

16' MIN. SIDEWALK

6' MIN. PLANTING STRIP

-REZONING SUMMARY

SITE AREA:

1.3 AC

UMUD

PROPOSED ZONING:

PROPOSED USE:

Residential Condominiums

UMUD-O

OF UNITS

719 + 48 Visitor

50 Total

403

PETITIONER:

The Vue - Charlotte, LLC 101 N. Tryon St.

Suite 100 Charlotte, NC 28246

DEVELOPMENT STANDARDS

(January 20, 2006)

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by The Vue - Charlotte, LLC to accommodate development of that approximately 1.3 acre site bounded by West Fifth Street, West Sixth Street, North Graham Street and North Pine Street and which is more particularly described on the Technical Data Sheet (the

Development of the Site will 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 UMUD zoning classification shall govern all development taking place on the Site, subject, however, to the "Optional" provisions provided below.

The Petitioner is requesting the following variations from the UMUD minimum standards for design and development as part of this UMUD (Optional) application:

 A. Setback along North Pine Street (Section 9.905(2)):
 New building construction (including without limitation all building improvements, columns and parking structures at, below or up to 30 feet above grade) may encroach into the required setback along Pine Street for a distance ranging from approximately 7 feet near West Fifth Street and 4 feet near West Sixth Street, subject to the installation of the architectural/streetscape plan substantially as outlined on the attached Sheet RZ-1.

2. Canopies located at least 12 feet, but no higher than 20 feet, above grade may encroach up to 10 1/2 feet into the required setback along North Pine Street. 3. Balconies and other building appurtenances located at least 30 feet above grade may

encroach up to 9 feet into the required setback along North Pine Street. B. Setback along West Fifth Street (Section 9.905(2)): New building construction (including without limitation all building improvements, columns

and parking structures, at below or up to 30 feet above grade) may encroach into the required setback along West Fifth Street up to 1 foot, subject to the installation of the architectural/streetscape plan substantially as outlined on the attached Sheet RZ-1. 2. Canopies located at least 10 feet, but no higher than 12 feet, above grade may encroach up to

5 1/2 feet into the required setback along West Fifth Street. 3. Balconies and other building appurtenances located at least 30 feet above grade may encroach up to 5 feet into the required setback along West Fifth Street.

C. Building Walls (Section 9.906(b) and (k)):
Walls that may be visible from West Sixth Street and/or North Graham Street as noted on the attached Sheet RZ-4 and RZ-5 may deviate from the requirements of Section 9.906(b) and (k) of

the Ordinance provided that such walls are articulated substantially as outlined on the attached Sheet RZ-4 and RZ-5. D. Modifications with Authority of Planning Director:

Developer may seek alterations in the standards and architectural/streetscape treatments described

in this UMUD-Optional application upon application to the Charlotte-Mecklenburg Planning Director, and 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 purposes of the UMUD district.

_E. Optional Nature of Request.

It is understood that the variations from the UMUD minimum standards requested by this Petition are Optional in nature. This Petition also contemplates development of the Property without the benefit of the Optional provisions in accordance with UMUD minimum standards. Amendments to Rezoning Plan

Subject to the provisions of Section 1.D. above, future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. 3. Binding Effect of the Petition Documents and Definitions

A. If this Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of

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

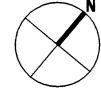
4. Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet

The attached building elevations are intended to describe the conceptual architectural theme proposed for the building. However, it should be noted that the building elevations are schematic

in nature. Accordingly, the architectural concept may be altered during design development

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Rezoning Site Plan SCALE: 1" = 20'-0"



THE ART & SCIENCE OF BUILDING

300 WEST 5TH STREET UNIT #2

300 WEST 5TH STREET UNIT #3

300 WEST 5TH STREET UNIT #101

300 WEST 5TH STREET UNIT #102

300 WEST 5TH STREET UNIT #103

300 WEST 5TH STREET UNIT #104

300 WEST 5TH STREET UNIT #1

FIFTH AND POPLAR ASSOCIATES LLC

PID #07805702

PID#07805703

PID #07805704

PID #07805705

FIFTH AND POPLAR ASSOCIATES LLC

FIFTH AND POPLAR ASSOCIATES LLC



Shaping the Environment 200 South Tryon Street, Suite 1400 Charlotte, NC 28202 p+ 704 376 7851 f+ 704 376 7851 url+ www.colejeneststone.com

