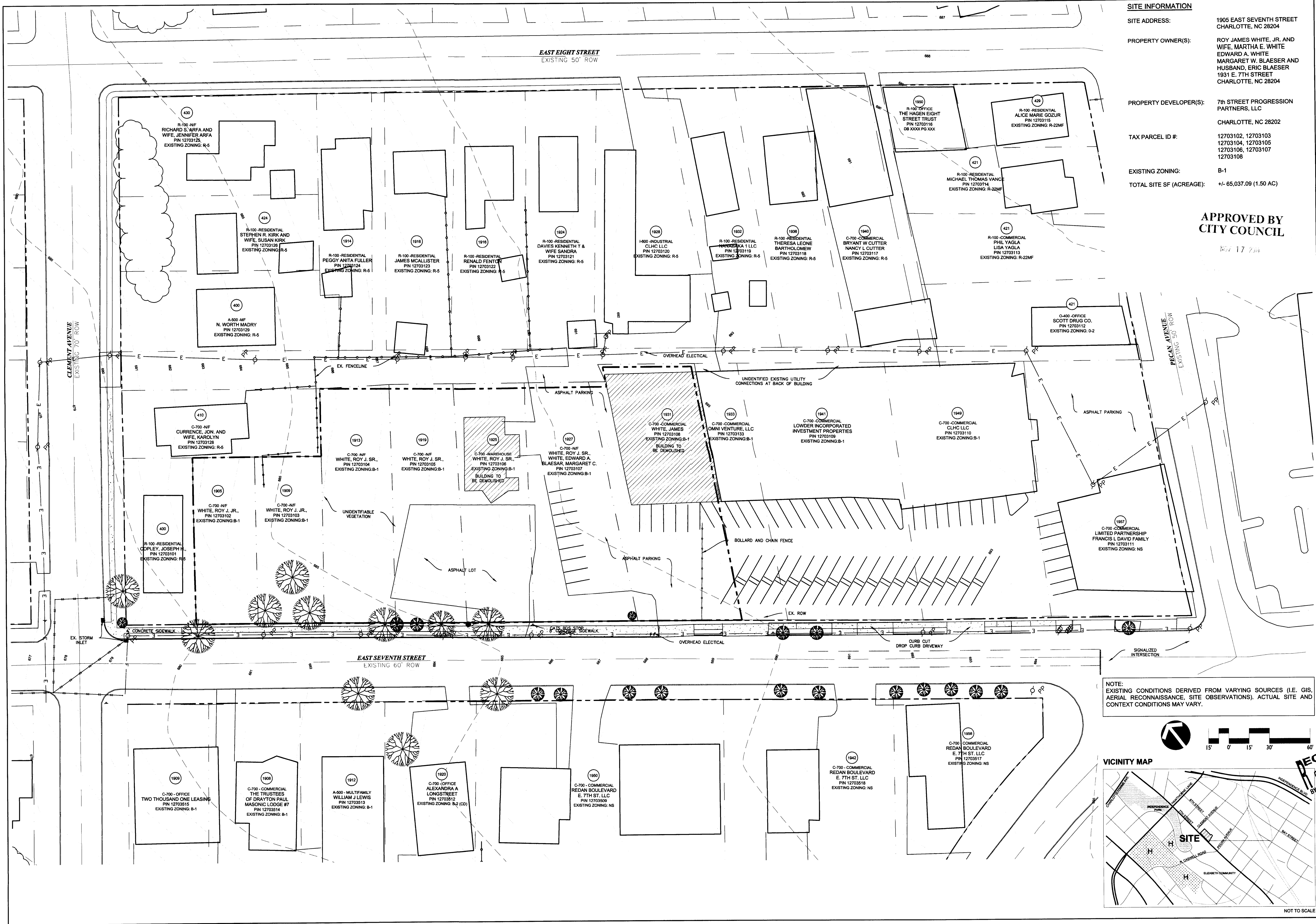




SITE INFORMATION

SITE ADDRESS: 1905 EAST SEVENTH STREET
CHARLOTTE, NC 28204

PROPERTY OWNER(S): ROY JAMES WHITE, JR. AND WIFE, MARTHA E. WHITE
EDWARD A. WHITE
MARGARET W. BLAESER AND HUSBAND, ERIC BLAESER
1931 E. 7TH STREET
CHARLOTTE, NC 28204

PROPERTY DEVELOPER(S): 7th STREET PROGRESSION PARTNERS, LLC
CHARLOTTE, NC 28202

TAX PARCEL ID #: 12703102, 12703103
12703104, 12703105
12703106, 12703107
12703108

EXISTING ZONING: B-1

TOTAL SITE SF (ACREAGE): +/- 65,037.09 (1.50 AC)

APPROVED BY CITY COUNCIL

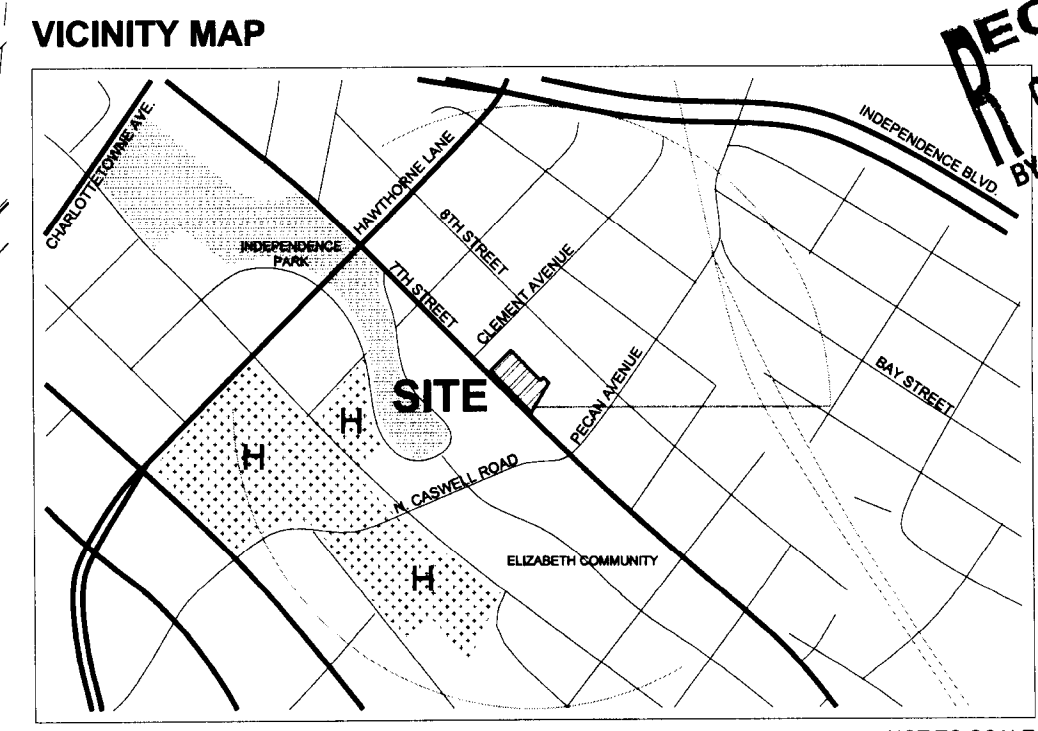
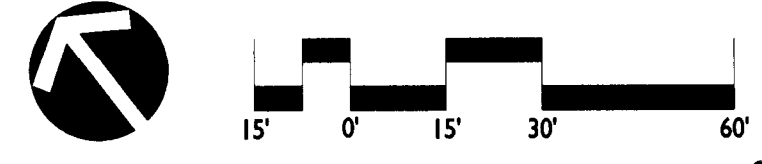
NOV 17 2014

PETITION NO. 2014-084

7TH STREET REDEVELOPMENT
MULTI-FAMILY DEVELOPMENT
7TH STREET PROGRESSION PARTNERS, LLC

EXISTING CONDITIONS PLAN

NOTE:
EXISTING CONDITIONS DERIVED FROM VARYING SOURCES (I.E. GIS, AERIAL RECONNAISSANCE, SITE OBSERVATIONS). ACTUAL SITE AND CONTEXT CONDITIONS MAY VARY.



