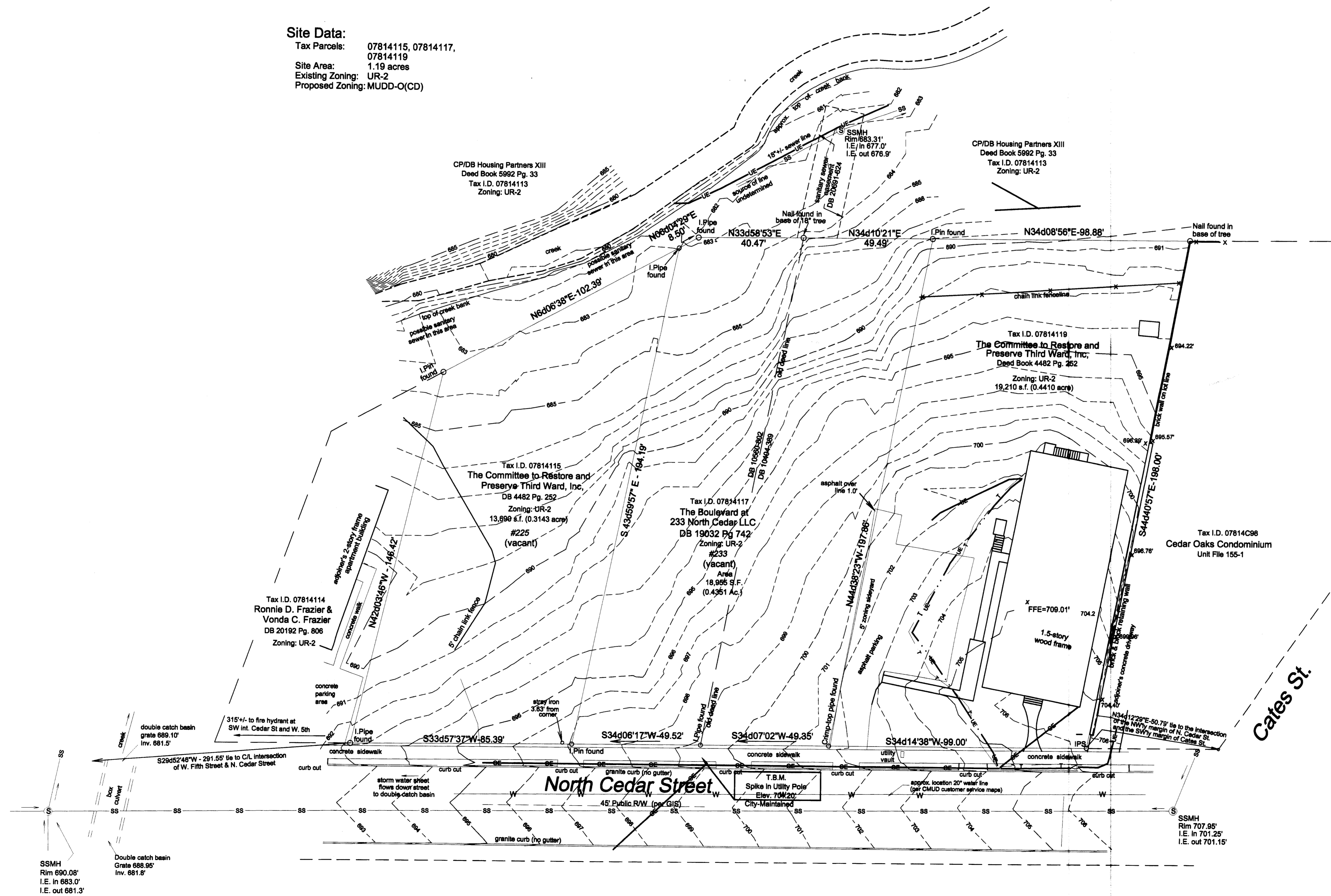


Site Data:
Tax Parcels: 07814115, 07814117,
07814119
Site Area: 1.19 acres
Existing Zoning: UR-2
Proposed Zoning: MUDD-O(CD)



Existing Conditions
Scale: 1" = 20'-0"

225 NORTH CEDAR
REZONING PETITION
#2007-040

FOR
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET SUITE 110
CHARLOTTE, NC 28202
704-334-8244

ISSUED FOR: Rezoning Petition
ISSUE DATE: 12/18/07
REVISIONS:

NORTH CEDAR STREET

Background Statement

The Boulevard Company is the petitioner on that certain Rezoning Application 2007-040 (the "Petition") relating to an approximately 1.19 acre site located on North Cedar Street in Charlotte, North Carolina (the "Site"). The Site is presently zoned UR-2. The Petition seeks to have the Site rezoned to MUDD-O(CD).

