

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)

LandDesign

223 N Graham Street - Charlotte, NC 28202  
V: 704.333.0333 F: 704.332.3246  
www.LandDesign.com

**IB+B**  
ARCHITECTURE

PETITION NO. 2014-084

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

EXISTING CONDITIONS PLAN

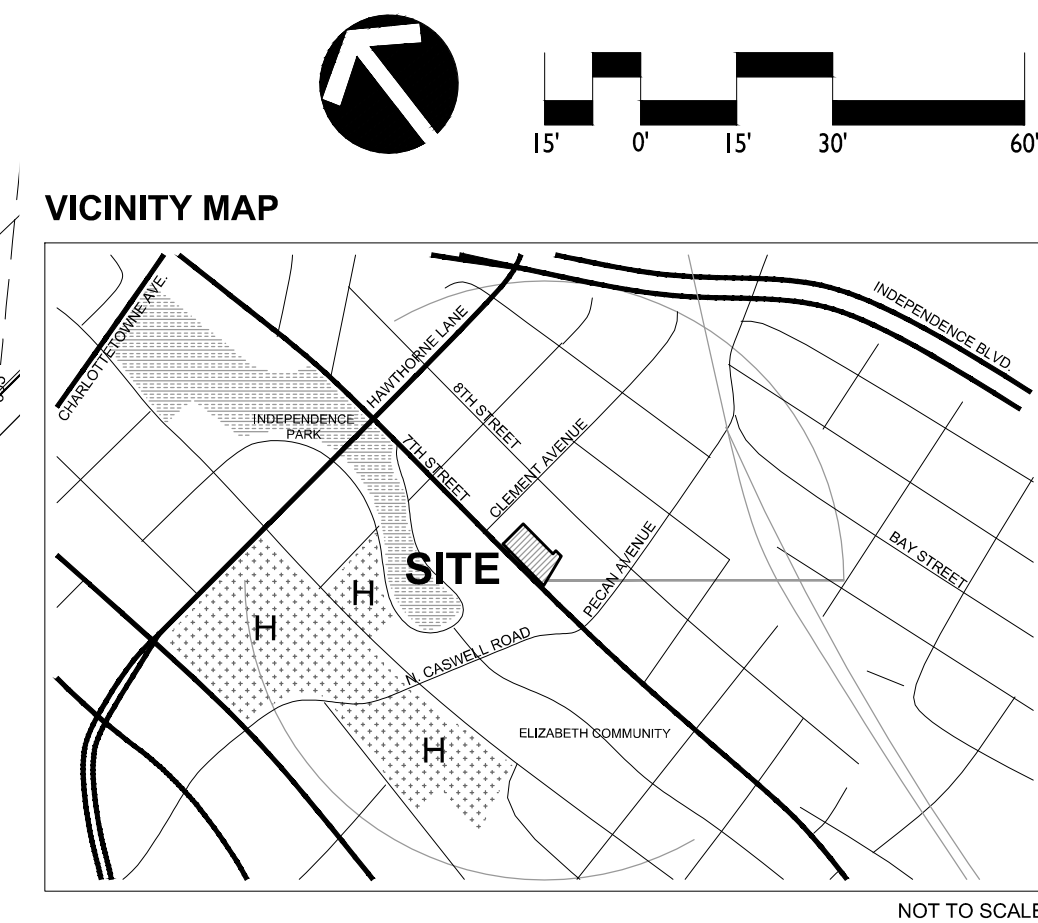
REVISIONS:

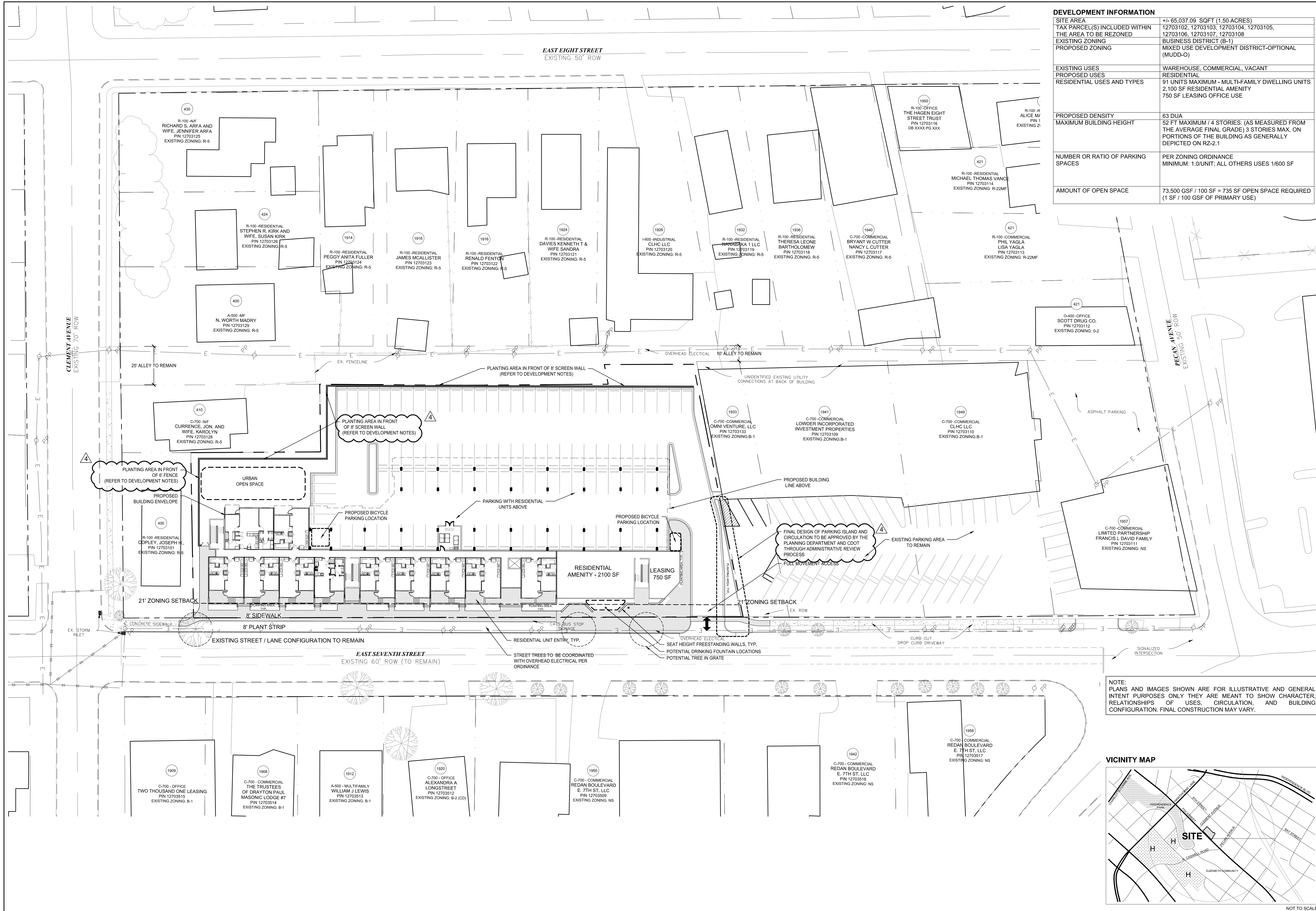
1. 08-15-2014 - PER STAFF COMMENTS  
2. 09-19-2014 - COMMUNITY STAFF COMMENTS  
3. 10-13-2014 - PER COMMUNITY COMMENTS