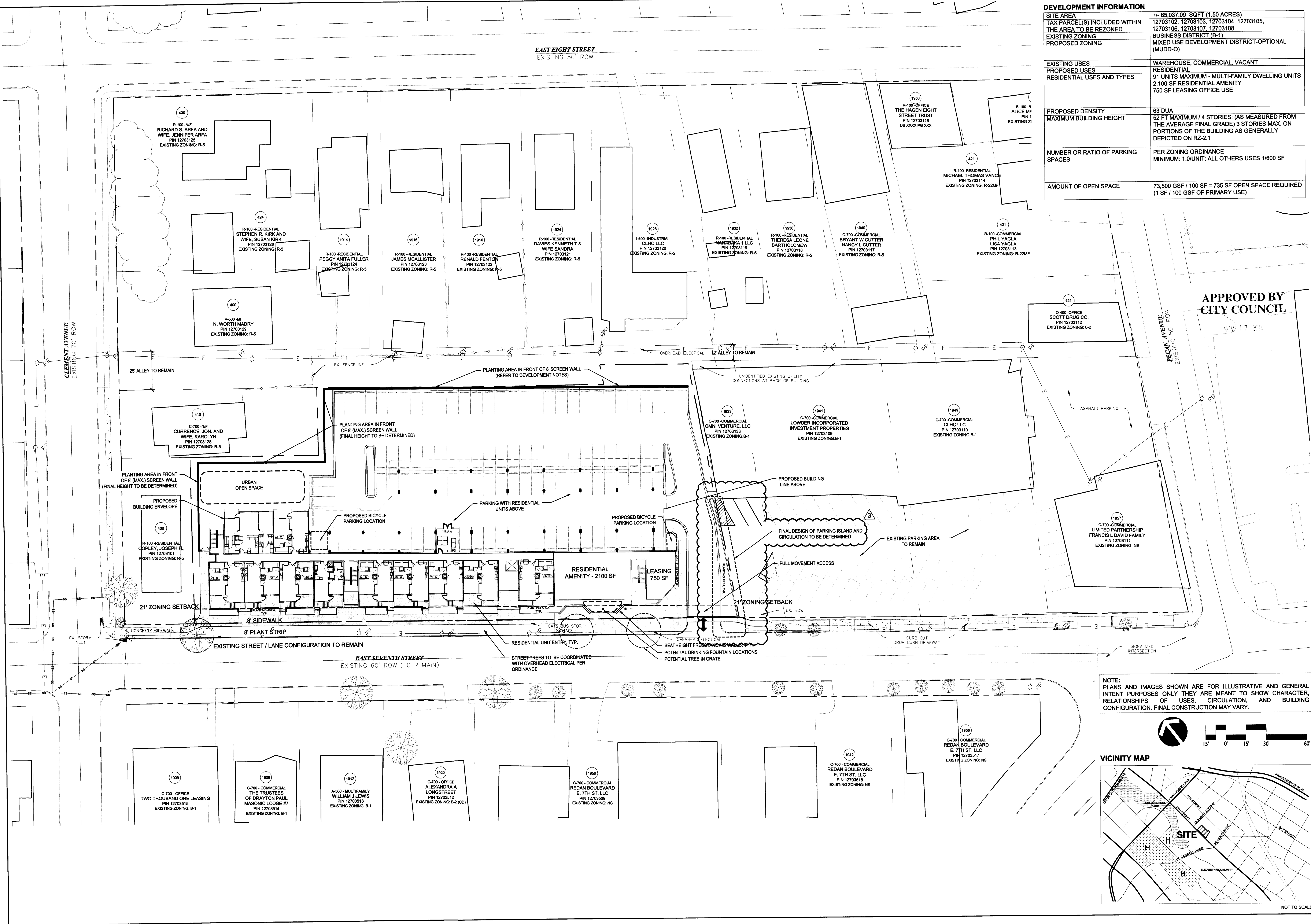
REVISIONS:

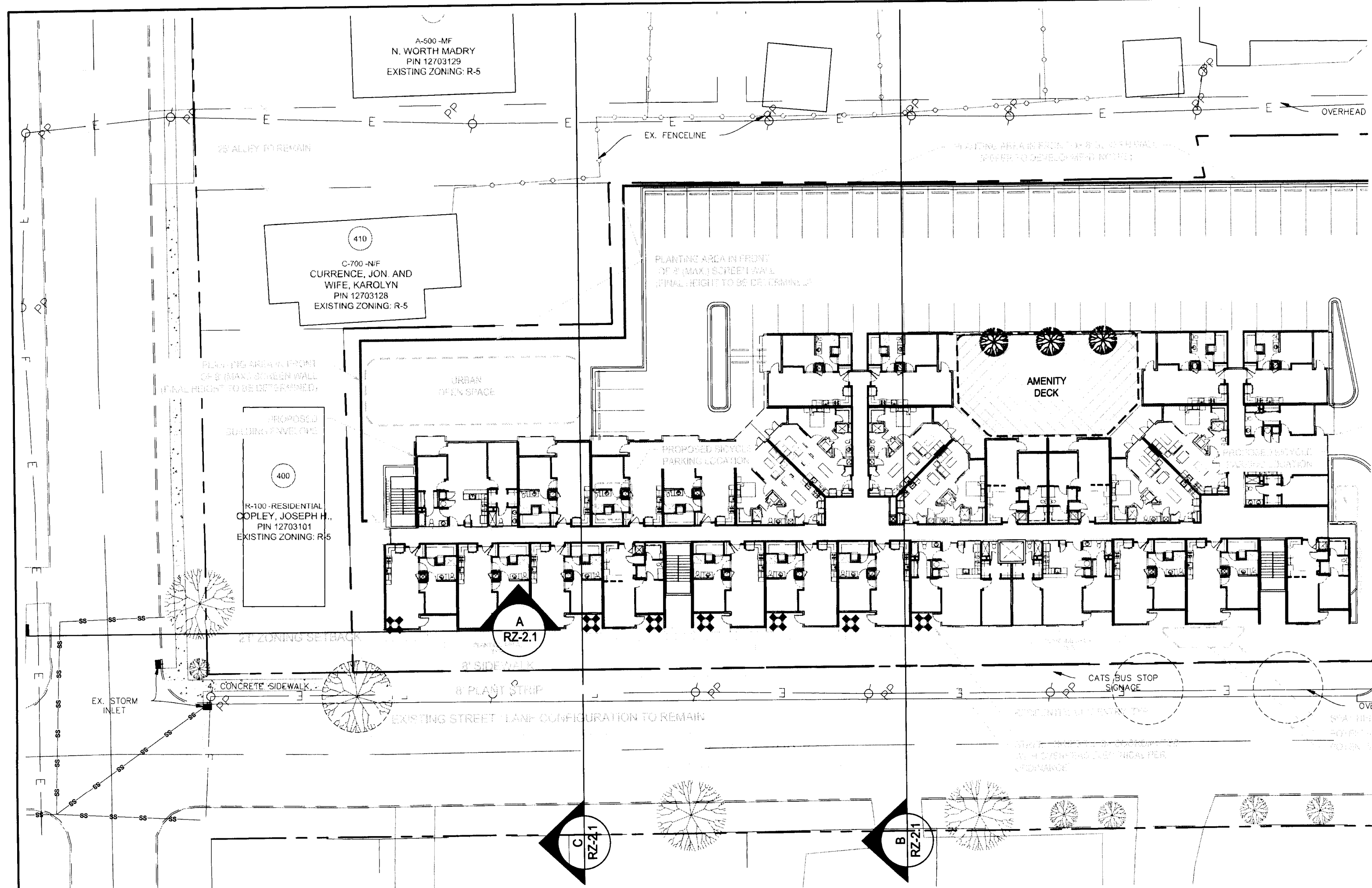
1	08-15-2014	PER STATE COMMENTS
2	09-19-2014	COMMUNITY MEETING COMMENTS
3	10-13-2014	PER CITY COMMENTS

