				
Project No.	Scale	Date		
173200701	1"=40'	02.26.07		
Sheet #				
RZ-2				
FOR PUBLIC HEARING PETITION #2007-28				



Stantec Consulting Services Inc.
2127 Ayrley Town Blvd. Suite 300
Charlotte, NC 28273
Tel. (704) 329-0900
Fax. (704) 329-0905
www.stantec.com

Stantec

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.



1 REAR LOADED FRONT ELEVATION ALONG BLAND STREET

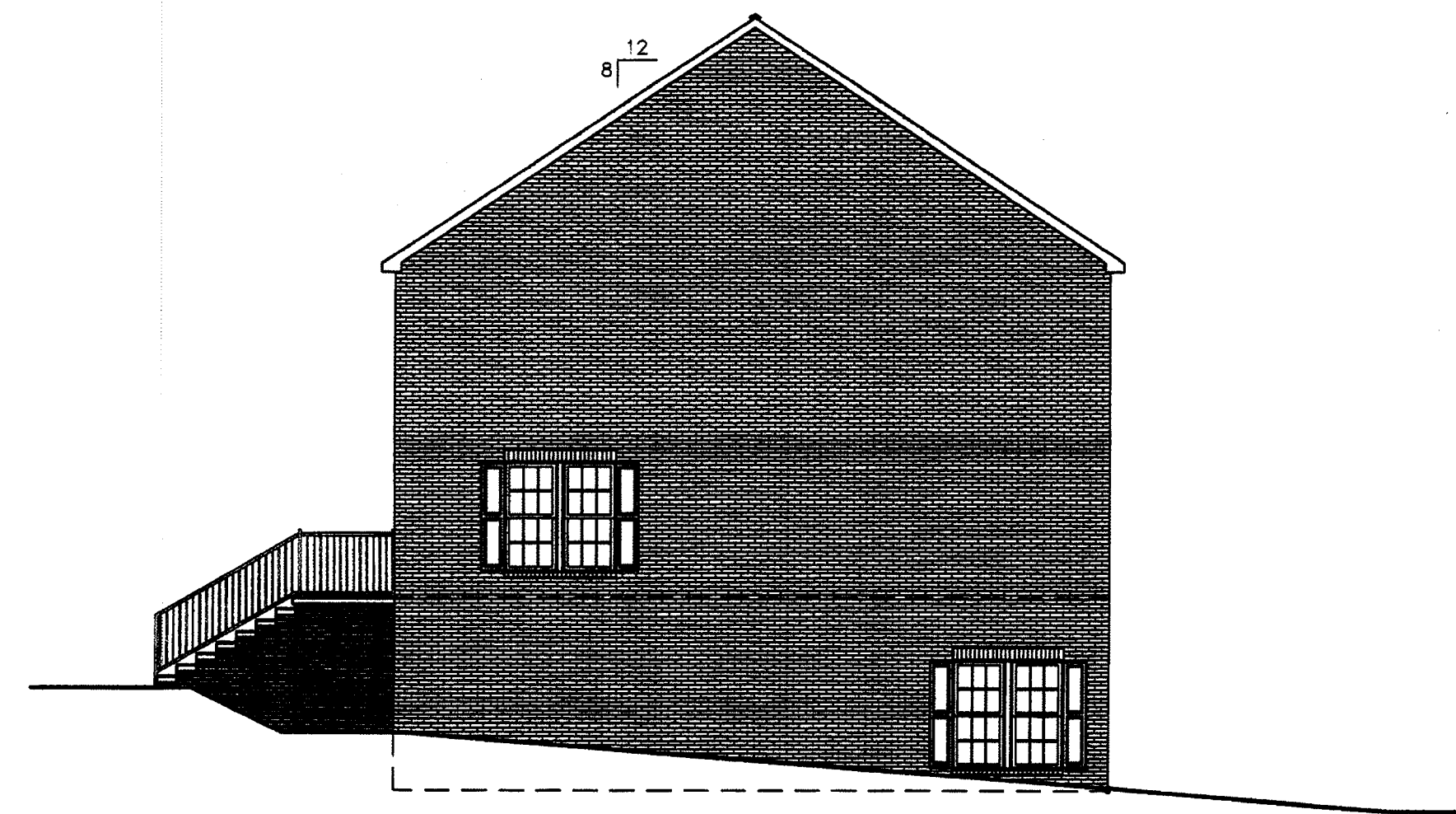
SCALE: N.T.S. (NOTE: THESE UNITS ARE REAR LOADED. GRADE CHANGE FROM WINNIFRED TO S. CHURCH STREETS AS SHOWN MAY VARY FROM ACTUAL GRADING PLAN. ACCORDINGLY, THE CHANGE IN THE HEIGHT OF EACH UNIT AND THE NUMBER OF STEPS TO EACH UNIT MAY VARY FROM THIS DRAWING).