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

RZ-1.0

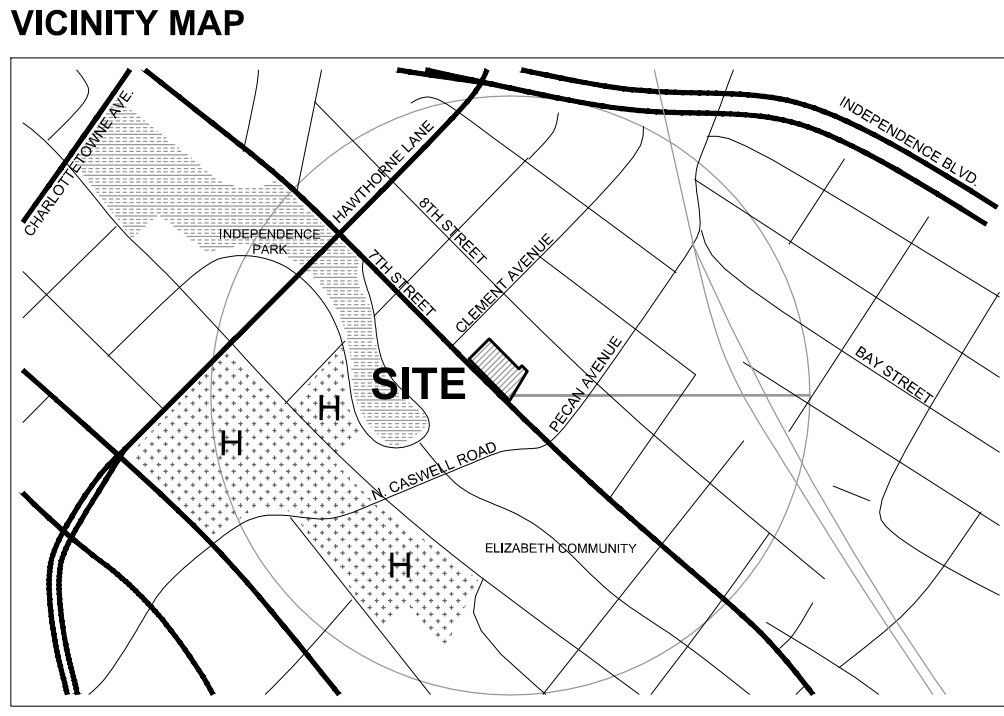
NOTE:  
EXISTING CONDITIONS DERIVED FROM VARYING SOURCES (I.E. GIS,  
AERIAL RECONNAISSANCE, SITE OBSERVATIONS). ACTUAL SITE AND  
CONTEXT CONDITIONS MAY VARY.





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)

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. FINAL CONSTRUCTION MAY VARY.