DATE: 23 JUNE 2014
DESIGNED BY: N/A
CHECKED BY: SAM
Q.C. BY: RJP
SCALE: 1" = 30'-0"
PROJECT #: 1013364
SHEET #:

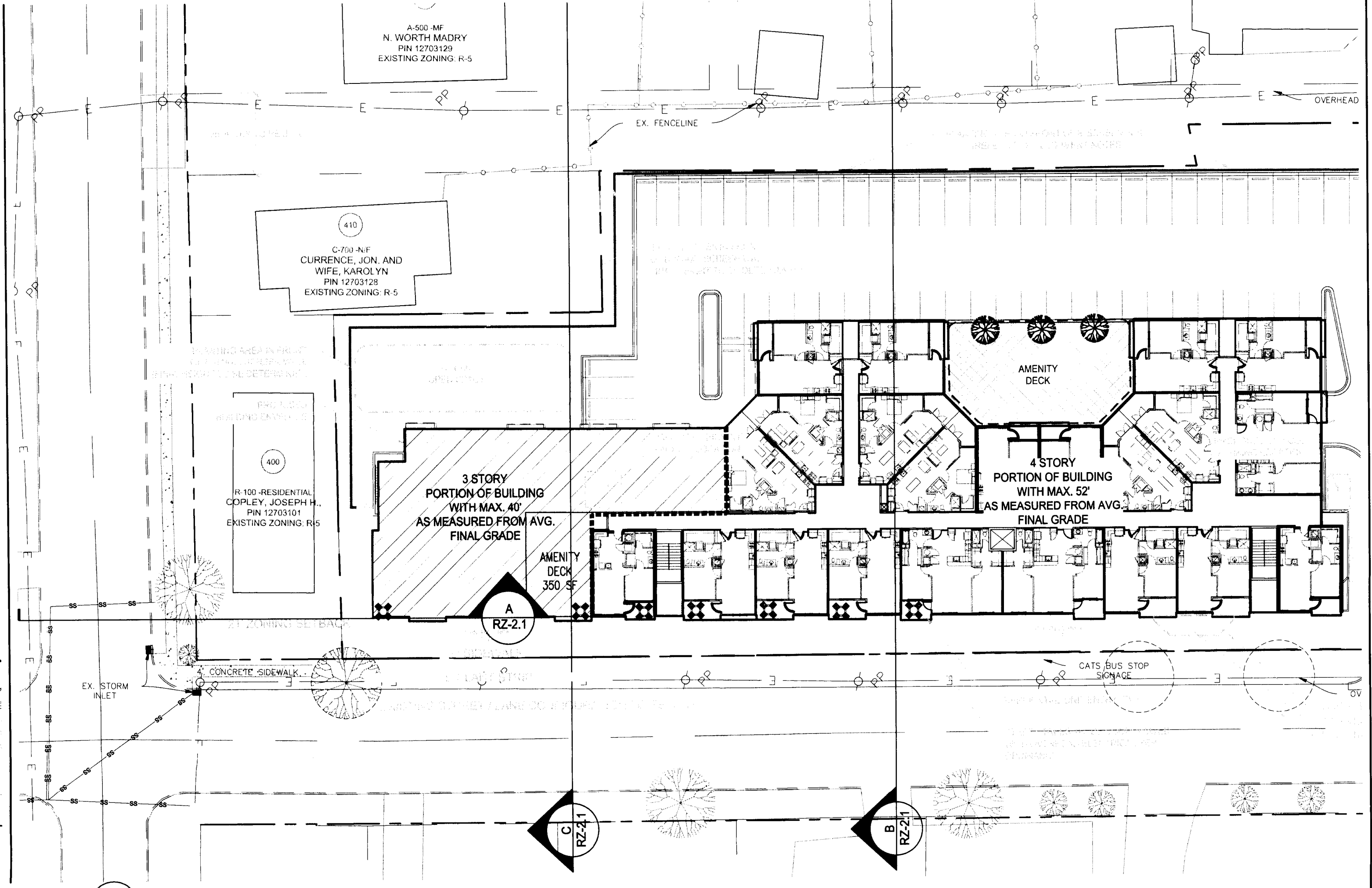
RZ-1.0

DEVELOPMENT INFORMATION	
SITE AREA	+/- .65,037.09 SQFT (1.50 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12703102, 12703103, 12703104, 12703105, 12703106, 12703107, 12703108
EXISTING ZONING	BUSINESS DISTRICT (B-1)
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT-OPTIONAL (MUDD-O)
EXISTING USES	WAREHOUSE, COMMERCIAL, VACANT
PROPOSED USES	RESIDENTIAL
RESIDENTIAL USES AND TYPES	91 UNITS MAXIMUM - MULTI-FAMILY DWELLING UNITS 2,100 SF RESIDENTIAL AMENITY 750 SF LEASING OFFICE USE
PROPOSED DENSITY	63 DUA
MAXIMUM BUILDING HEIGHT	52 FT MAXIMUM / 4 STORIES: (AS MEASURED FROM THE AVERAGE FINAL GRADE) 3 STORIES MAX. ON PORTIONS OF THE BUILDING AS GENERALLY DEPICTED ON RZ-2.1
NUMBER OR RATIO OF PARKING SPACES	PER ZONING ORDINANCE MINIMUM: 1.0/UNIT; ALL OTHERS USES 1/600 SF
AMOUNT OF OPEN SPACE	73,500 GSF / 100 SF = 735 SF OPEN SPACE REQUIRED (1 SF / 100 GSF OF PRIMARY USE)