2 TYPICAL REAR LOADED REAR ELEVATION

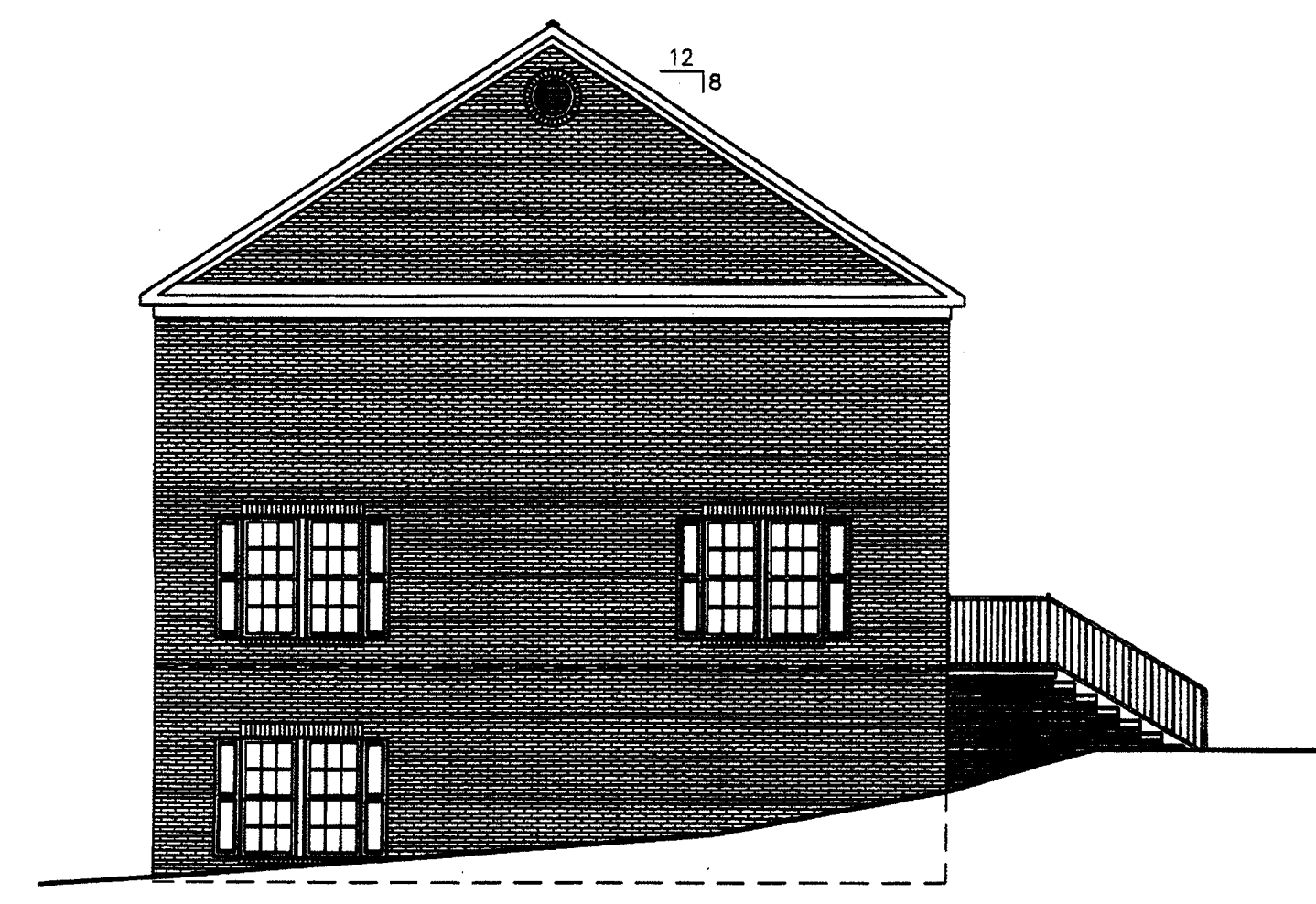
SCALE: 1/8" = 1'-0"

NOTE: ALTHOUGH NOT DEPICTED ON THIS ELEVATION, THESE UNITS MAY HAVE DECKS THAT EXTEND OFF THE REAR OF THE BUILDING OVER THE DOOR AND GARAGE. THESE DECKS SHALL BE SIMILAR IN CONSTRUCTION AND APPEARANCE TO THE DECKS SHOWN ON THE ELEVATION TITLED TYPICAL FRONT LOADED REAR ELEVATION.



