

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

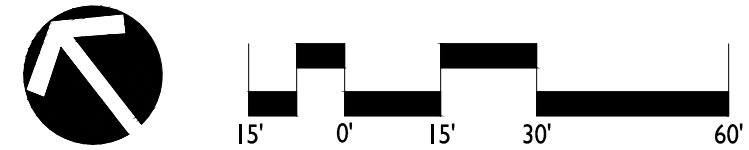
TOTAL SITE SF (ACREAGE): +/- 65,037.09 (1.50 AC)

AREA PLANS:  
- ELIZABETH AREA PLAN  
- ADOPTED 2011  
- CENTER CITY 2020 VISION PLAN  
- ADOPTED 2011

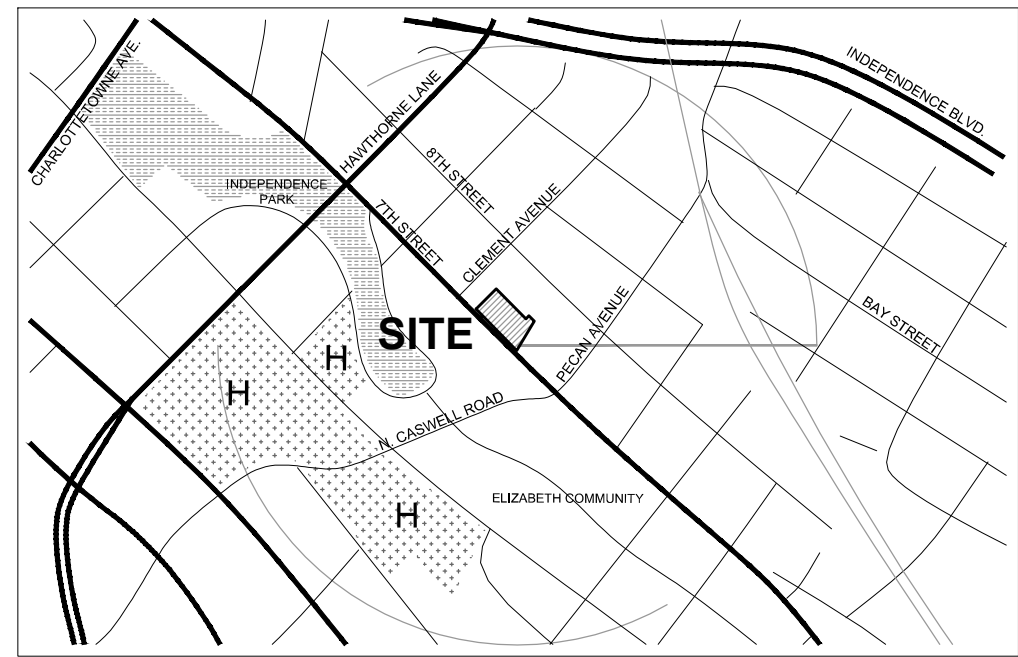
PETITION NO. 2014-084

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.