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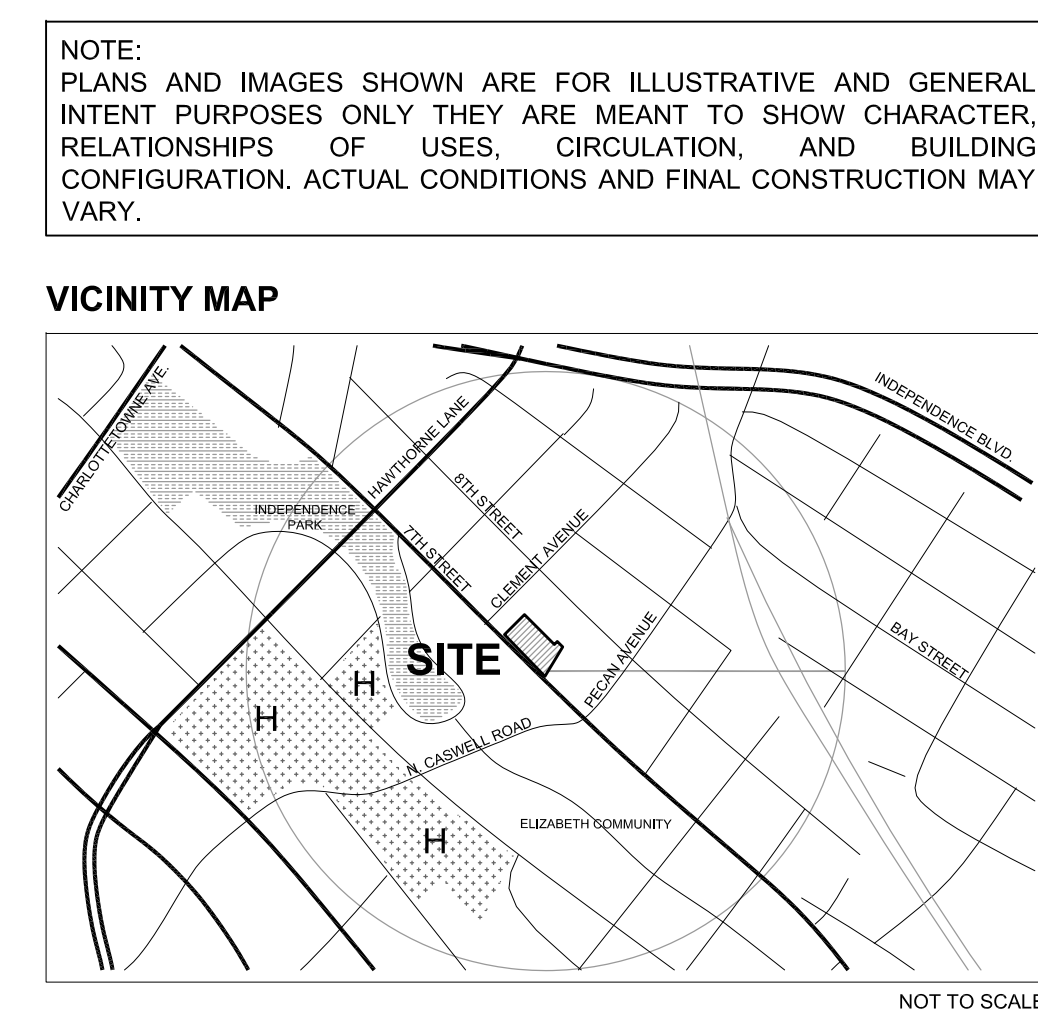
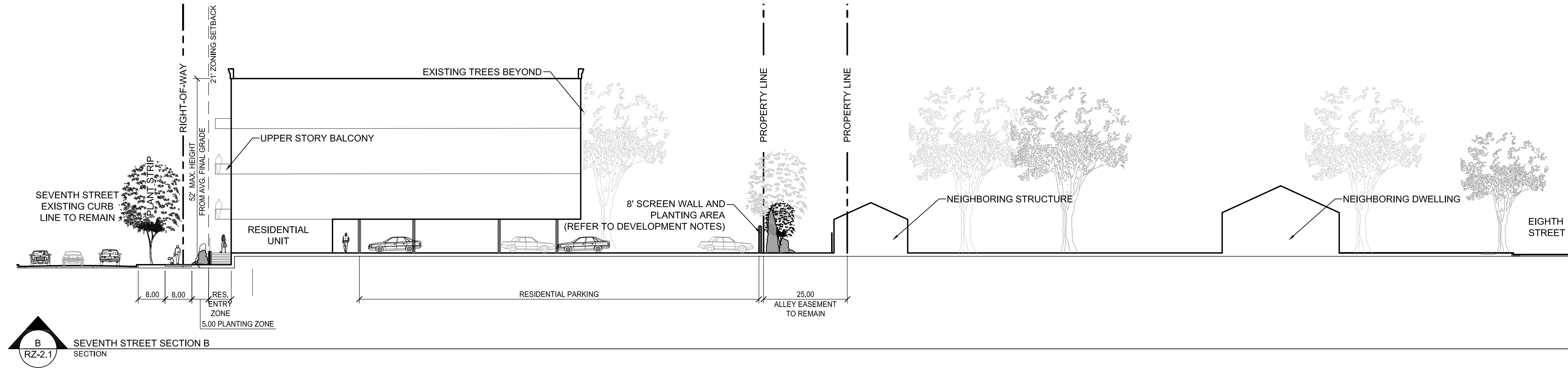
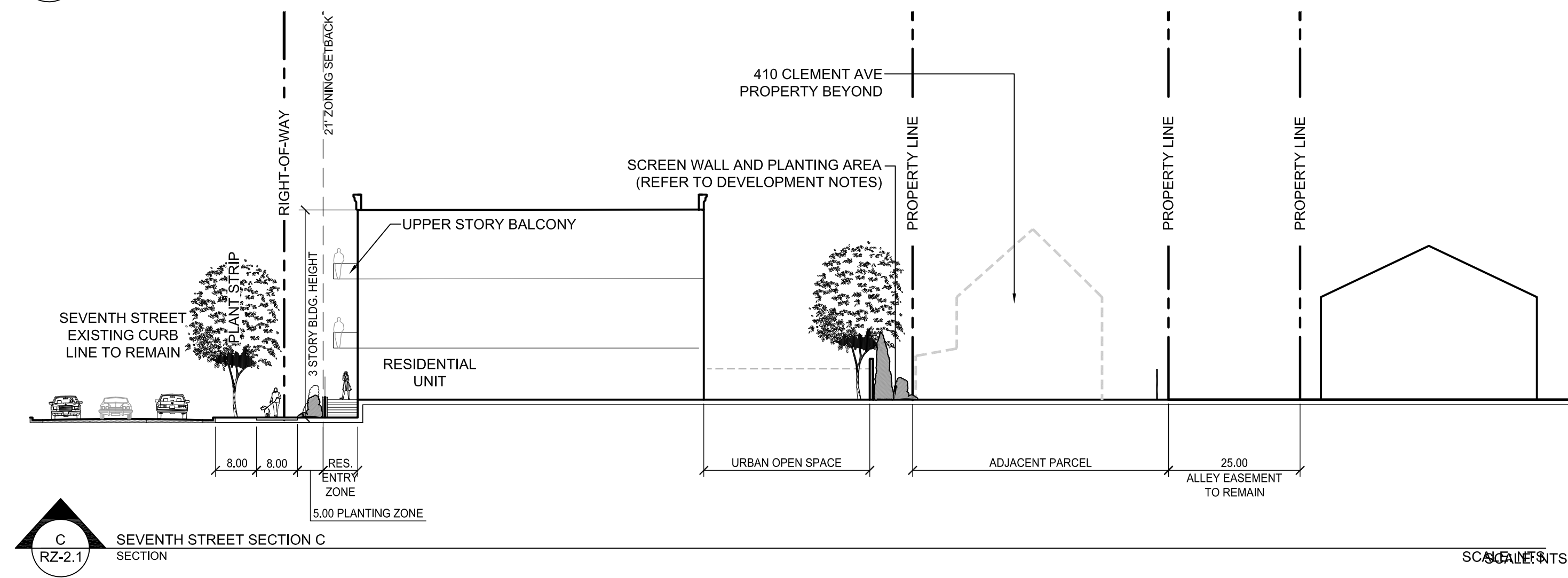