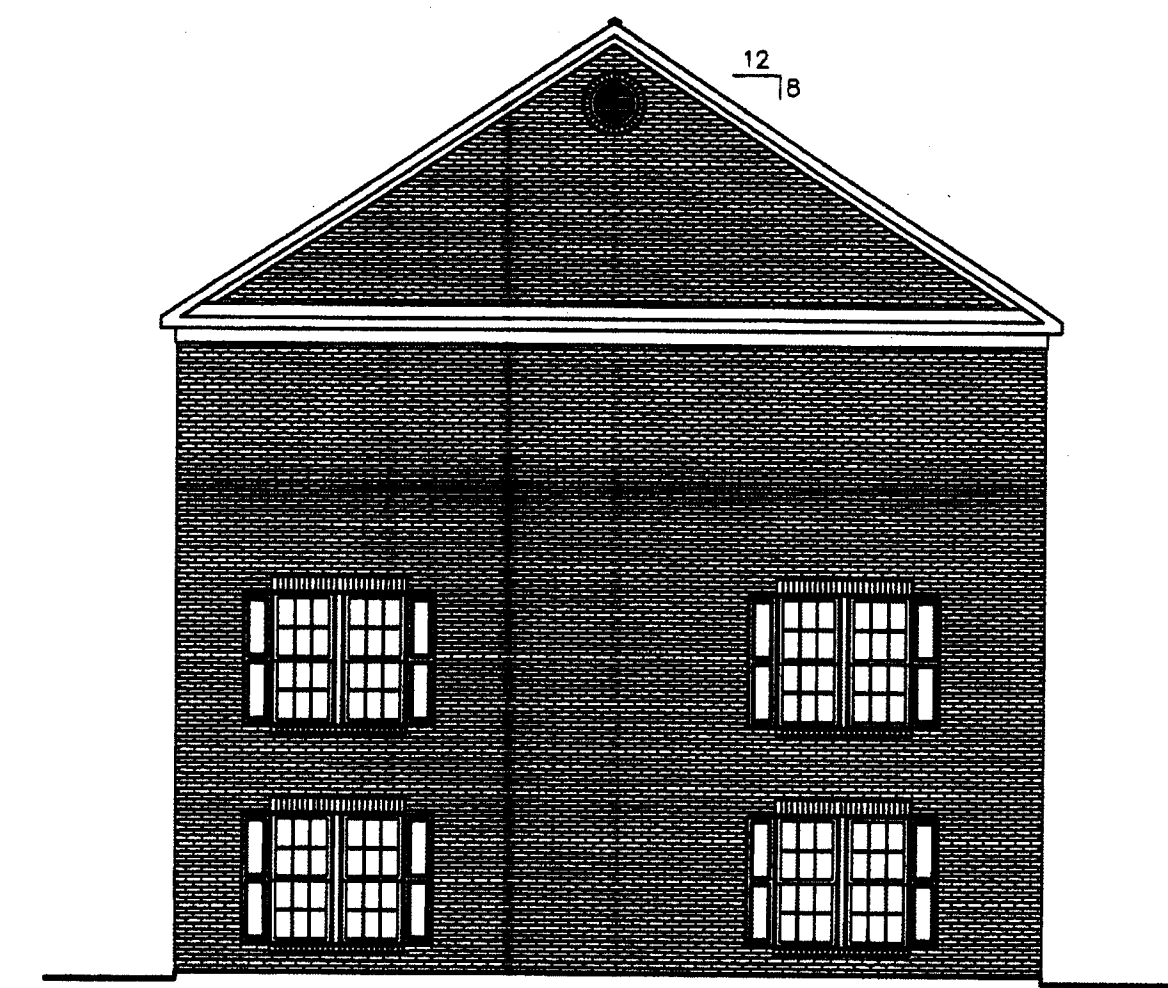
3 TYPICAL REAR LOADED SIDE ELEVATION

SCALE: 1/8" = 1'-0" (NOTE: THIS ELEVATION ONLY FOR THE UNITS ADJACENT TO A GREENWAY).



4 REAR LOADED SIDE ELEVATION @ CHURCH & BLAND

SCALE: 1/8" = 1'-0" (NOTE: THIS ELEVATION ONLY FOR THE UNIT LOCATED AT CHURCH AND BLAND STREETS)



5 REAR LOADED SIDE ELEVATION @ WINNIFRED & BLAND

SCALE: 1/8" = 1'-0" (NOTE: THIS ELEVATION ONLY FOR THE UNIT LOCATED AT WINNIFRED AND BLAND STREETS)

Revision	By	Appd.	MM.DD.YY.
173200701	RSW	JSS	12.18.06
File Name:	Dwn.	Chkd.	Desgn.