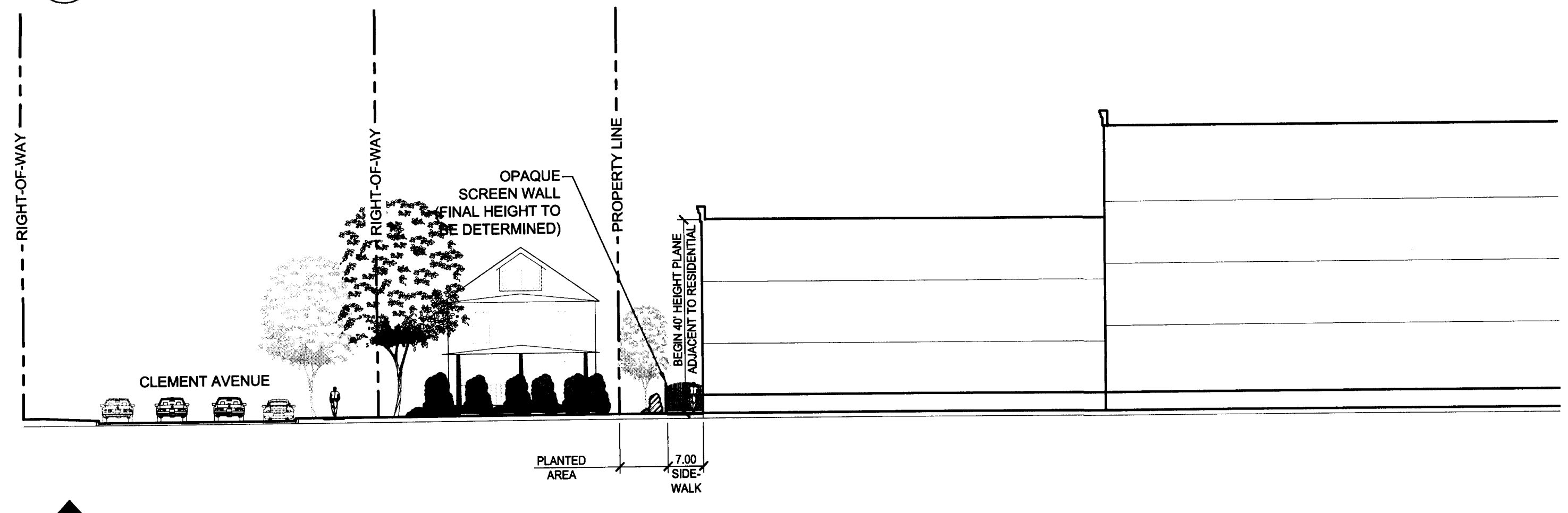




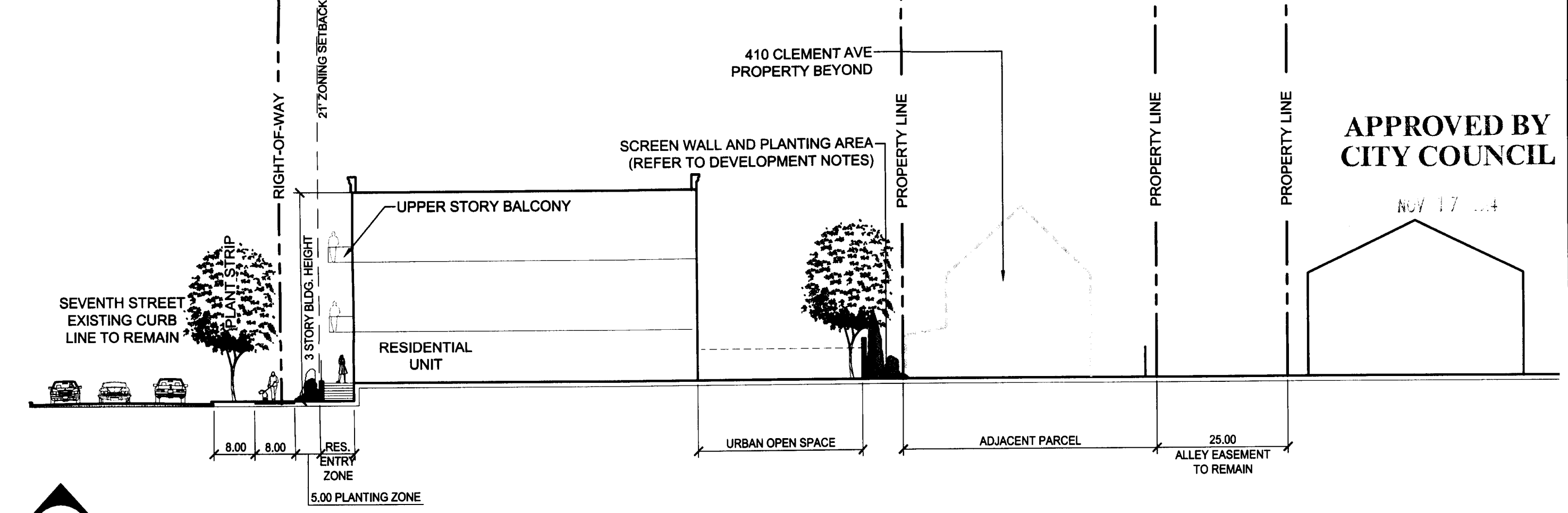
1 SECOND AND THIRD LEVEL SCHEMATIC ARCHITECTURE
RZ-2.1 PLAN
SCALE: 1"=40'



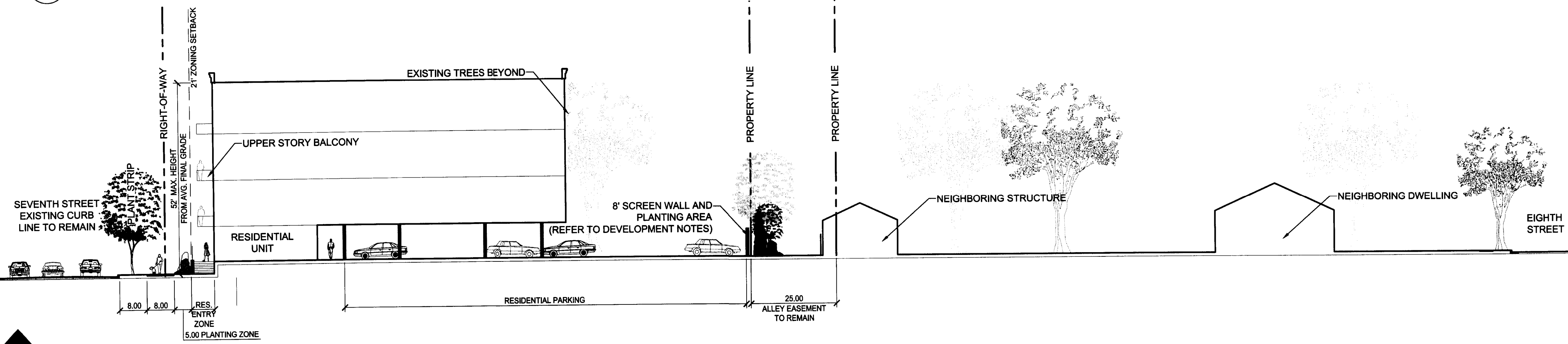
2 FOURTH LEVEL SCHEMATIC ARCHITECTURE
RZ-2.1 PLAN
SCALE: 1"=40'