Development Standards

1. These development standards ("Development Standards") form a part of the Technical Data Sheet associated with the Petition to accommodate development of the Site.
2. Development of the site will be governed by the Technical Data Sheet, the 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 MUDD zoning classification shall govern all development on the site.
3. The site plans and elevations provided with this document are schematic in nature and not to be considered as specific development plans but rather as preliminary graphic representations of a possible general arrangement of building, parking and circulation on the Site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, building materials and parking spaces are conceptual in nature and may be modified or altered during design development and construction phases within the context of the Development Standards.
4. The site use shall be limited to the principal and accessory uses associated with a multi-family residential development; provided, however, that the following also shall be permitted: (a) non-residential uses ancillary to the operation of a multi-family residential project, and (b) up to 5,000 square feet of commercial uses as allowed under MUDD.
5. Along the frontage on North Cedar Street, the site shall have an 8' planting strip and an 8' sidewalk. The Petitioner reserves the right to relocate the curb line along Cedar St. to provide for on-street parking, but this parking shall not be considered a requirement of this plan.
6. The Petitioner is requesting the following variations from MUDD minimum standards for design and development of the Site:
 - (a) The height of the principal structure shall be permitted to be 160' above the average grade along North Cedar Street. Because of the steep topography on the Site, this may result in the height of the building exceeding 160' of the average grade of the entire site if the average grade of the entire site is considered in the calculation of height under the ordinance.
7. Off-street parking will meet or exceed the minimum standards of the Zoning Ordinance. All resident parking (as distinguished from guest, visitor and/or commercial parking) shall be secured by means of a gate.
8. All signs installed on the site shall be done so in accordance with applicable ordinances.
10. All dumpsters, if any, shall be screened with a solid enclosure with gates. It is anticipated that all trash and recycling facilities will be located within the building.
11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees and site development, may apply to the development of the Site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by these Development Standards. Unless specifically noted in the Development Standards, these other standard development requirements will be applied to the development of the Site as defined by those other city ordinances.