PETITIONER
THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

ARCHITECTURAL ELEVATIONS FOR THE
REZONING OF PARCEL 2 FROM MUDD
TO TOD-MO

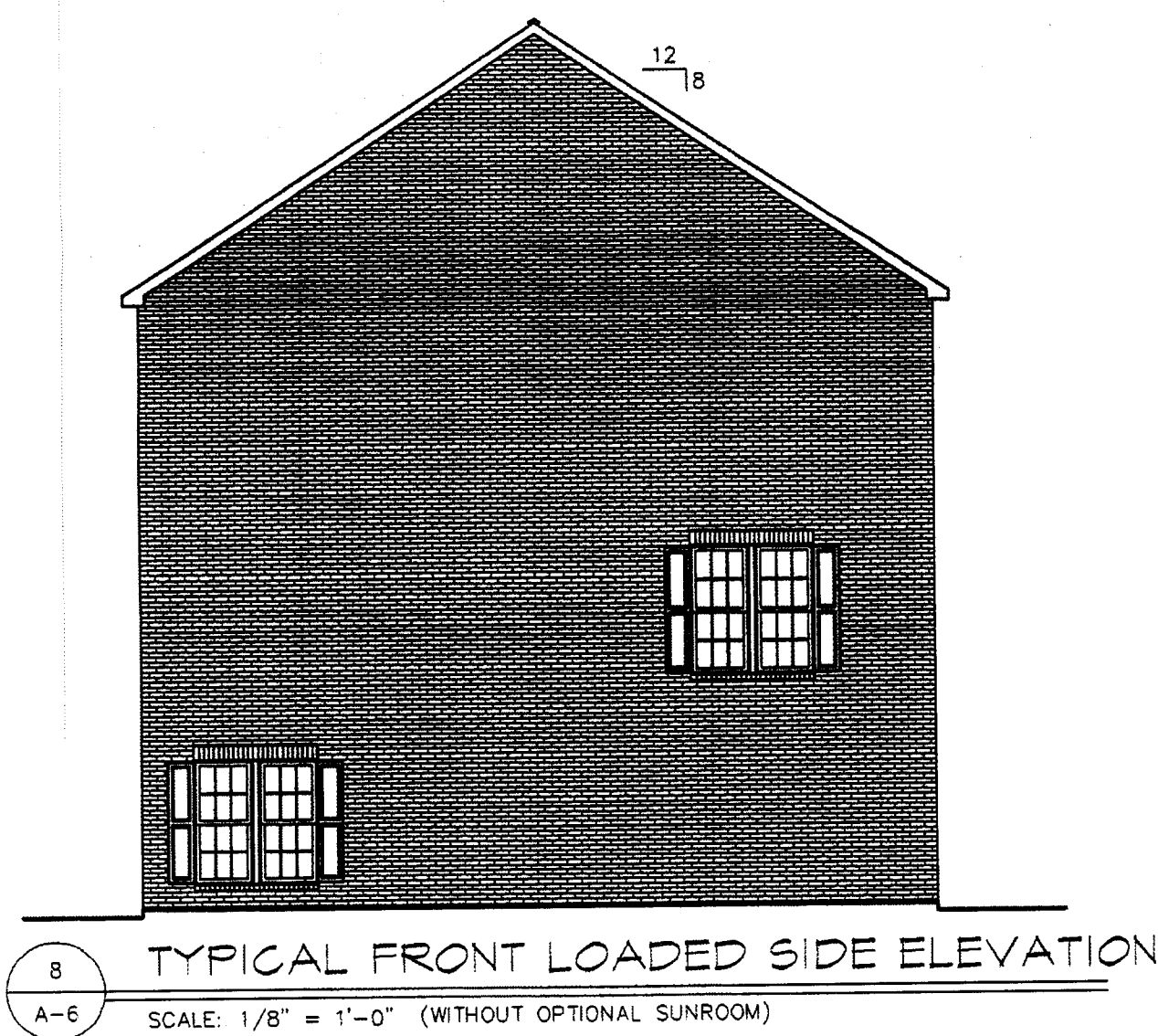
Project No. 173200701
Scale AS SHOWN
Date 12.18.06
Sheet # RZ-3