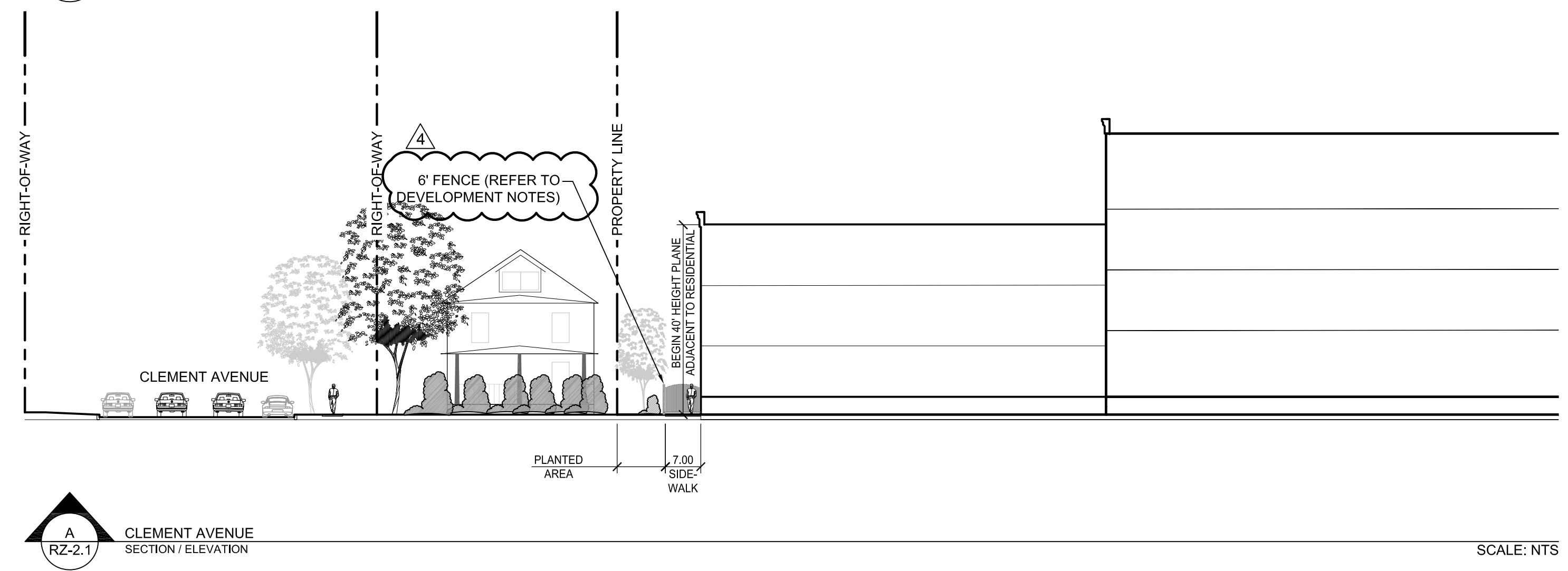
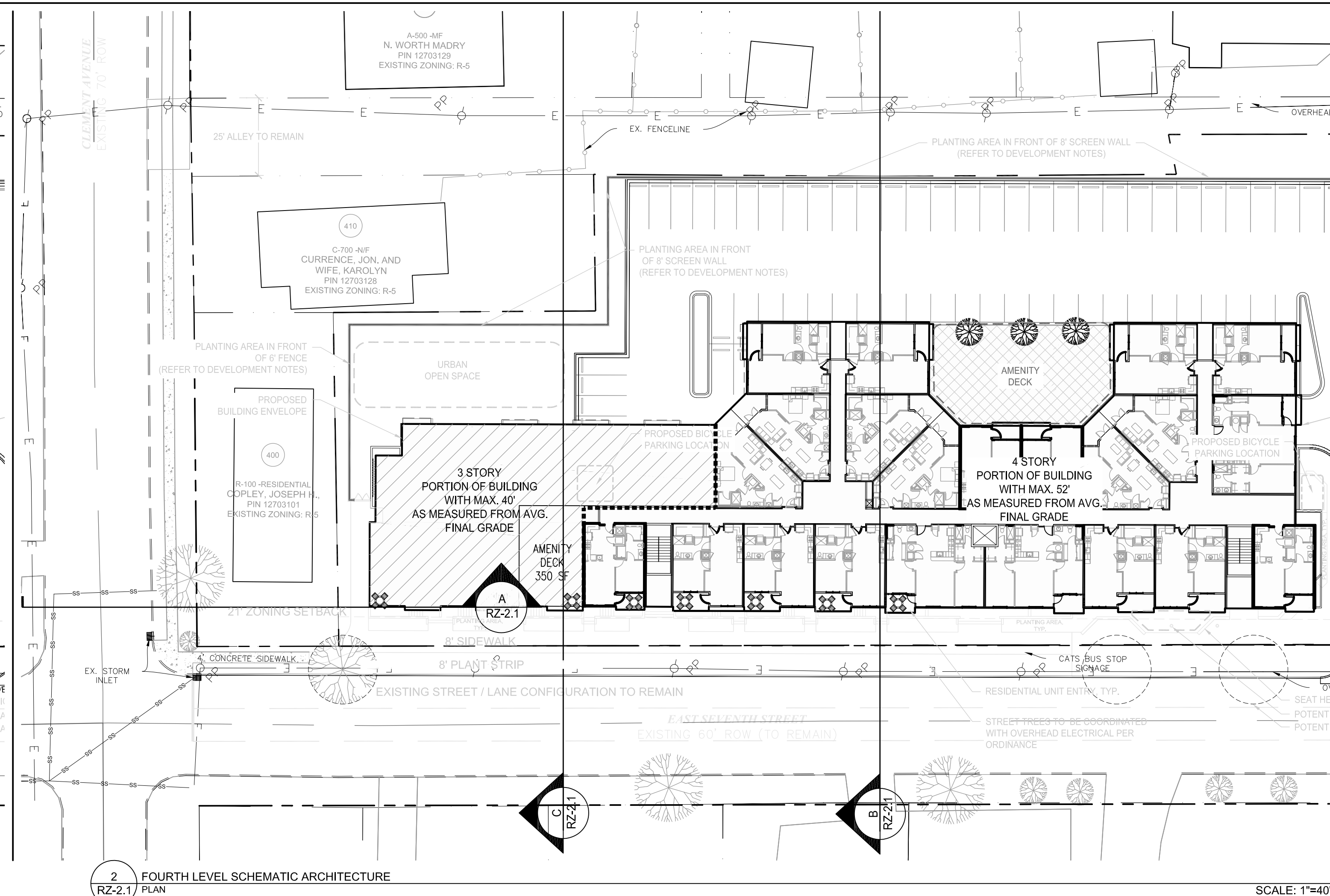
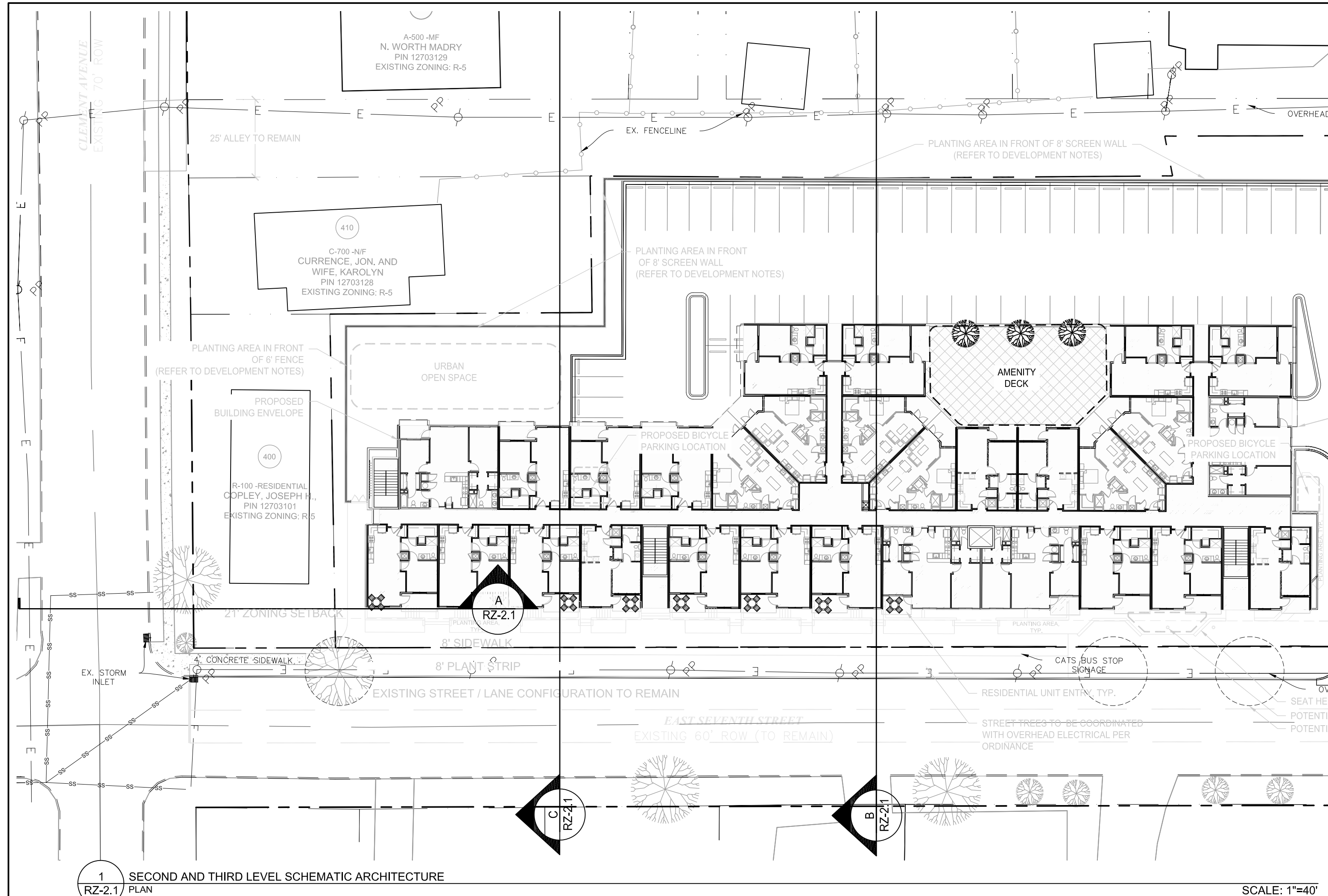
TECHNICAL DATA SHEET / SCHEMATIC SITE PLAN