A CLEMENT AVENUE SECTION / ELEVATION
RZ-2.1
SCALE: NTS

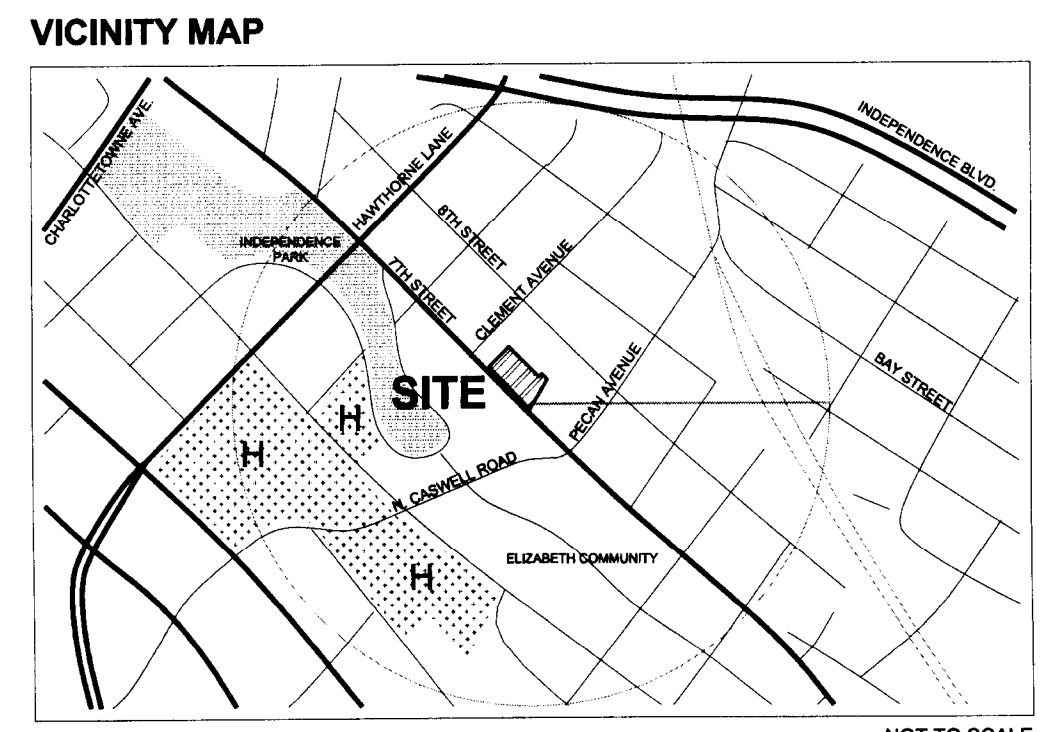


C SEVENTH STREET SECTION C
RZ-2.1
SCALE: NTS



B SEVENTH STREET SECTION B
RZ-2.1
SCALE: NTS

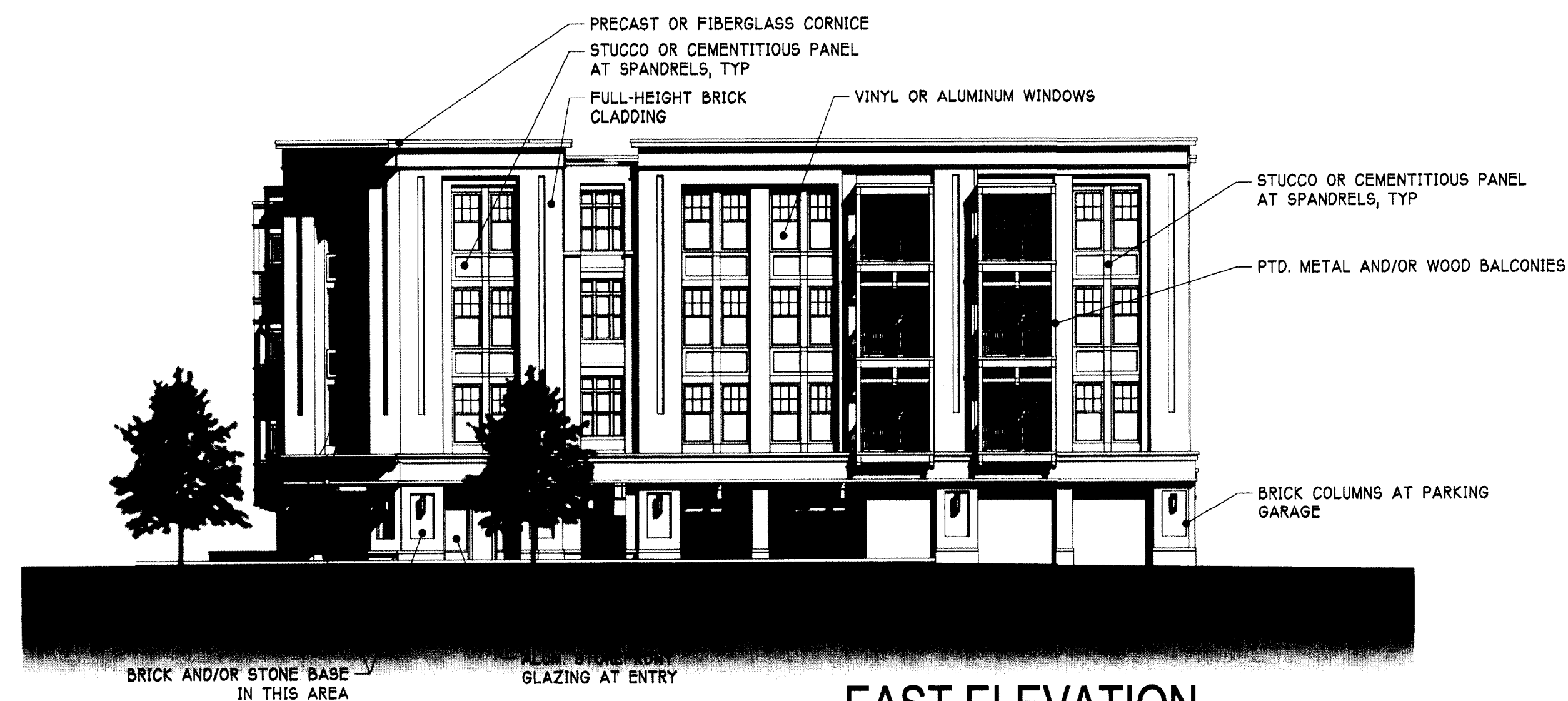
NOTE:
PLANS AND IMAGES SHOWN ARE FOR ILLUSTRATIVE AND GENERAL
INTENT PURPOSES ONLY THEY ARE MEANT TO SHOW CHARACTER,
RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING
CONFIGURATION. ACTUAL CONDITIONS AND FINAL CONSTRUCTION MAY
VARY.