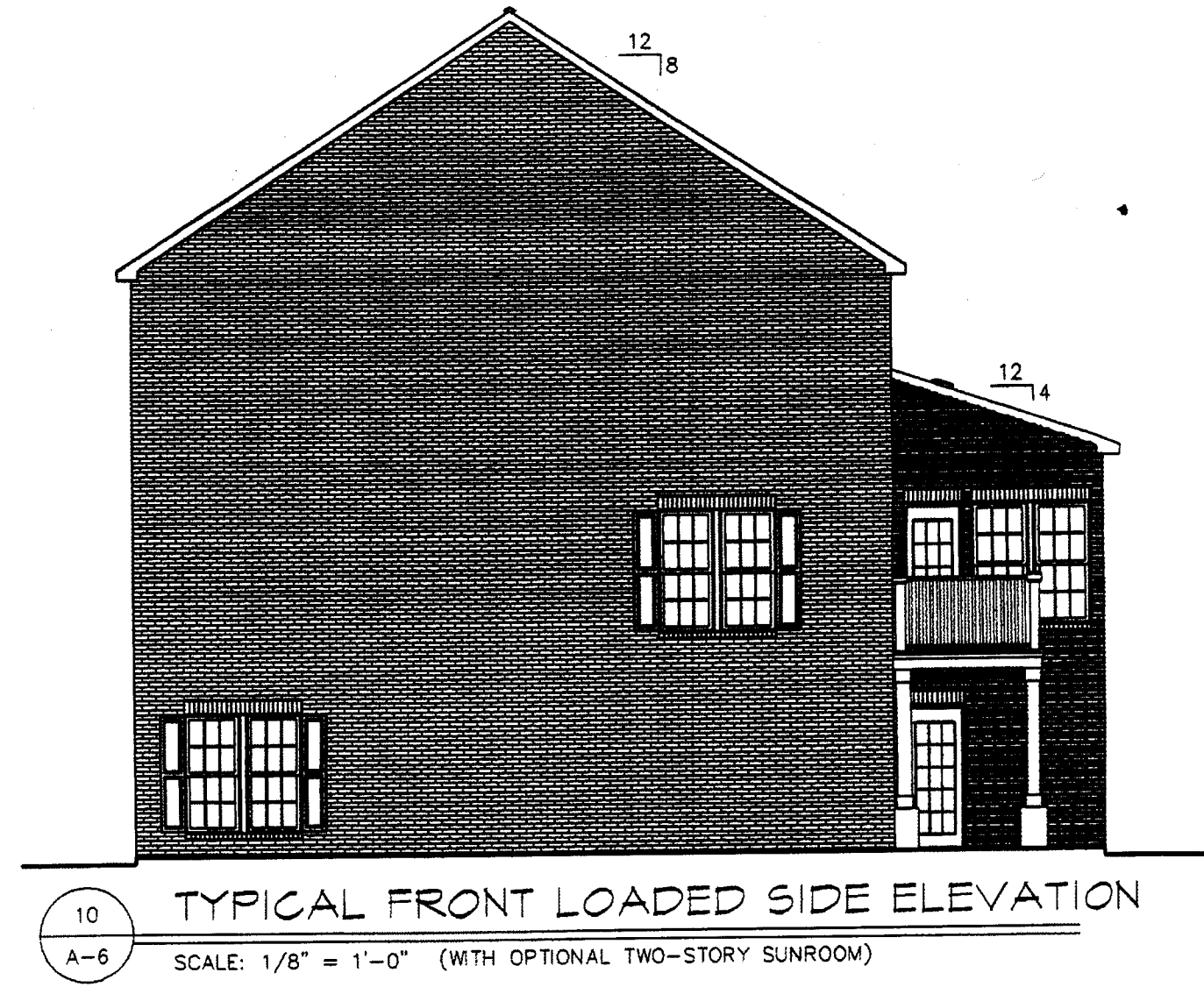
6 TYPICAL FRONT LOADED FRONT ELEVATION
A-4 SCALE: 1/8" = 1'-0"