REVISIONS:  
1 08-15-2014 - PER STAFF COMMENTS  
2 09-19-2014 - COMMUNITY STAFF COMMENTS  
3 10-13-2014 - PER COMMUNITY COMMENTS  
4 11-17-2014 - COMMUNITY STAFF COMMENTS

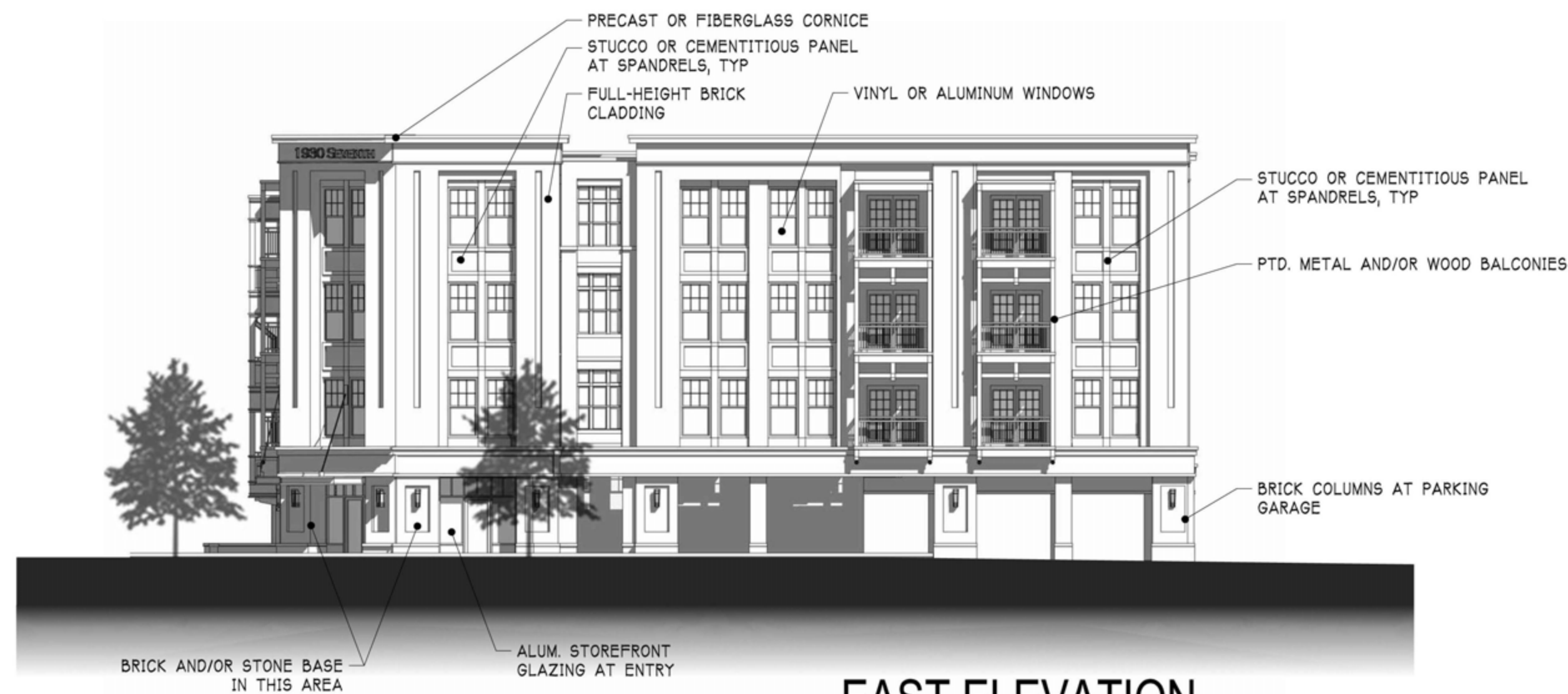
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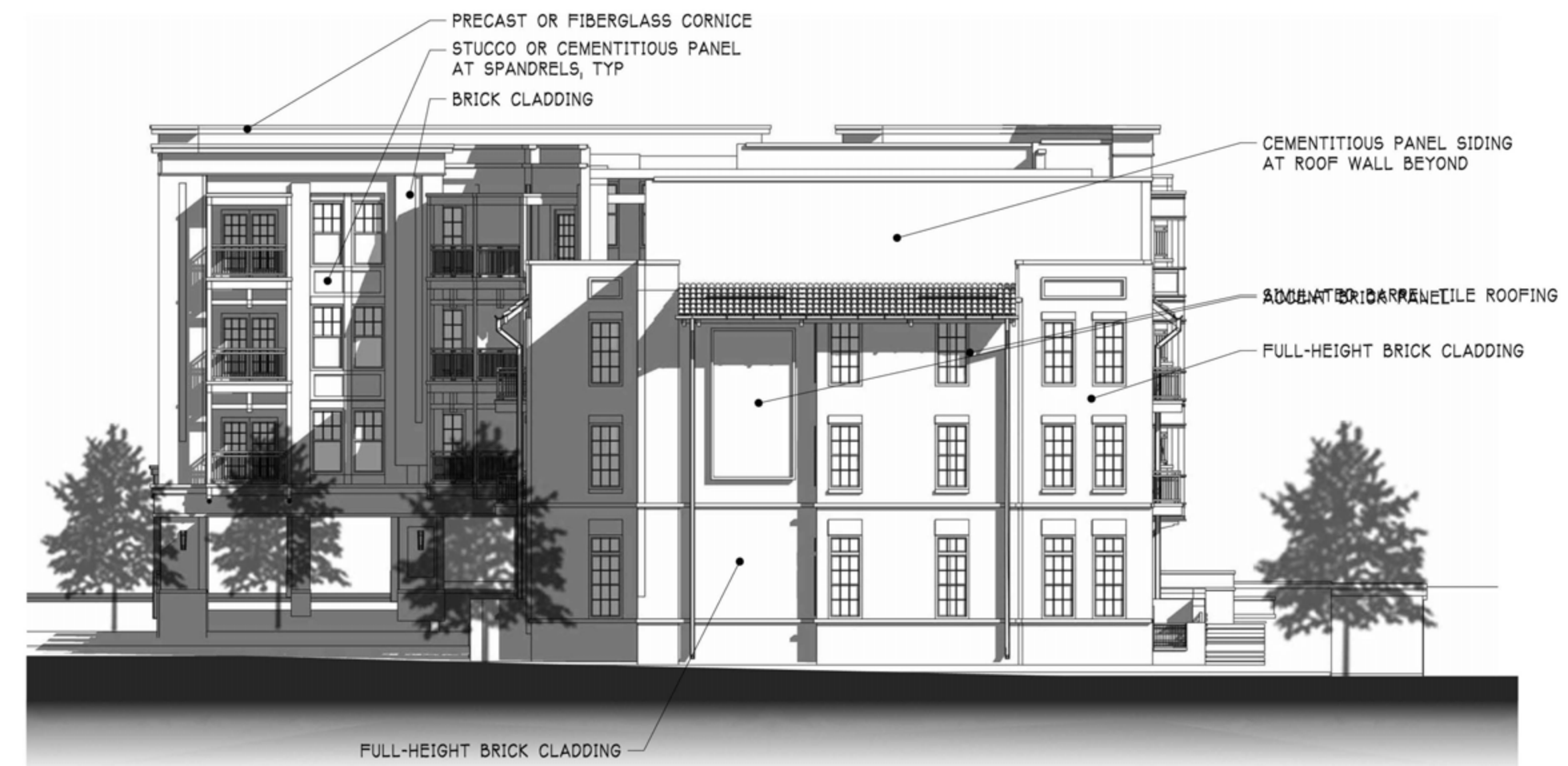




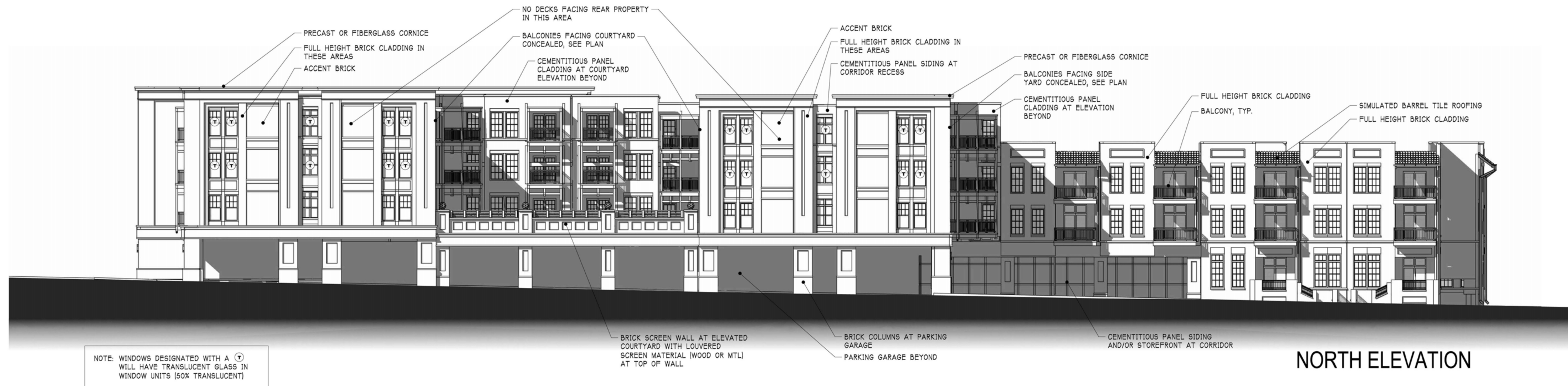




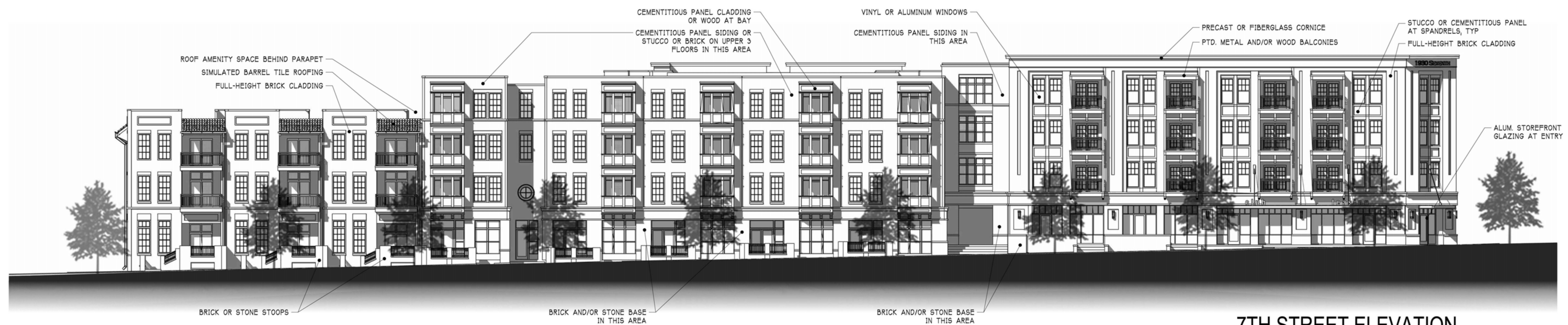
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