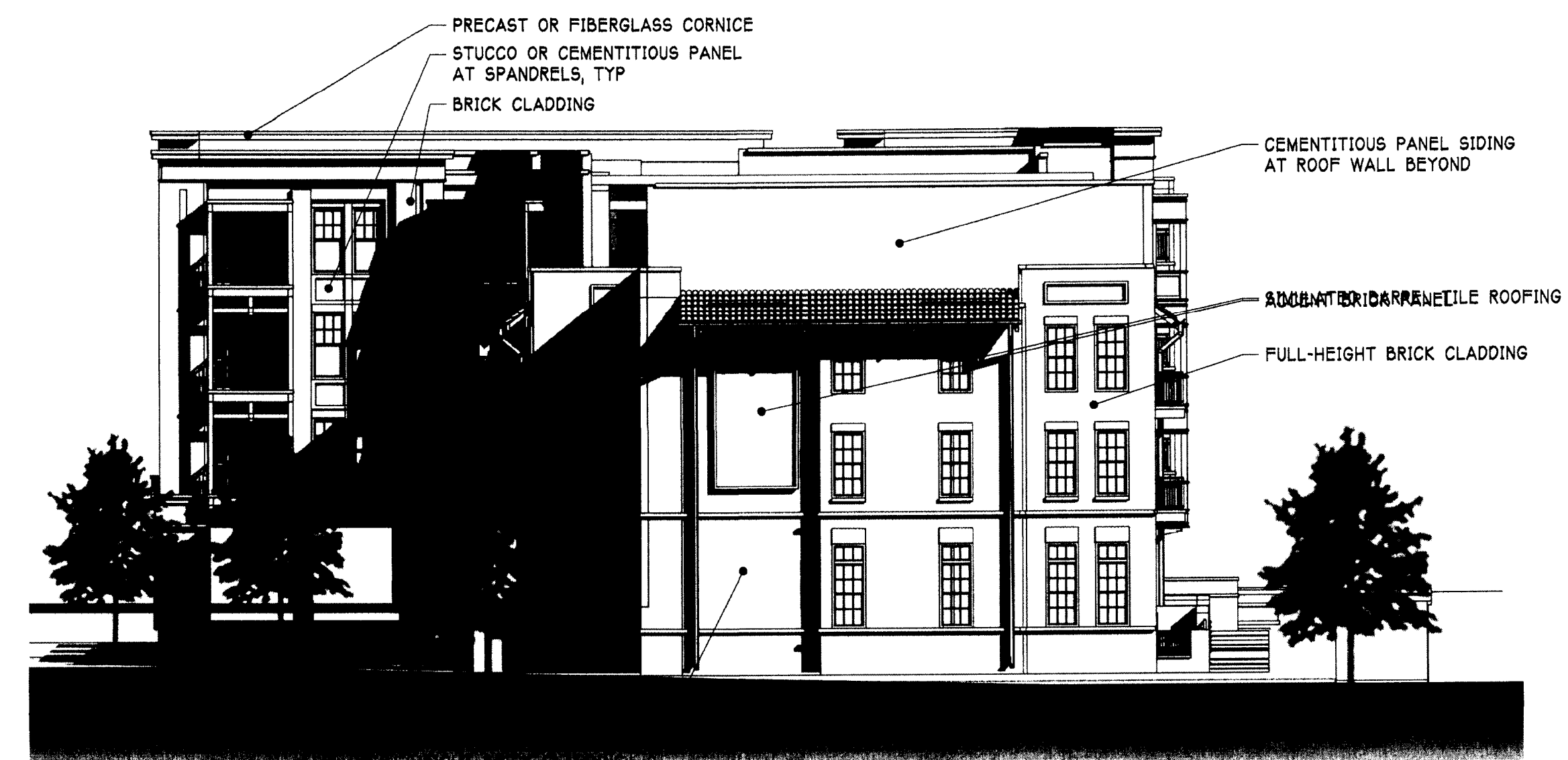
REVISIONS:
1 08-15-2014 - PER STAFF COMMENTS
2 09-13-2014 - PER STAFF COMMENTS
3 10-13-2014 - PER STAFF COMMENTS
DATE 23 JUNE 2014
DESIGNED BY: N/A
CHECKED BY: SAM
Q.C. BY: RIP
SCALE: AS SHOWN
PROJECT #: 101364
SHEET #:
RZ-2.1