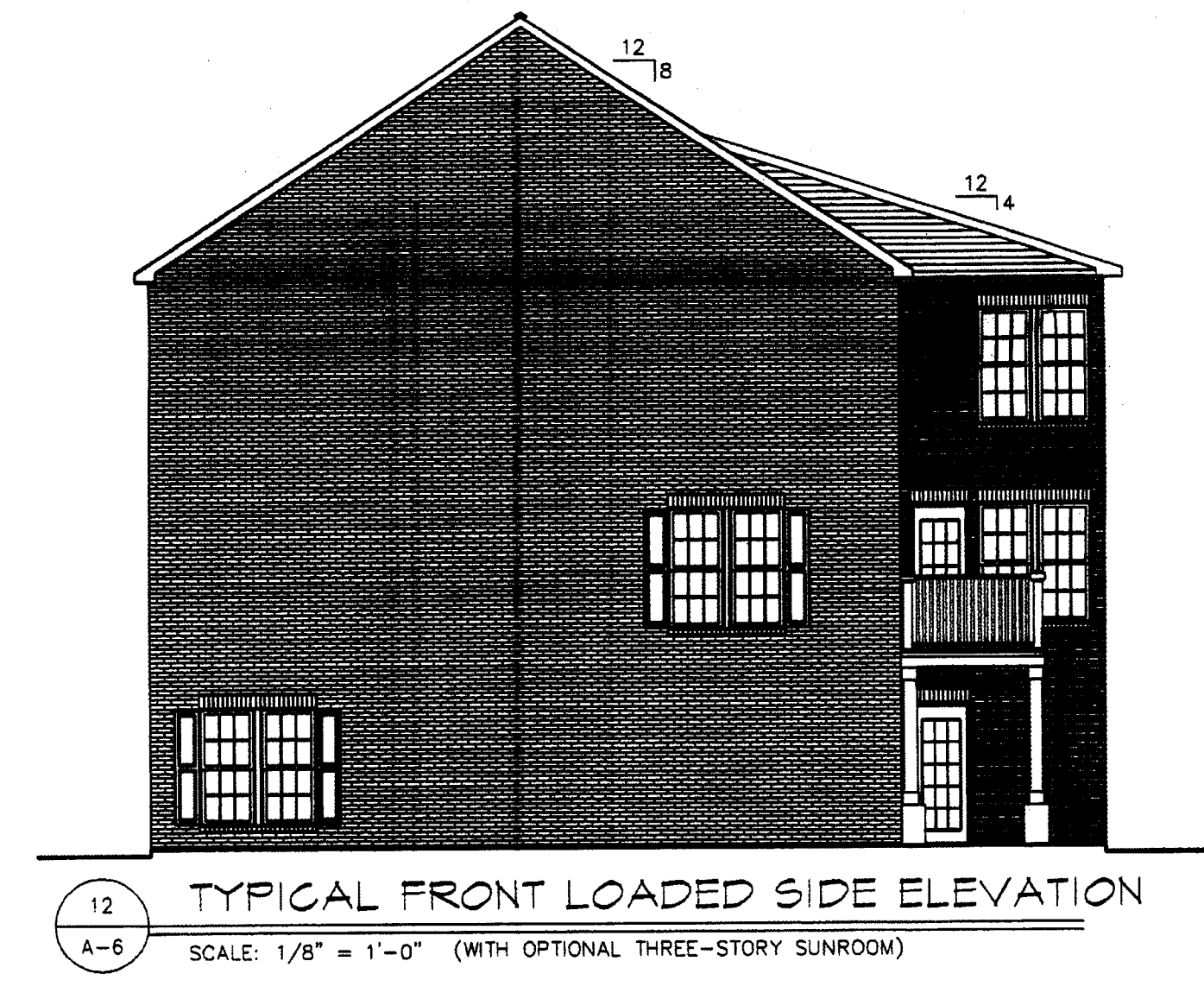
7 TYPICAL FRONT LOADED REAR ELEVATION
A-5 SCALE: 1/8" = 1'-0"