7TH STREET ELEVATION

7TH STREET  
REDEVELOPMENT  
MULTIFAMILY DEVELOPMENT

7TH STREET  
PROGRESSION  
PARTNERS, LLC

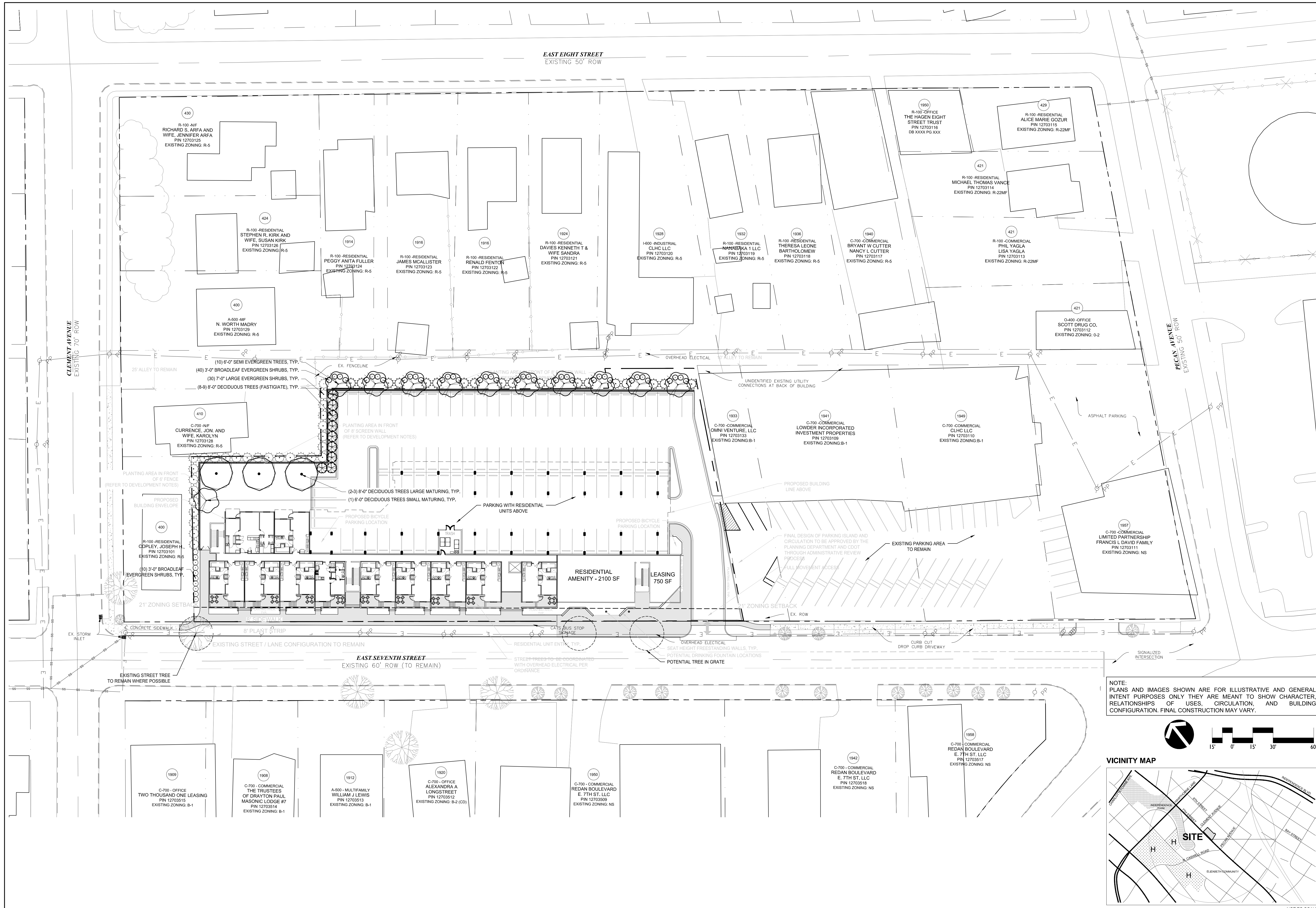
LOCATION / CHARLOTTE, NORTH CAROLINA  
PROJECT # / 14SEV71  
DATE / 09.18.14  
DRAWN /

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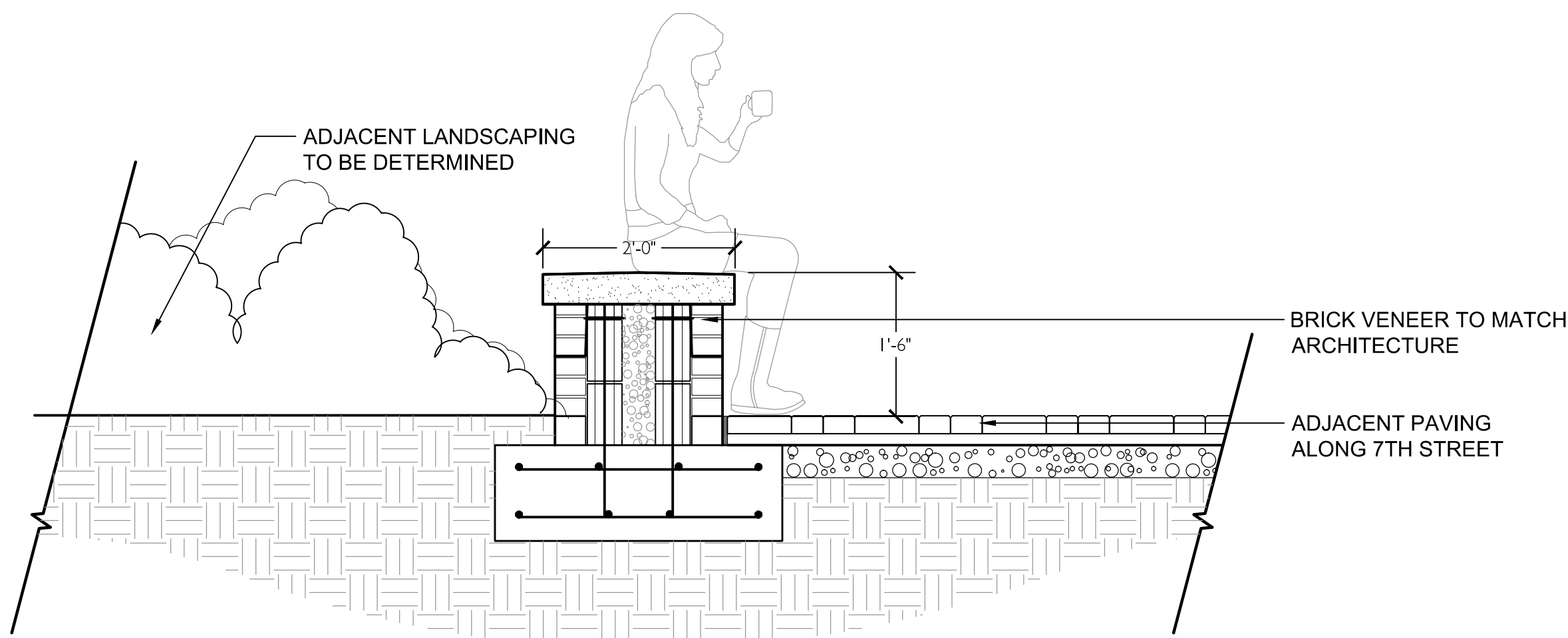
ELEVATIONS