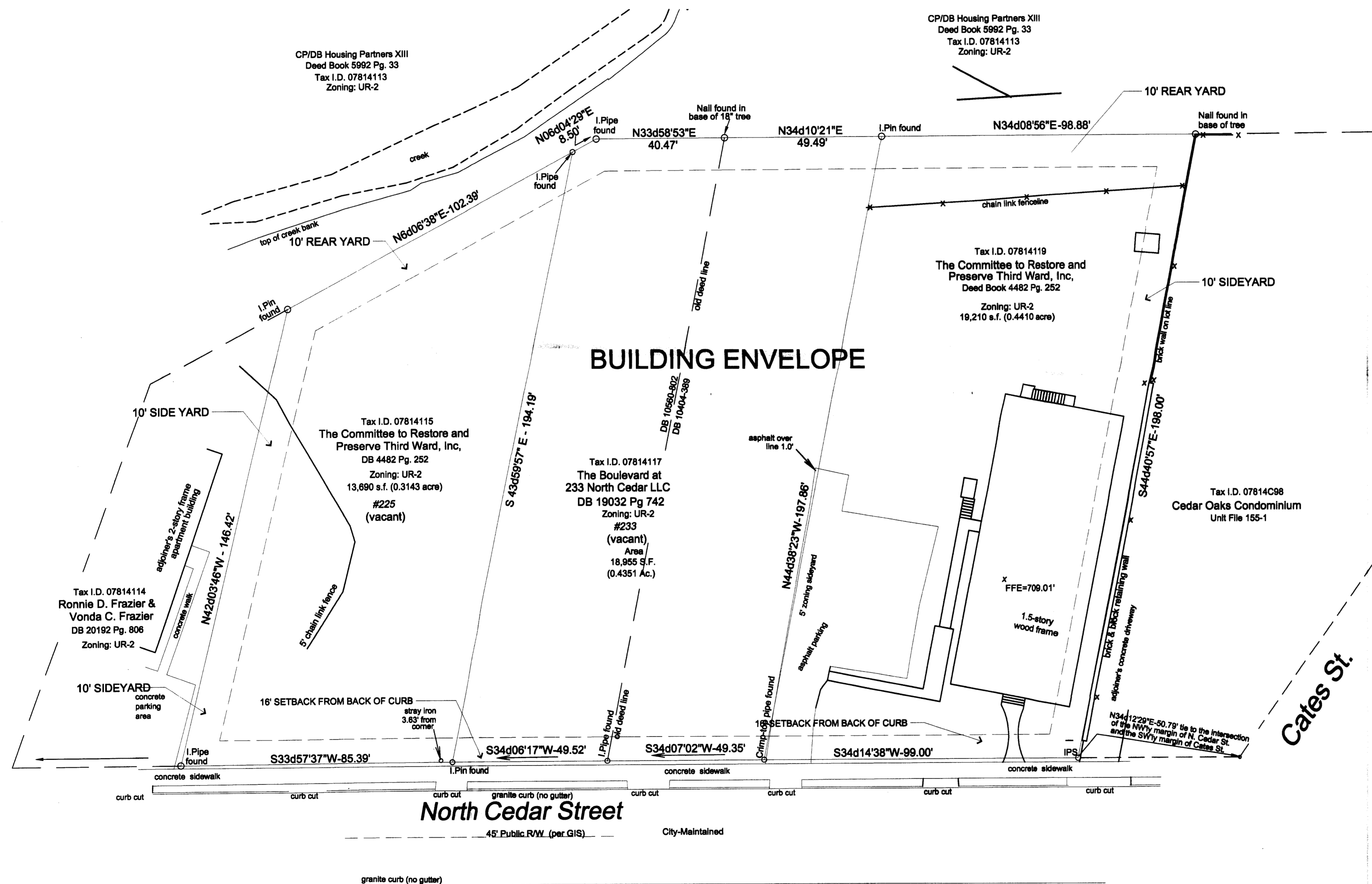
13. Nothing in this document shall be construed to prohibit the subdivision of the Site and/or recombination of a portion of the Site with adjacent property so long as the site continues to comply with the provisions of the Ordinance and this site plan.

14. Throughout these Development Standards, the terms "Petitioner", "owner" and "owners" 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.

December 21, 2007, submission of revised MUDD-O plan

— FOR —
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET SUITE 110
CHARLOTTE, NC 28202
704-334-8244