**7TH STREET REDEVELOPMENT
MULTI-FAMILY DEVELOPMENT**
7TH STREET PROGRESSION PARTNERS, LLC
SCHEMATIC SITE SECTIONS

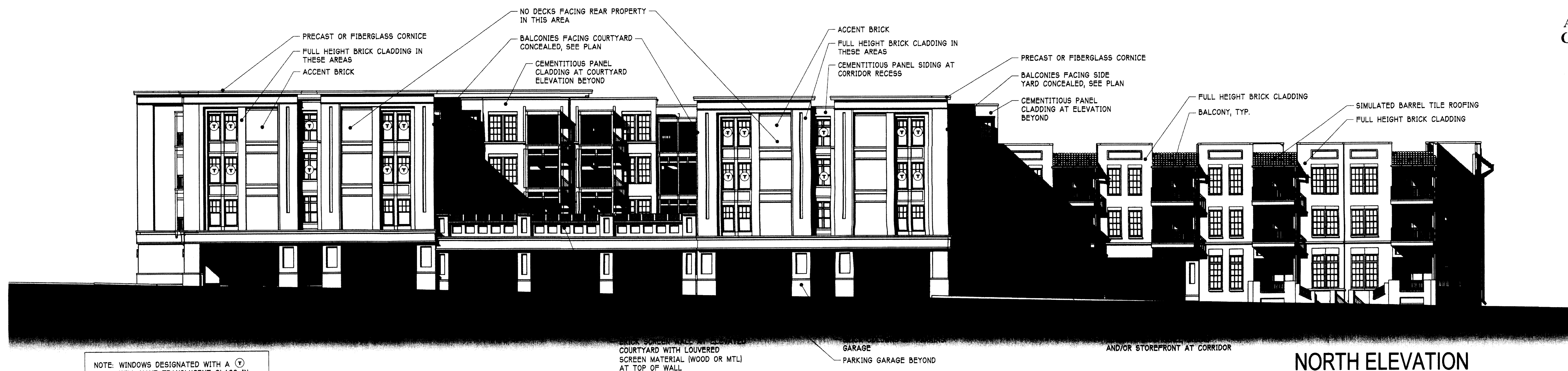
PETITION NO. 2014-084



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



7TH STREET ELEVATION

APPROVED BY
CITY COUNCIL

7TH STREET
REDEVELOPMENT
MULTIFAMILY DEVELOPMENT

7TH STREET
PROGRESSION
PARTNERS, LLC

LOCATION / CHARLOTTE, NORTH CAROLINA
PROJECT # / 14SEV71
DATE / 09.18.14
DRAWN /

COPYRIGHT 2014 BB+M ARCHITECTURE PLLC

ELEVATIONS

RZ2.20

PETITION NO. 2014-084

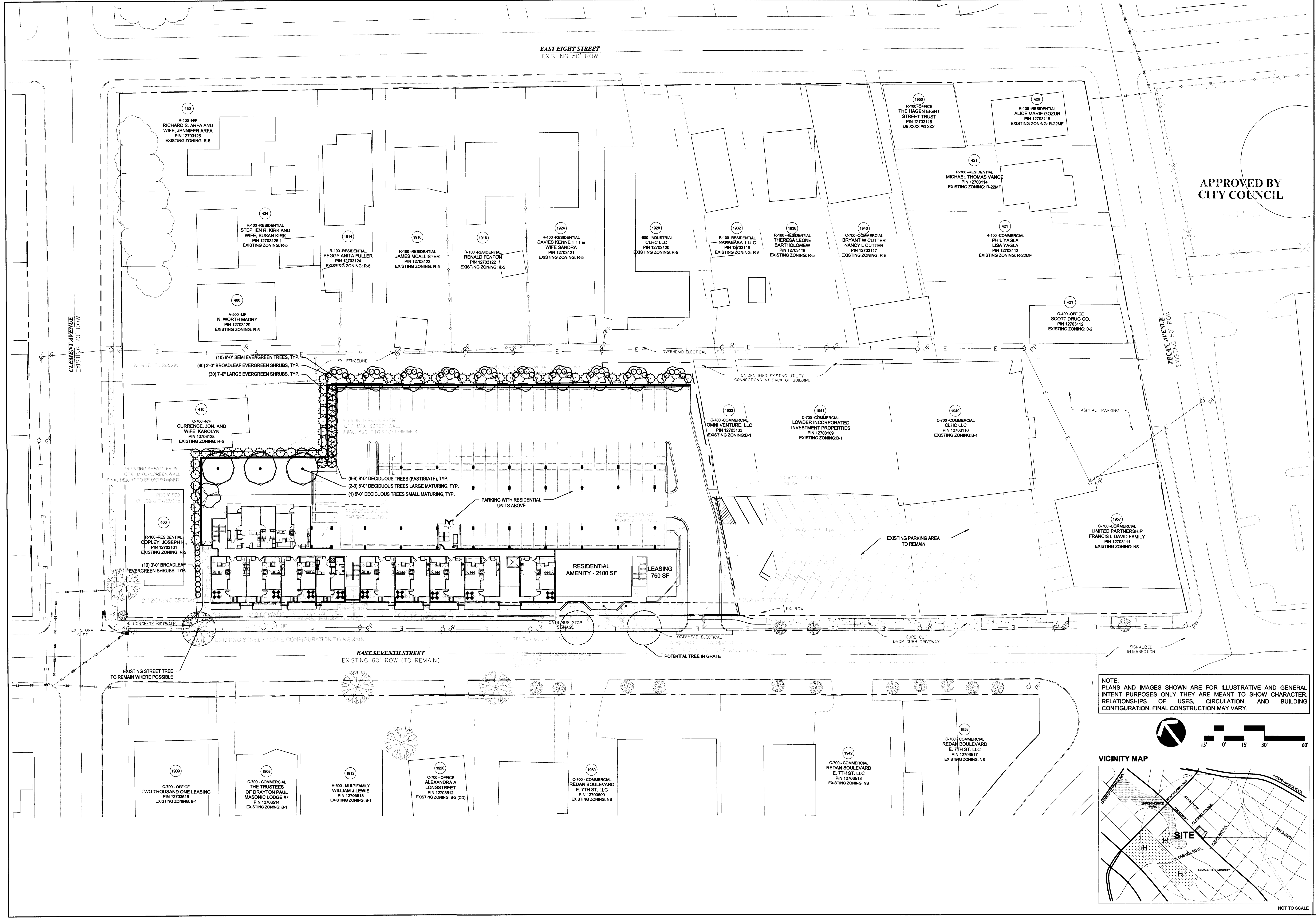
**7TH STREET REDEVELOPMENT
MULTI-FAMILY DEVELOPMENT**
7TH STREET PROGRESSION PARTNERS, LLC

SCHEMATIC REQUIRED PLANTING PLAN

REVISIONS:
1 08-15-2014 - PER STAFF COMMENTS
2 09-19-2014 - COMMUNITY STAFF COMMENTS
3 10-13-2014 - PER COMMUNITY COMMENTS

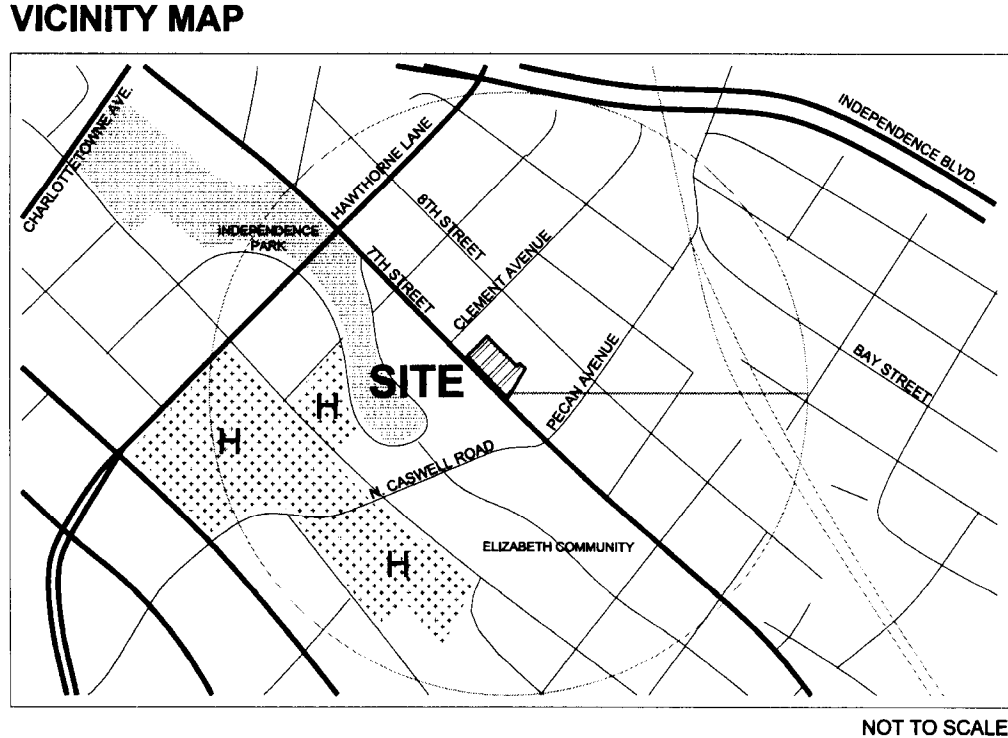
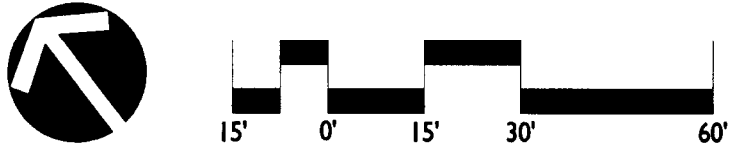
DATE: 23 JUNE 2014
DESIGNED BY: N/A
CHECKED BY: N/A
QC BY: RP
SCALE: AS SHOWN
PROJECT #: 1013364