RZ2.20

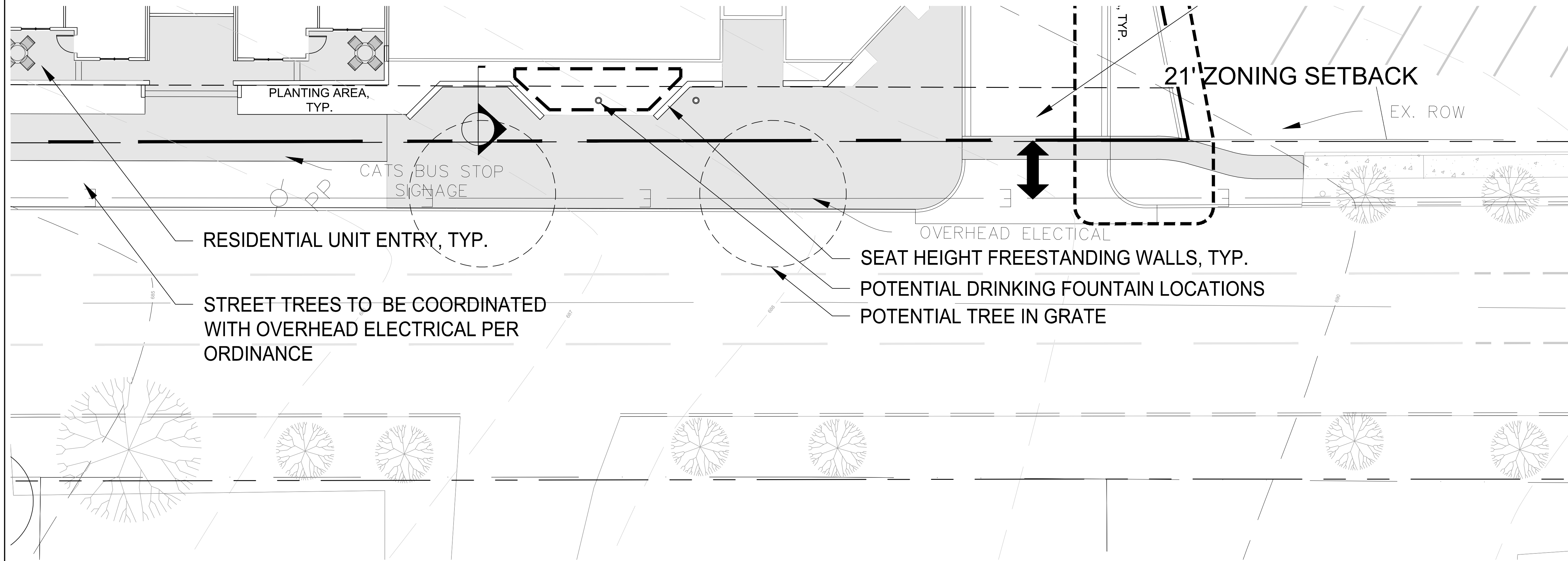




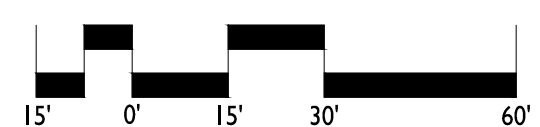




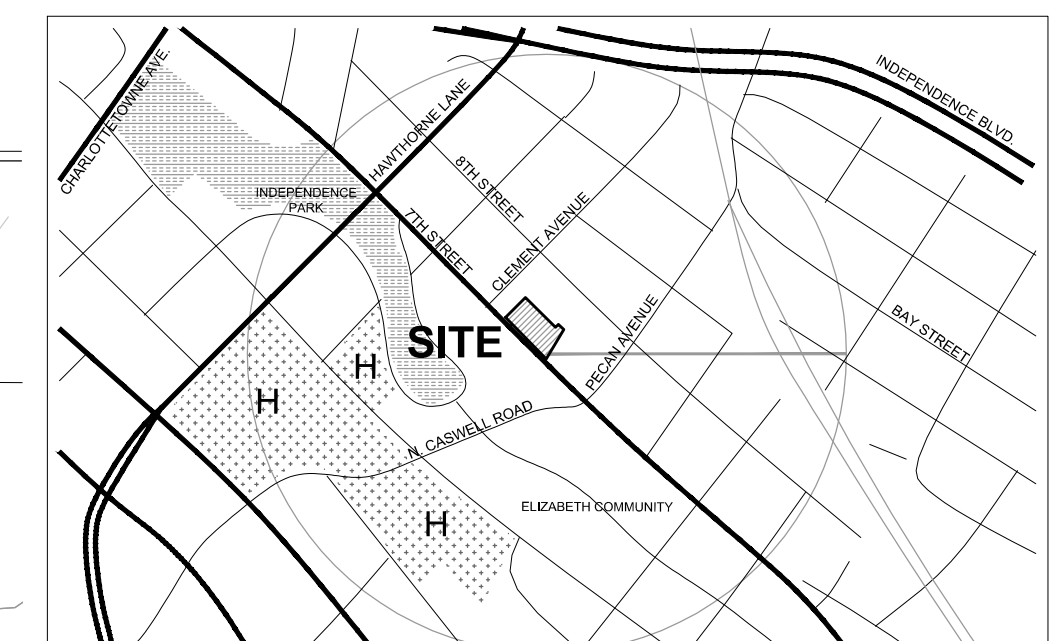
TYPICAL SEAT WALL SECTION  
NOT TO SCALE



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VICINITY MAP



NOT TO SCALE



DEVELOPMENT STANDARDS

November 17, 2014

GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by 7th Street Progression Partners, LLC for an approximately 1.5 acre site located on the north side of East 7th Street between Clement Avenue and Pecan Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").

B. The 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"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development of the Site.

C. As depicted on the Rezoning Plan, the setback from East 7th Street for zoning purposes is 21 feet from the back of curb (the "Zoning Setback"). Other than steps, stoops, patios and upper level balconies and architectural features that may encroach up to 3 feet into the Zoning Setback (as set out under Optional Provisions), no portion of the building to be constructed on the Site shall encroach into the Zoning Setback.

D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

OPTIONAL PROVISIONS

The following optional provisions shall apply to the development of the Site:

A. Building entrances and entry features including, but not limited to, decorative paving, steps, stoops, and patios, and upper level balconies and architectural features may encroach up to 3 feet into the Zoning Setback as shown on the Rezoning Plan.

B. The width of the sidewalk to be installed along the Site's frontage on East 7th Street may vary from a minimum of 8 feet to 13 feet as depicted on the Rezoning Plan.

C. An outdoor amenity area containing landscaping, hardscape, seating elements, an outdoor water drinking fountain and possibly tables shall be located on the 13 foot wide portion of the sidewalk to be installed along the Site's frontage on East 7th Street. These improvements shall not obstruct the sidewalk such that an 8 foot wide clear sidewalk zone shall be maintained.

D. In the event that on-street parking is installed on East 7th Street adjacent to the Site, the width of the 8 foot planting strip may be reduced to accommodate the on-street parking spaces.

E. A free standing seat wall may be constructed on the 13 foot wide portion of the sidewalk located along the Site's frontage on East 7th Street within the Zoning Setback. A detail of the proposed seat wall is set out on the Rezoning Plan.

PERMITTED USES

The Site may only be devoted to a residential community containing a maximum of 91 multi-family dwelling units and to any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Incidental and accessory uses may include, without limitation, a leasing and management office and amenities for use by the residents of the residential community, such as a fitness center.

TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").

B. A minimum of 1 parking space per bedroom shall be provided on the Site.

C. Bicycle parking will be provided on the Site as required by the Ordinance. The location of the bicycle parking is depicted on the Rezoning Plan.

ARCHITECTURAL STANDARDS

A. The maximum height in stories of the building to be constructed on the Site shall range from 3 stories to 4 stories. The maximum height in stories of each component or segment of the building is designated on the Rezoning Plan by a number on the building footprint. For example, a component or segment of the building designated with a "3" shall have a maximum height of 3 stories.

B. The maximum height of the 4 story components of the building to be constructed on the Site as measured in feet shall be 52 feet as measured from the average final grade of the Site adjacent to the relevant portion of the building.

C. The building to be constructed on the Site shall meet the applicable urban design standards of Section 9.8506 of the Ordinance.

D. Set out on Sheet RZ-2.2 are schematic architectural renderings of the front, side and rear elevations of the building to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of the front, side and rear elevations of the building. Accordingly, the front, side and rear elevations of the building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the relevant schematic architectural rendering set out on Sheet RZ-2.2. Notwithstanding the foregoing, changes and alterations which do not materially change the overall conceptual architectural style, character and quality of the building are permitted.

E. Notwithstanding the schematic architectural renderings of the building to be constructed on the Site, the front corner of the building adjacent to the driveway into the Site may be a chamfered corner, or the corner of the building may be at a 90 degree angle at the option of Petitioner.

F. The permitted exterior building materials for the building to be constructed on the Site are designated and labelled on the schematic architectural renderings of the building set out on Sheet RZ-2.2. The permitted exterior building materials shall include brick, stone and similar architectural masonry products, stucco and hardi-panel (cementitious siding) or a combination thereof. The exterior building materials installed on the building shall be substantially similar in type and percentages to those specified and depicted on the schematic architectural renderings.

G. The brick to be installed on the exterior of the building shall be full-body cavity wall masonry. The use of thin brick or exposed non-architectural CMU masonry shall not be permitted.