PROPOSED-

WATER FEATURE

12' SETBACK,-



-CANOPY ABOVE



Edge of Asphalt Pavement

-PROPOSED STREET TREE,

ENTRANCE TO

PARKING DECK/ SERVICE

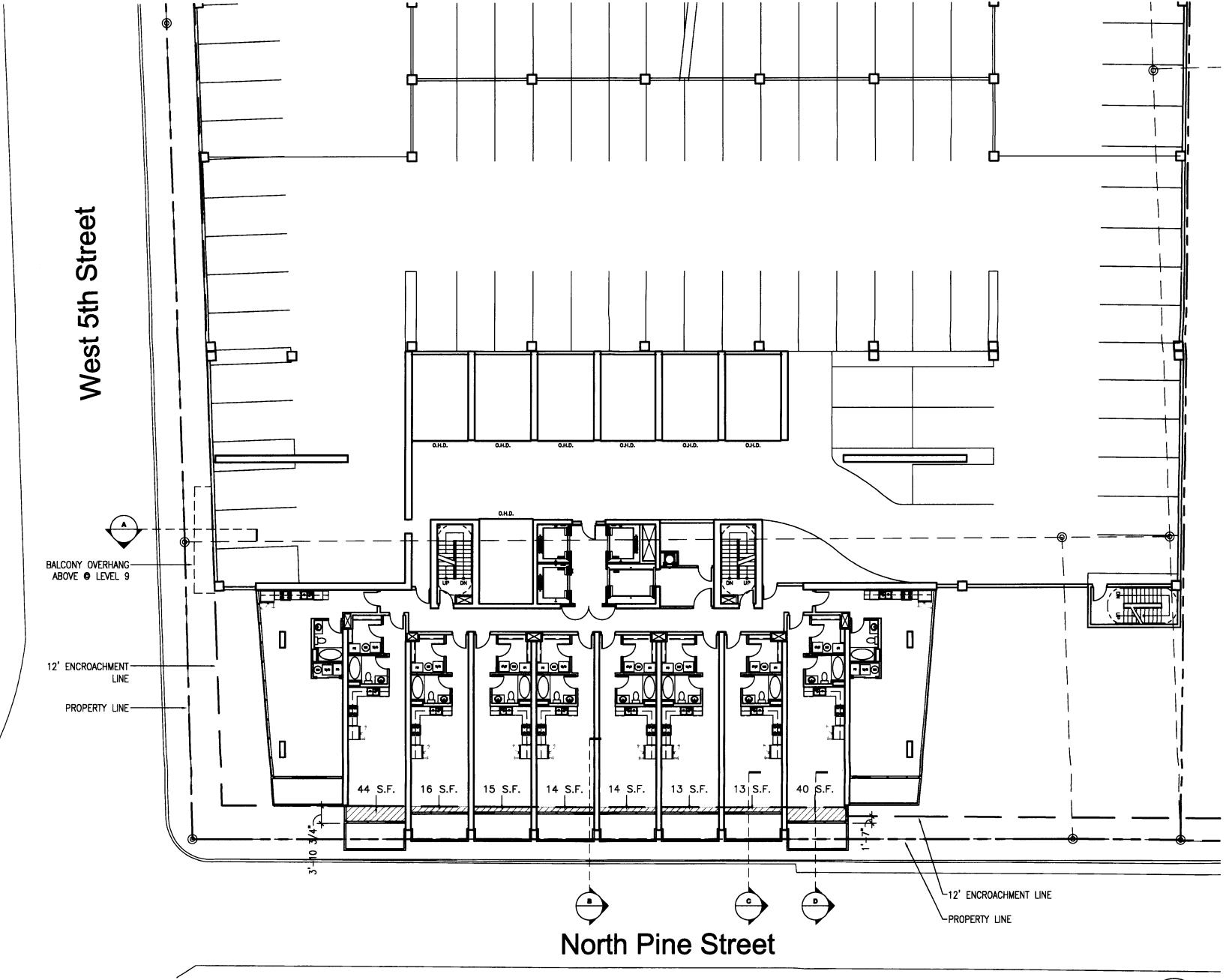
North Pine Street

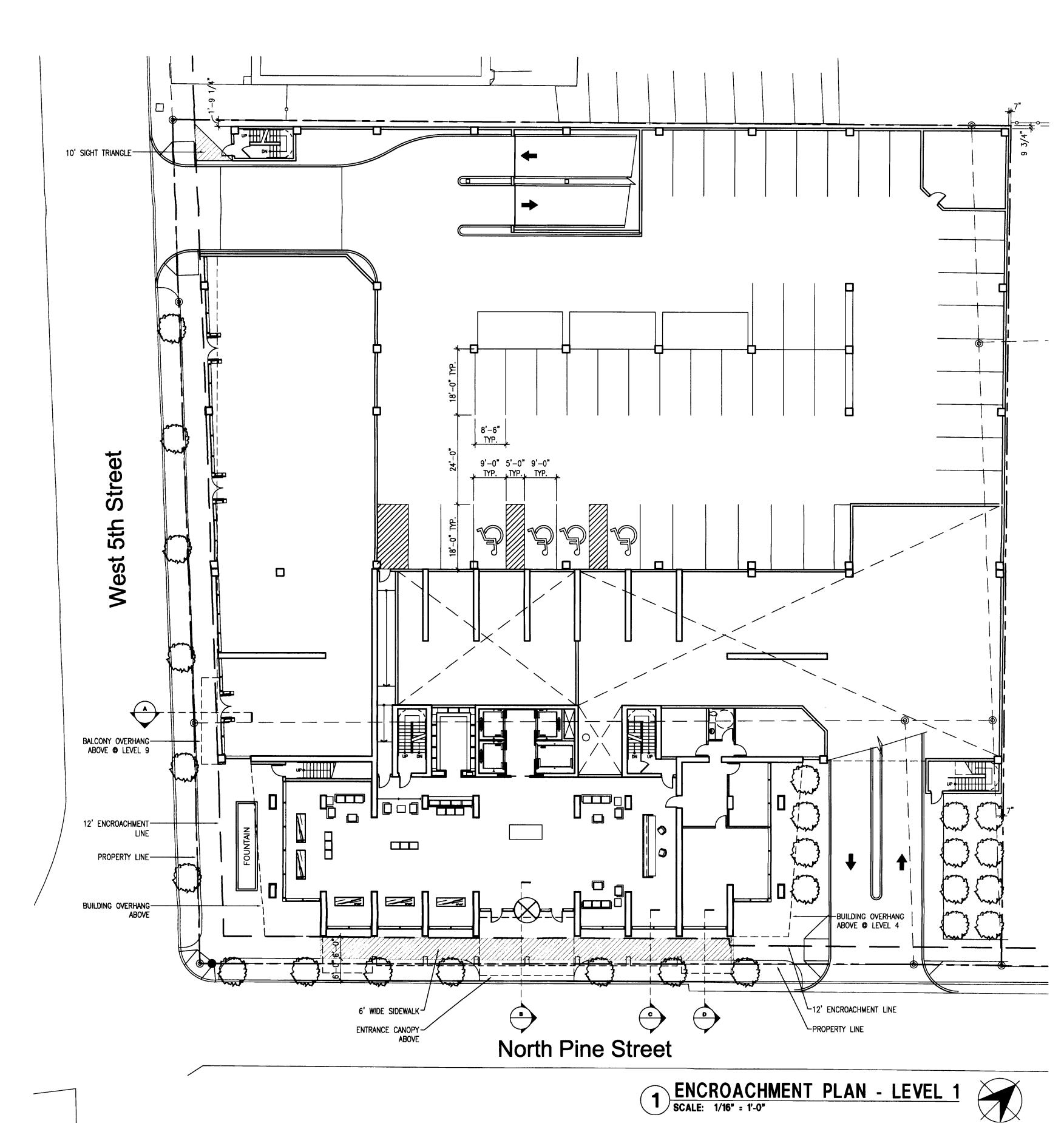
Sheet Number:

03-06-2006

RZ-1

PARKING SUMMARY		
LEVEL:	RESIDENT SPACES:	VISITOR SPACES:
LEVEL BI	86	0
LEVEL 1	0	48
LEVEL 2	95	0
LEVEL 3	111	0
LEVEL 4	111	0
LEVEL 5	111	0
LEVEL 6	111	0
LEVEL 7	94	0
TOTAL:	719	48
767 TOTAL PARKING SPACES		









FORUM THE ART & SCIENCE OF BUILDING

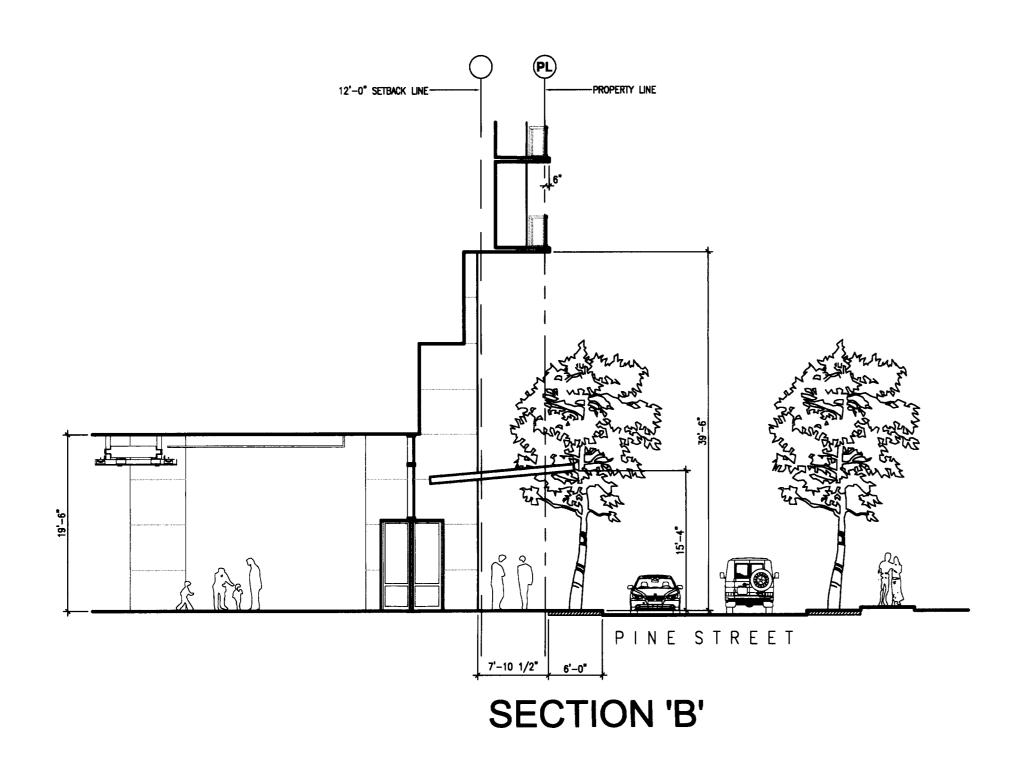


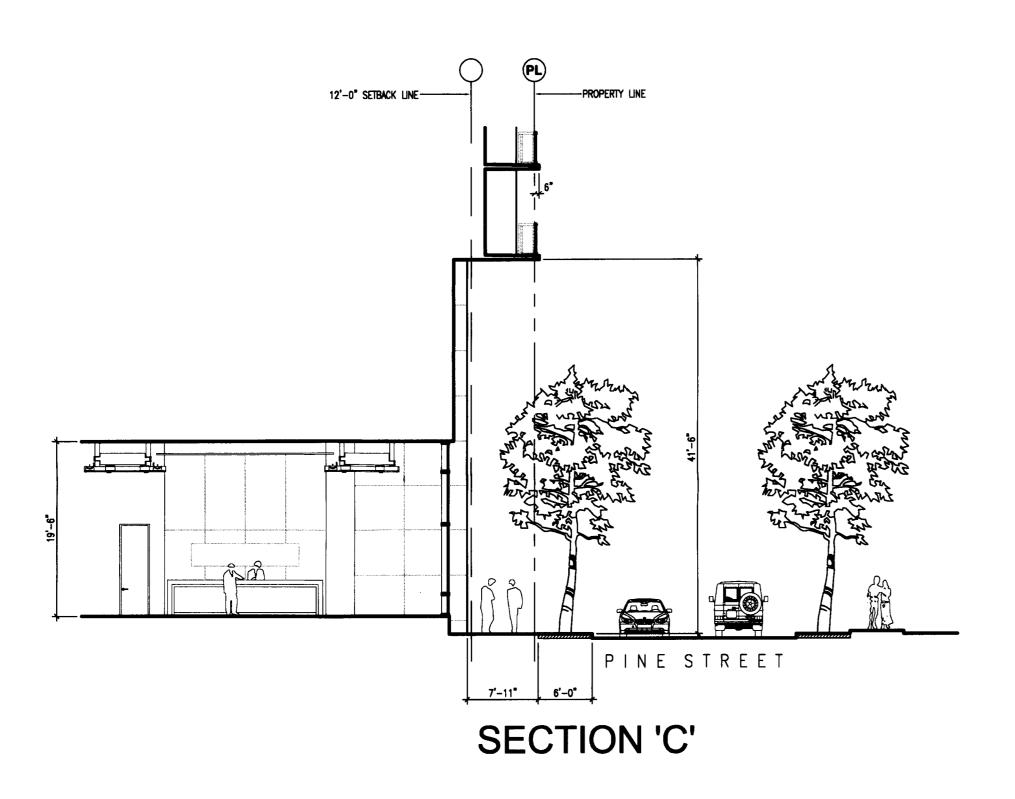


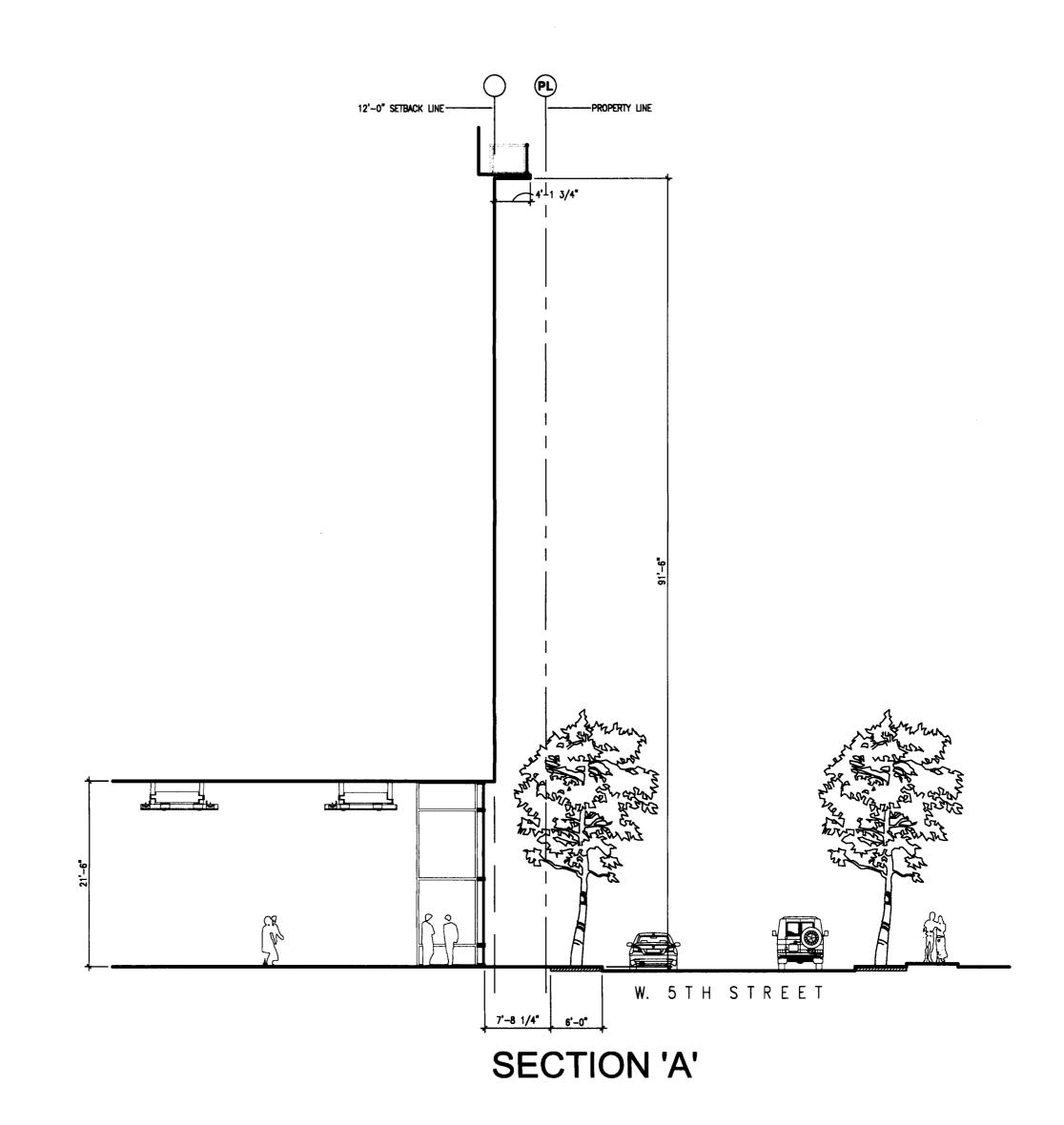
CHURCHILL DEVELOPMENT GROUP

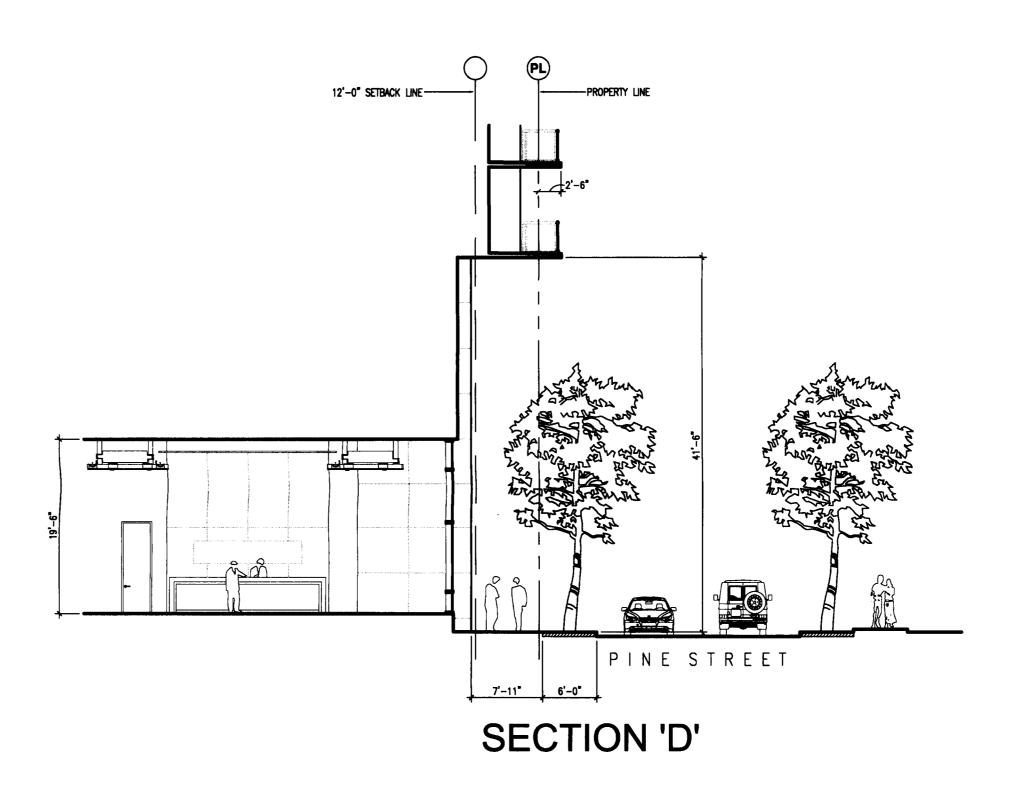
WESTMINSTER PARTNERS LLC

Sheet Number: RZ-2









1 ENCROACHMENT SECTIONS
SCALE: 1/16" = 1'-0"

FORUM
THE ART & SCIENCE OF BUILDING

Turner



CHURCHILL DEVELOPMENT GROUP WESTMINSTER PARTNERS LLC

Sheet Number: RZ-3