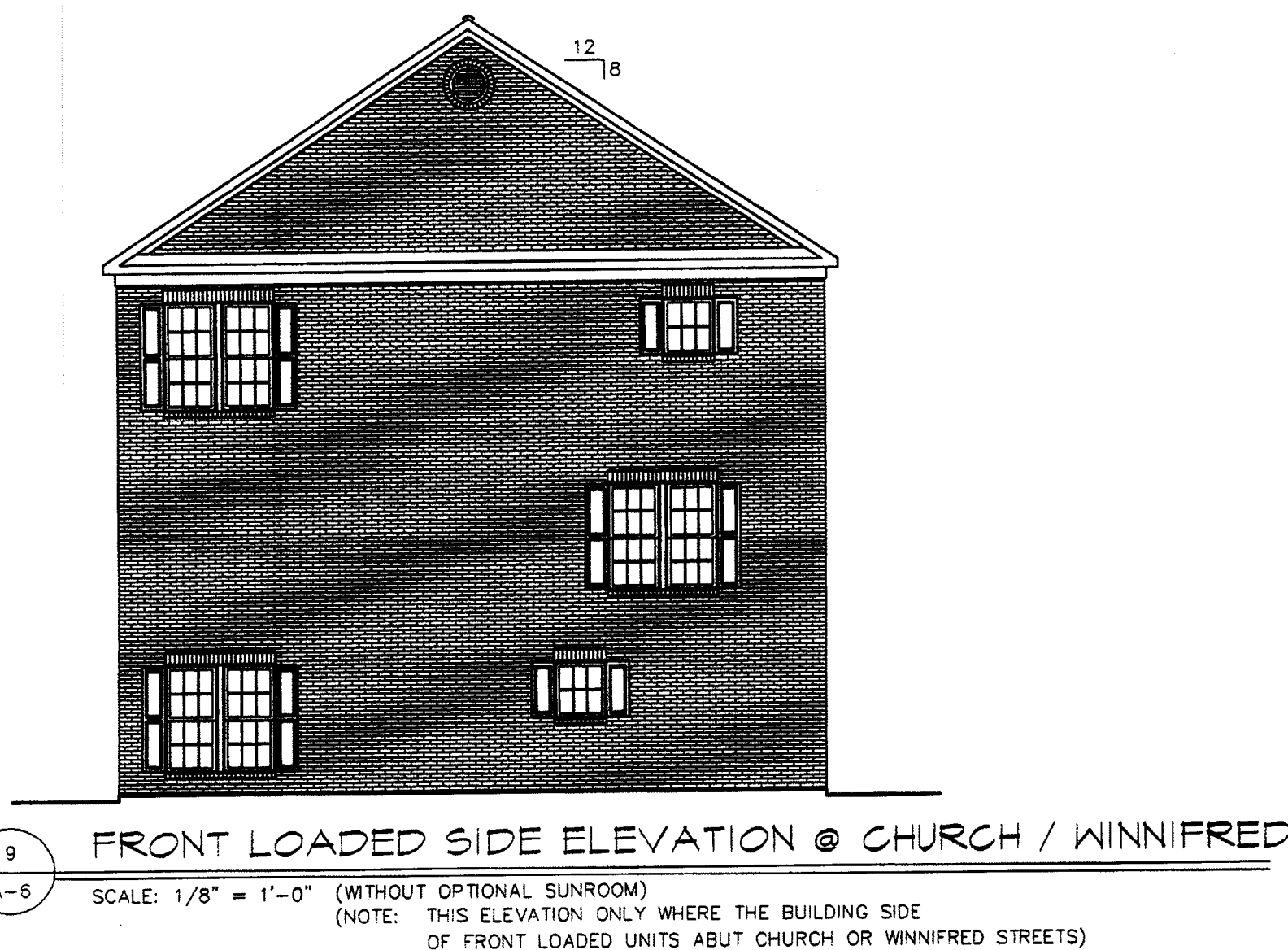
8 TYPICAL FRONT LOADED SIDE ELEVATION
A-6 SCALE: 1/8" = 1'-0" (WITHOUT OPTIONAL SUNROOM)