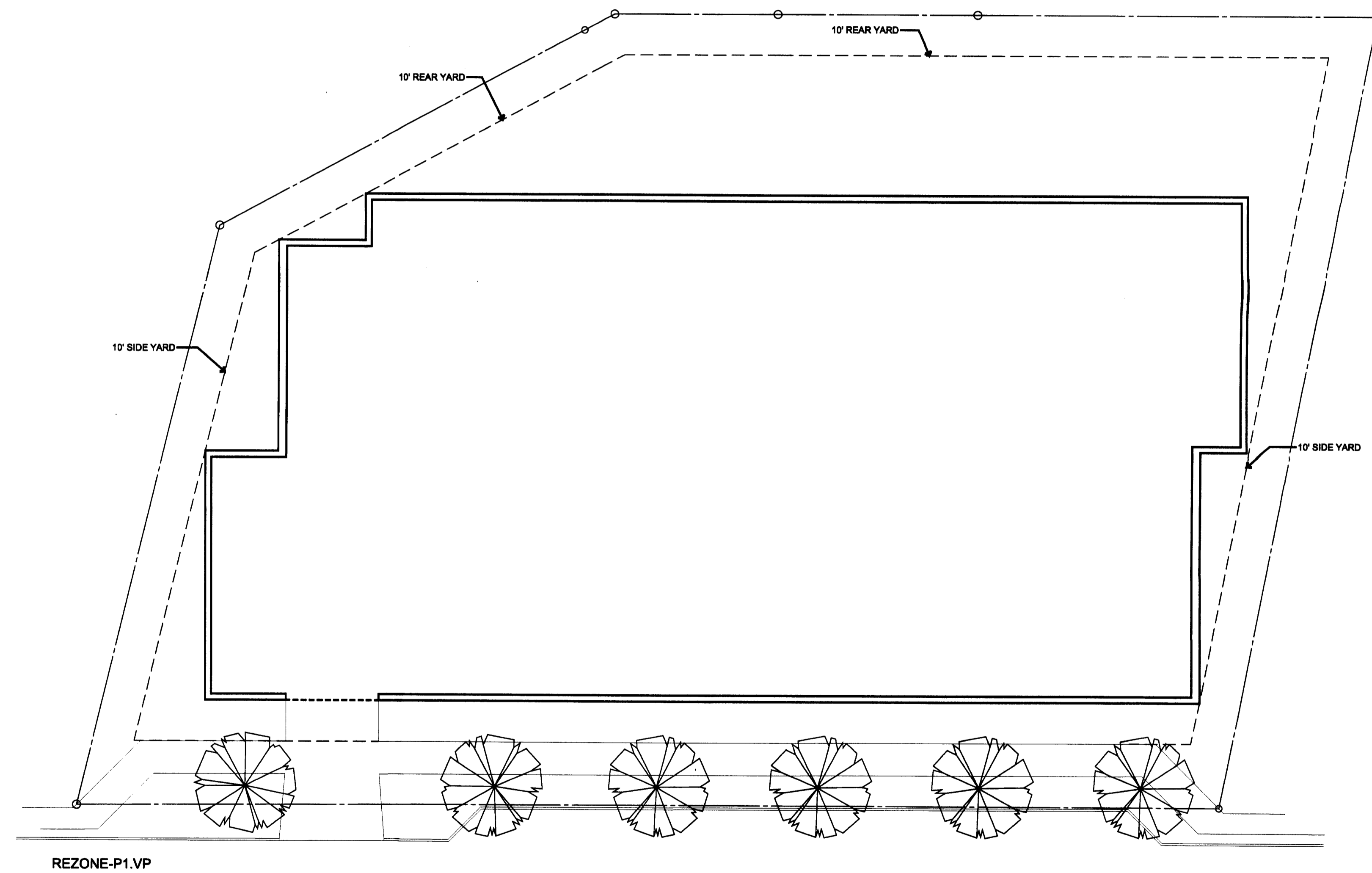
ISSUED FOR: Rezoning Petition
ISSUE DATE: 12/18/07
REVISIONS: -



Technical Data Sheet

Scale: 1" = 20'-0"

The site plans and elevations provided with this document are schematic in nature not to be considered as specific development plans but rather as preliminary graphic representations of a possible general arrangement of building, parking and circulation on the Site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, building materials and parking spaces are conceptual in nature and may be modified or altered during design development and construction phases within the context of Development Standards.



Illustrative Site Plan

Scale: 1" = 20'-0"

The site plans and elevations provided with this document are schematic in nature not to be considered as specific development plans but rather as preliminary graphic representations of a possible general arrangement of building, parking and circulation on the Site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, building materials and parking spaces are conceptual in nature and may be modified or altered during design development and construction phases within the context of Development Standards.

225 NORTH CEDAR

REZONING PETITION

#2007-040

FOR
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET SUITE 110
CHARLOTTE, NC 28202
704-334-8244

ISSUED FOR: Rezoning Petition
ISSUE DATE: 12/18/07
REVISIONS: -



Elevation 1: Front View

The site plans and elevations provided with this document are schematic in nature not to be considered as specific development plans but rather as preliminary graphic representations of a possible general arrangement of building, parking and circulation on the Site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, building materials and parking spaces are conceptual in nature and may be modified or altered during design development and construction phases within the context of Development Standards.



Elevation 2: Street View



Elevation 3: View from Cemetery



Elevation 4: Aerial View



715 NORTH CHURCH STREET
SUITE 140
CHARLOTTE NC 28202
704 377 8500

www.millerarchitecture.com

225 NORTH CEDAR
REZONING PETITION

#2007-040

— FOR —
THE BOULEVARD COMPANY
715 NORTH CHURCH STREET SUITE 110
CHARLOTTE, NC 28202
704-334-8244

ISSUED FOR: Rezoning Petition
ISSUE DATE: 12/18/07
REVISIONS: -

ILLUSTRATIVE ELEVATIONS
4 of 4