H. Vinyl shall not be a permitted exterior cladding material, provided, however, that vinyl may be utilized on the soffits of the building and vinyl windows may be installed on the building.

I. EIFS (synthetic stucco), aluminum siding, corrugated metal and CMU block (concrete block) shall not be permitted exterior building materials for the building to be constructed on the Site.

J. Translucent windows must be utilized on the third and fourth floors of those portions of the rear elevation of the building that are more particularly designated on the schematic architectural rendering of the rear elevation of the building. Clear windows may be utilized on all other portions of the building to be constructed on the Site.

K. Balconies may be installed only on those portions of the rear elevation of the building that are more particularly designated on the schematic architectural rendering of the rear elevation of the building. Balconies may be installed on any portions of the side and front elevations of the building to be constructed on the Site.

L. The exterior building materials for all retaining walls installed on the Site shall be brick, stone or architectural block.

M. The amenity deck to be located on the second level of the building to be constructed on the Site that is depicted on Sheet RZ-2.1 shall be screened from the rear property line of the Site by an architectural screen wall which is solid masonry to 4 feet AFF and will incorporate a wood, metal or other type of architectural grillage from 4 feet AFF to 6 feet AFF which will provide minimum 75% screening from the adjacent properties as viewed from grade.

N. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade, and from the second floors of the existing single family homes that abut the Site.

O. Each ground floor dwelling unit facing East 7th Street shall have steps and a stoop or patio located at the front entrance into the dwelling unit from East 7th Street, and the entry to the stoop or patio from East 7th Street shall not be gated or locked. Each such stoop or patio shall have a minimum size of 75 square feet.

SETBACK AND YARDS/STREETSCAPE AND LANDSCAPING/SCREENING

A. Subject to the optional provisions set out above, development of the Site shall comply with the 21 foot Zoning Setback and the side yard and rear yard requirements of the MUDD zoning district.

B. Subject to the optional provisions set out above, Petitioner shall install a planting strip and a sidewalk along the Site's frontage on East 7th Street as depicted on the Rezoning Plan.

C. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of the building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, if roll out trash and recycling containers will be utilized by the residents of this community, then the trash and recycling containers shall be screened from view from East 7th Street and adjoining parcels of land except on those days when trash and recycling are picked up by the City of Charlotte.

D. Petitioner shall install and maintain an 8 foot tall brick screen wall on the Site along the rear property line of the Site adjacent to the alley, and along a portion of the Site's western property line as more particularly depicted on the Rezoning Plan. As more particularly depicted on the Rezoning Plan, Petitioner shall install a 6 foot tall black aluminum fence rather than a brick wall along the common property line of the Site and Tax Parcel No. 127-031-01. The first 6 feet of the brick wall as measured from grade shall be a solid, opaque brick wall, and the upper 2 feet of the brick wall shall have openings to allow ventilation and natural light to penetrate the wall.

E. A gate shall be installed in the 8 foot tall brick screen wall to be located along the rear property line of the Site adjacent to the alley to allow access to the alley for the purpose of maintaining the landscaping to be installed therein. The maximum width of this gate shall be 6 feet. Petitioner and any owner of the Site shall not grant an access easement across or over the Site to an adjoining or nearby property owner for the purpose of allowing such property owner to maintain a dumpster or trash receptacle in the alley.

F. Set out on Sheet RZ-2.3 is a conceptual landscaping plan that specifies the locations, types, quantities and minimum height at the time of installation of the trees and shrubs that will be installed by Petitioner within the perimeter landscaped areas depicted on the Rezoning Plan that are located along the northern and western edges of the Site. Subject to paragraphs G and I below, Petitioner shall install trees and shrubs within these perimeter landscaped areas that meet the specifications of the attached conceptual landscaping plan.

G. Notwithstanding the terms of paragraph F above, all trees, shrubs and landscape materials to be installed within that portion of the alley located along the Site's rear property line and depicted on the Rezoning Plan must be approved by Duke Energy prior to installation. In the event that Duke Energy does not approve the types of trees, shrubs and landscape materials designated on the conceptual landscaping plan, then Petitioner shall install only those trees, shrubs and landscape materials approved by Duke Energy.

In the event that Duke Energy or the City of Charlotte prohibits the installation of trees, shrubs and landscape materials in the alley, then Petitioner shall not be required to install any trees, shrubs and landscape materials within the alley.

Petitioner shall remove any trees, shrubs and landscape materials it installs from the alley in the event that any property owner with a right to use the alley for vehicular and pedestrian access seeks to enforce such right and requires the removal of the trees, shrubs and landscape materials.

H. In connection with the installation of the perimeter landscaped area to be located within the alley, Petitioner shall remove debris and materials from that portion of the alley necessary to accommodate the installation of this perimeter landscaped area. Petitioner shall not be required to remove debris and materials from any other portion or portions of the alley.

I. Petitioner shall not remove any existing trees from the alley with trunks located entirely within the alley. In the event that an existing tree with a trunk that is located entirely within the alley prevents the installation of any trees and shrubs depicted on the conceptual landscaping plan, then the Petitioner shall not be required to install such trees or shrubs.

J. Petitioner shall maintain, at its cost and expense, the perimeter landscaped areas depicted on the Rezoning Plan (including the perimeter landscaped area located within the alley located to the rear of the Site) and replace dead or diseased trees and shrubs as necessary. Petitioner shall not be required to maintain or replace any existing trees located entirely within the alley.

K. Prior to the issuance of a certificate of occupancy for the building to be constructed on the Site, Petitioner shall install irrigation for the perimeter landscaping to be installed on the Site pursuant to the conceptual perimeter landscaping plan, provided, however, that irrigation will not be required to be installed within the alley located to the rear of the Site, and the requirement to install irrigation in the planting strip located within the right of way for East 7th Street shall be subject to the City of Charlotte agreeing to enter into an encroachment agreement with Petitioner for such irrigation system.

L. As more particularly depicted on the Rezoning Plan, an outdoor amenity area containing landscaping, hardscape, seating elements, an outdoor water drinking fountain and possibly tables shall be located on the 13 foot wide portion of the sidewalk to be installed along the Site's frontage on East 7th Street. These improvements shall not obstruct the sidewalk such that an 8 foot wide clear sidewalk zone shall be maintained.

M. All backflow preventers and transformers will be internal or screened and located in such a manner that they are not visible from the public street/sidewalk.

ENVIRONMENTAL FEATURES

A. Development of the Site shall be in compliance with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. All required Storm Water Management Facilities will be located underground and on site.

B. The location, size, and type of storm water management systems are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

C. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

D. Tree preservation will be coordinated during land development with City Engineering and Urban Forestry.

URBAN OPEN SPACE

As required under the Ordinance, Urban Open Space shall be located on the Site as depicted on the Rezoning Plan. The Urban Open Space shall be a passive area with no programmed space, and no outdoor amenities, such as a grill, may be installed within the Urban Open Space.

SIGNS

All signs installed on the Site shall comply with the requirements of the Ordinance.

LIGHTING

A. All freestanding lighting fixtures installed on the Site (excluding street lights, lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.

B. The maximum height of any freestanding lighting fixture installed on the Site (excluding street lights) shall be 25 feet.

C. Any lighting fixtures attached to the building to be constructed on the Site shall be decorative, capped and downwardly directed.

D. The lighting to be installed on the Site to illuminate the parking lot located to the rear of the building shall be soft light in the warm spectrum.

CONSTRUCTION ACTIVITIES

A. Construction activities may only be conducted on the Site daily from 7 AM to 6 PM. Notwithstanding the foregoing, construction activities conducted entirely within the enclosed building may occur at any time.

B. The contractor(s) shall keep the construction Site in a clean and orderly condition and shall promptly clean the adjacent roads and sidewalks as needed or as otherwise required by applicable regulations.

TRASH AND RECYCLING REMOVAL

In the event that a private trash service is utilized to empty trash and recycling containers located on the Site, such containers may be emptied only between the hours of 7 AM and 6 PM.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

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ARCHITECTURE

PETITION NO. 2014-084

7TH STREET REDEVELOPMENT

MULTI-FAMILY DEVELOPMENT

7TH STREET PROGRESSION PARTNERS, LLC

DEVELOPMENT STANDARD NOTES

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