10 TYPICAL FRONT LOADED SIDE ELEVATION
A-6 SCALE: 1/8" = 1'-0" (WITH OPTIONAL TWO-STORY SUNROOM)



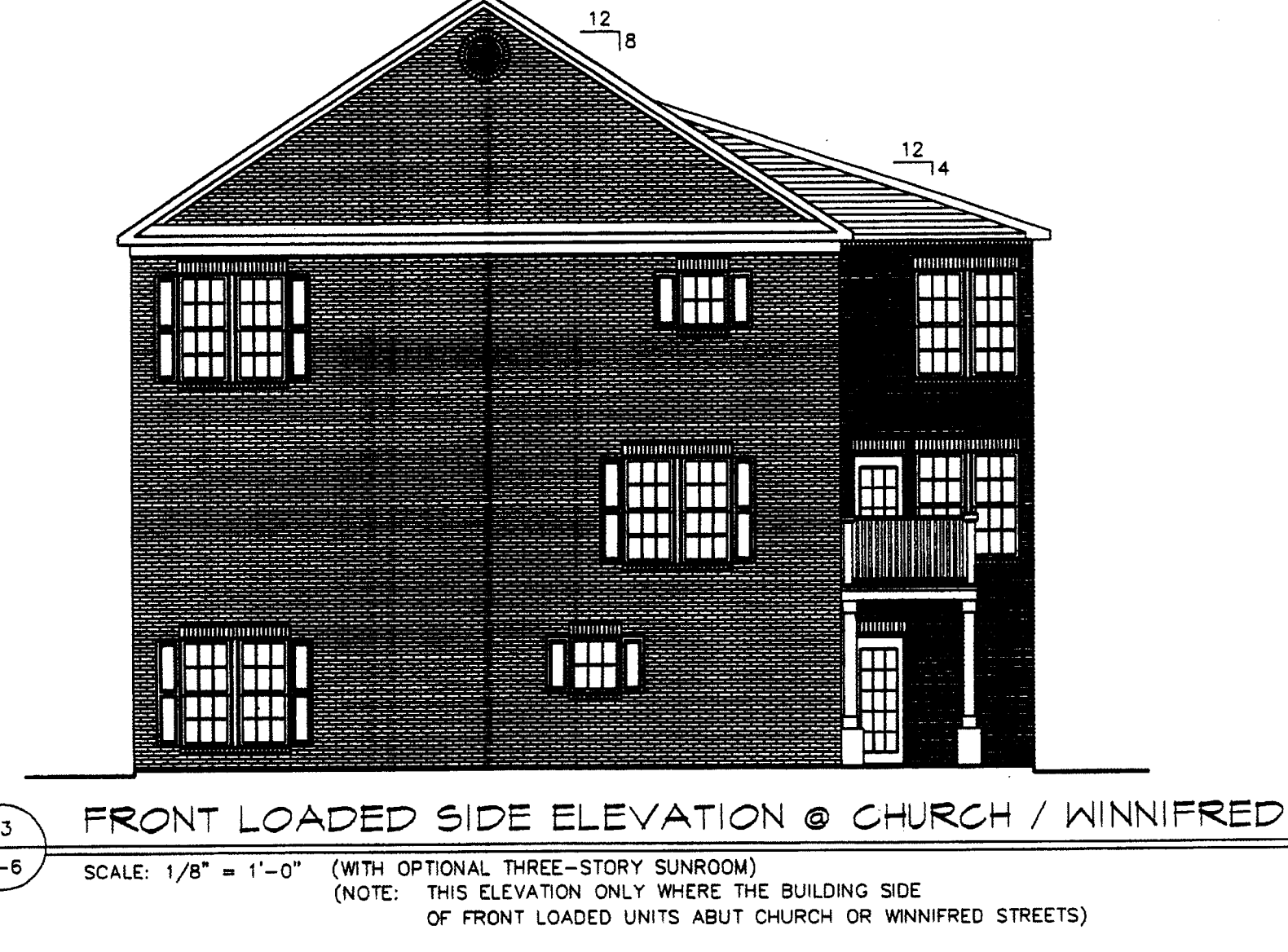
12 TYPICAL FRONT LOADED SIDE ELEVATION
A-6 SCALE: 1/8" = 1'-0" (WITH OPTIONAL THREE-STORY SUNROOM)



9 FRONT LOADED SIDE ELEVATION @ CHURCH / WINNIFRED
A-6 SCALE: 1/8" = 1'-0" (WITHOUT OPTIONAL SUNROOM)
(NOTE: THIS ELEVATION ONLY WHERE THE BUILDING SIDE OF FRONT LOADED UNITS ABUT CHURCH OR WINNIFRED STREETS)



11 FRONT LOADED SIDE ELEVATION @ CHURCH / WINNIFRED
A-6 SCALE: 1/8" = 1'-0" (WITH OPTIONAL TWO-STORY SUNROOM)
(NOTE: THIS ELEVATION ONLY WHERE THE BUILDING SIDE OF FRONT LOADED UNITS ABUT CHURCH OR WINNIFRED STREETS)



13 FRONT LOADED SIDE ELEVATION @ CHURCH / WINNIFRED
A-6 SCALE: 1/8" = 1'-0" (WITH OPTIONAL THREE-STORY SUNROOM)
(NOTE: THIS ELEVATION ONLY WHERE THE BUILDING SIDE OF FRONT LOADED UNITS ABUT CHURCH OR WINNIFRED STREETS)



Stantec

Copyright Reserved
The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Stantec Consulting Services Inc.
2127 Ayrsley Town Blvd. Suite 300
Charlotte, NC 28273
Tel. (704) 329-0900
Fax. (704) 329-0905
www.stantec.com

Revision	By	Appd.	MM.DD.YY.
173200701	JSS	JSS	12.18.06
File Name:	Dwn.	Chkd.	Dsgn.

PETITIONER
THE BOULEVARD AT CHURCH AND BLAND, LLC.
715 NORTH CHURCH STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28202

ARCHITECTURAL ELEVATIONS FOR THE
REZONING OF PARCEL 2 FROM MUDD
TO TOD-MO

Project No.	Scale	Date
173200701	AS SHOWN	12.18.06
Sheet #		
RZ-4		

FOR PUBLIC HEARING PETITION #2007-28