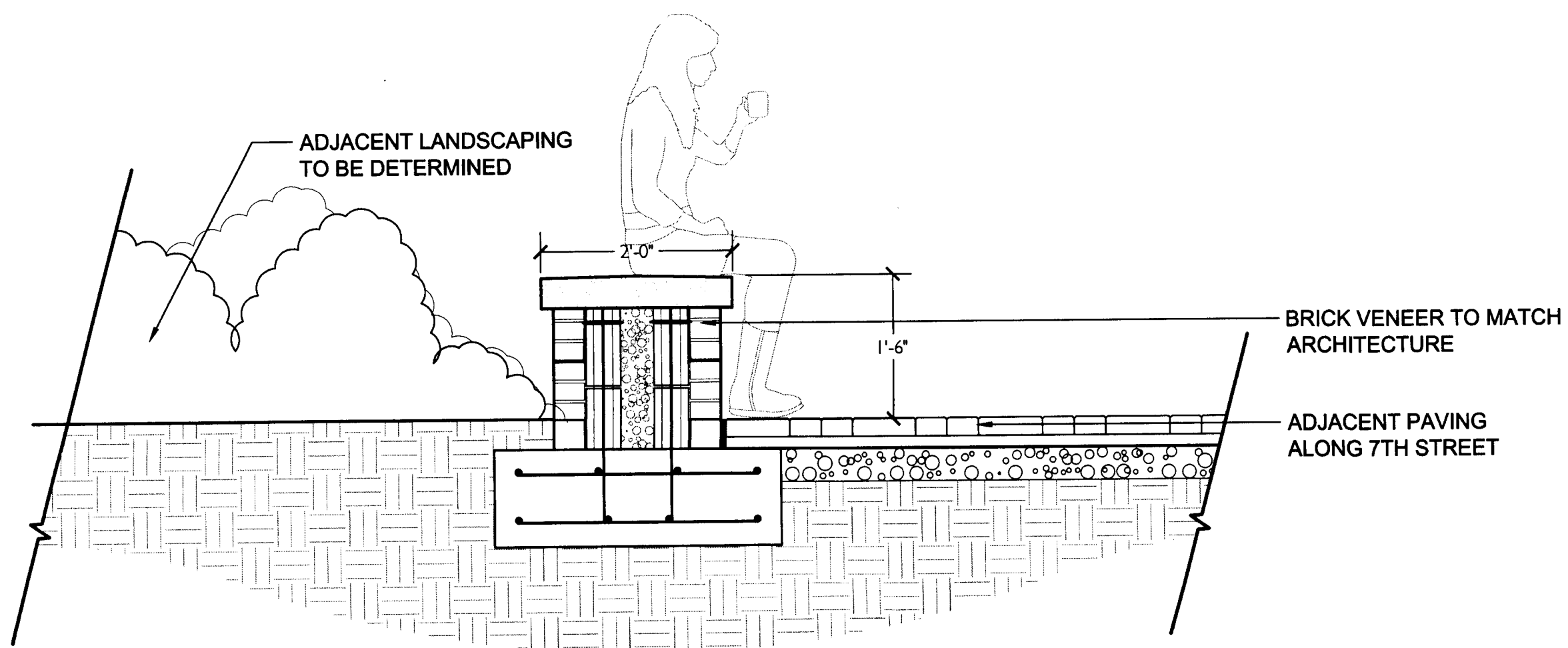
SHEET #:
RZ-2.3



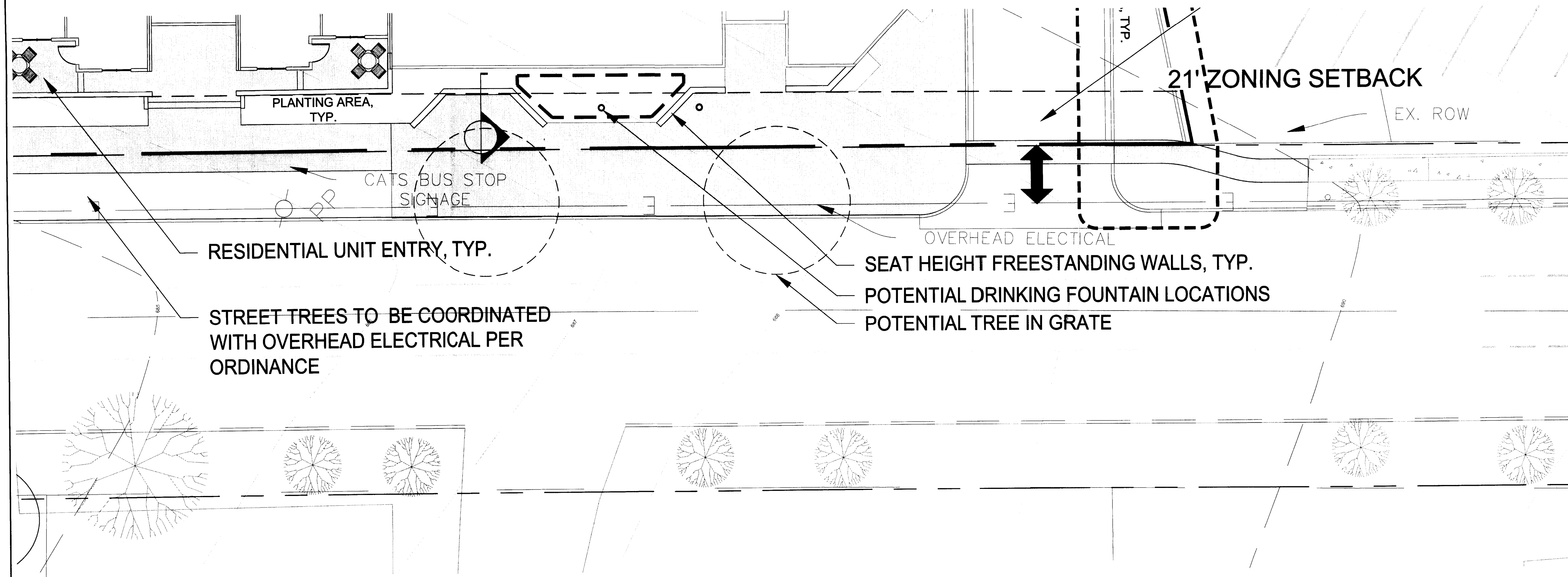
APPROVED BY
CITY COUNCIL

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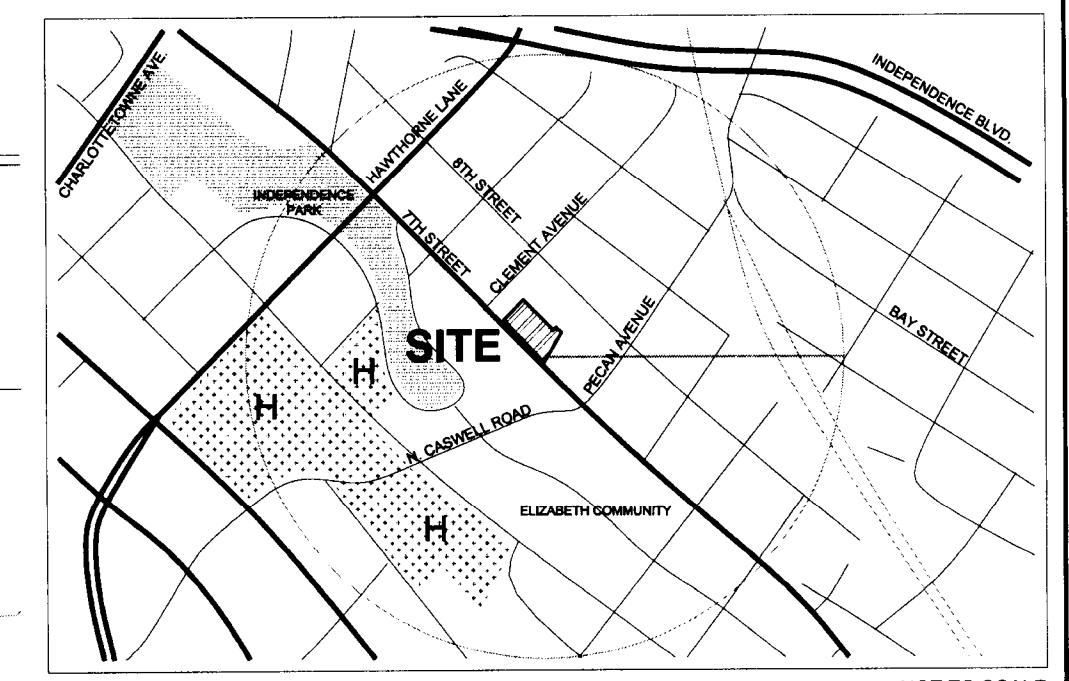
TYPICAL SEAT WALL SECTION
NOT TO SCALE



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VICINITY MAP



NOT TO SCALE