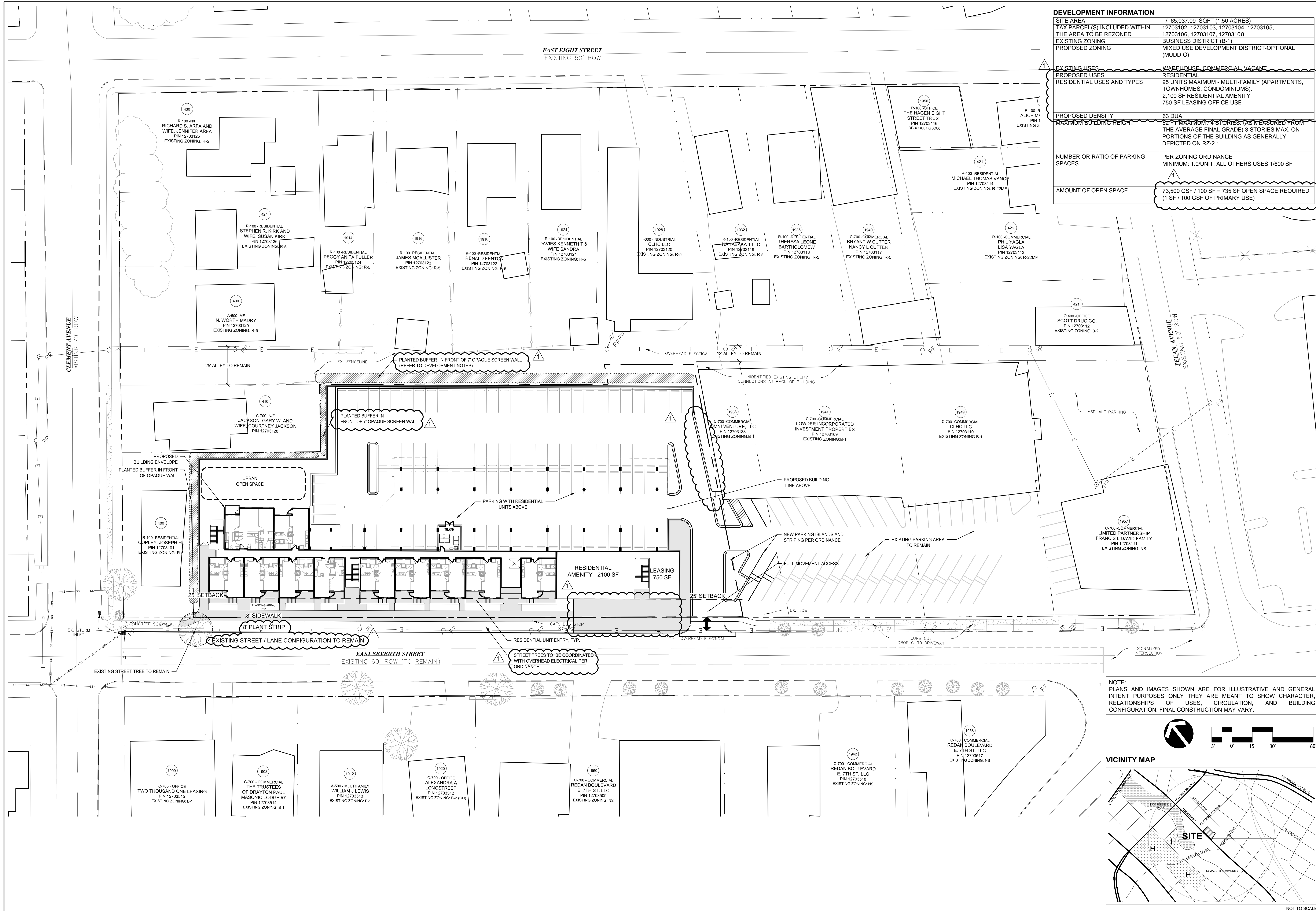
VICINITY MAP



REVISIONS:  
08-15-2014 - PER STAFF COMMENTS

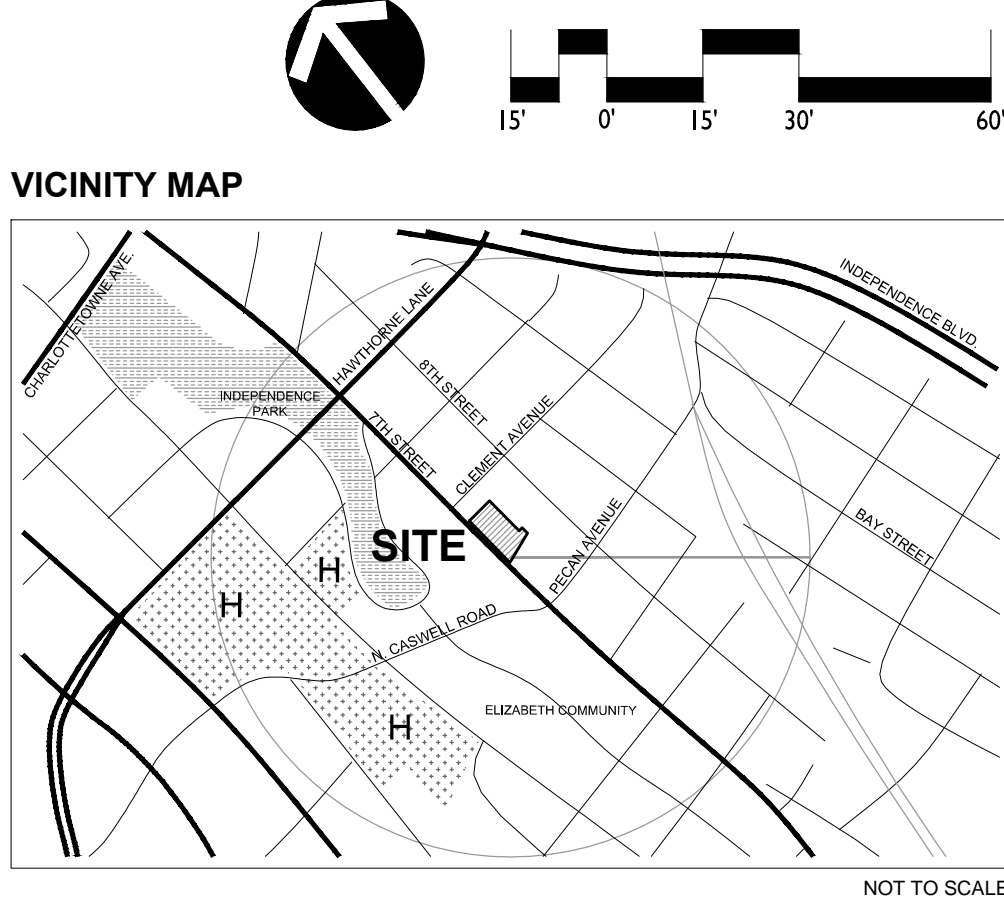
DATE: 23 JUNE 2014  
DESIGNED BY: N/A  
DRAWN BY: N/A  
CHECKED BY: SAM  
SCALE: 1" = 30'-0"  
PROJECT #: 1013364  
SHEET #:

RZ-1.0

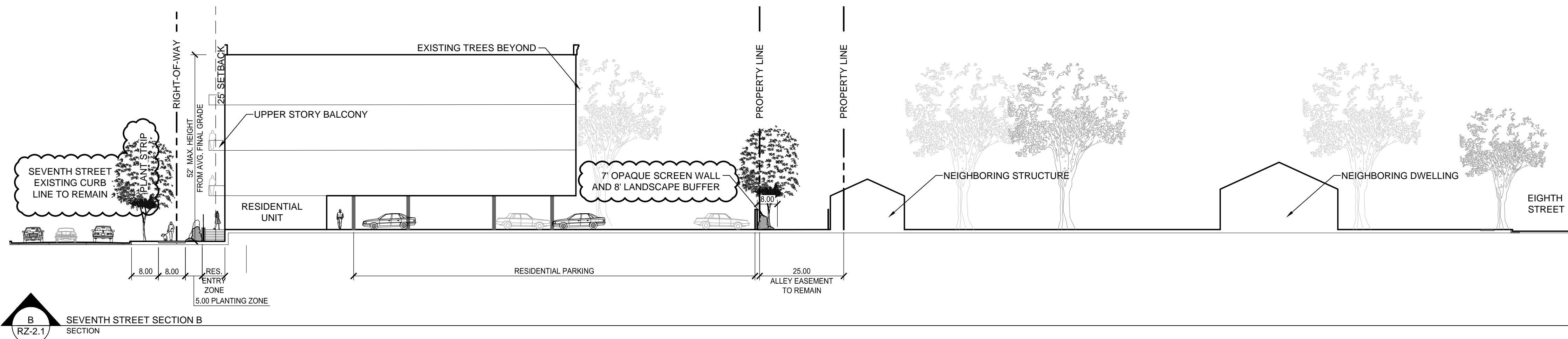
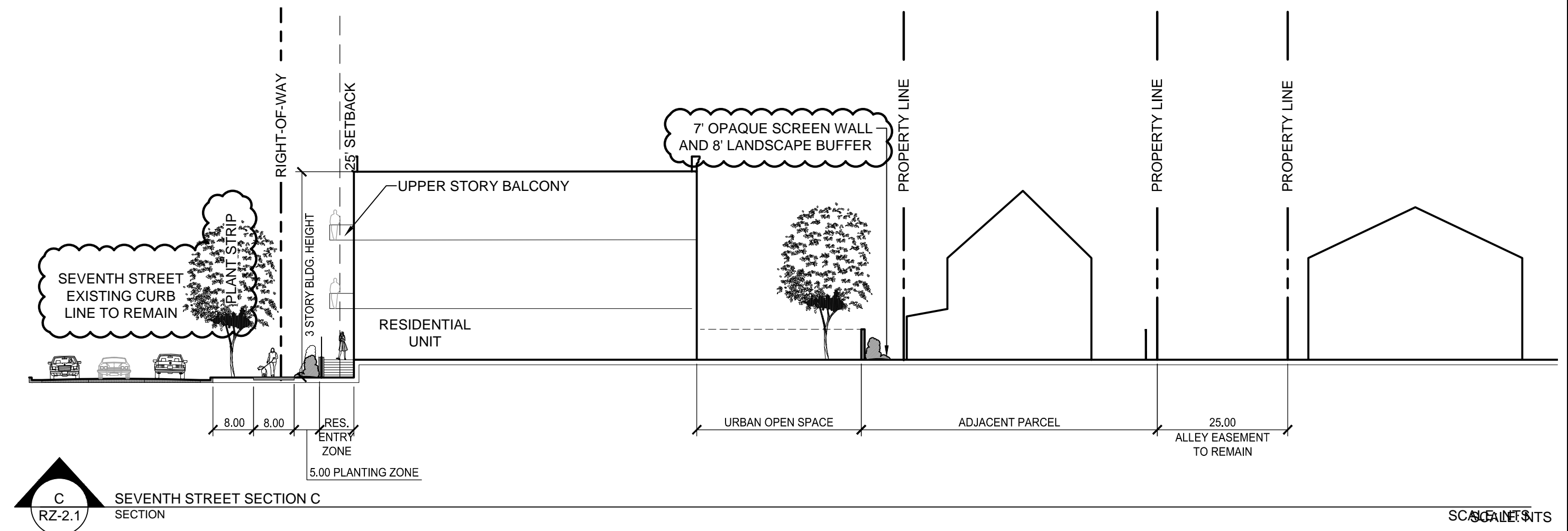
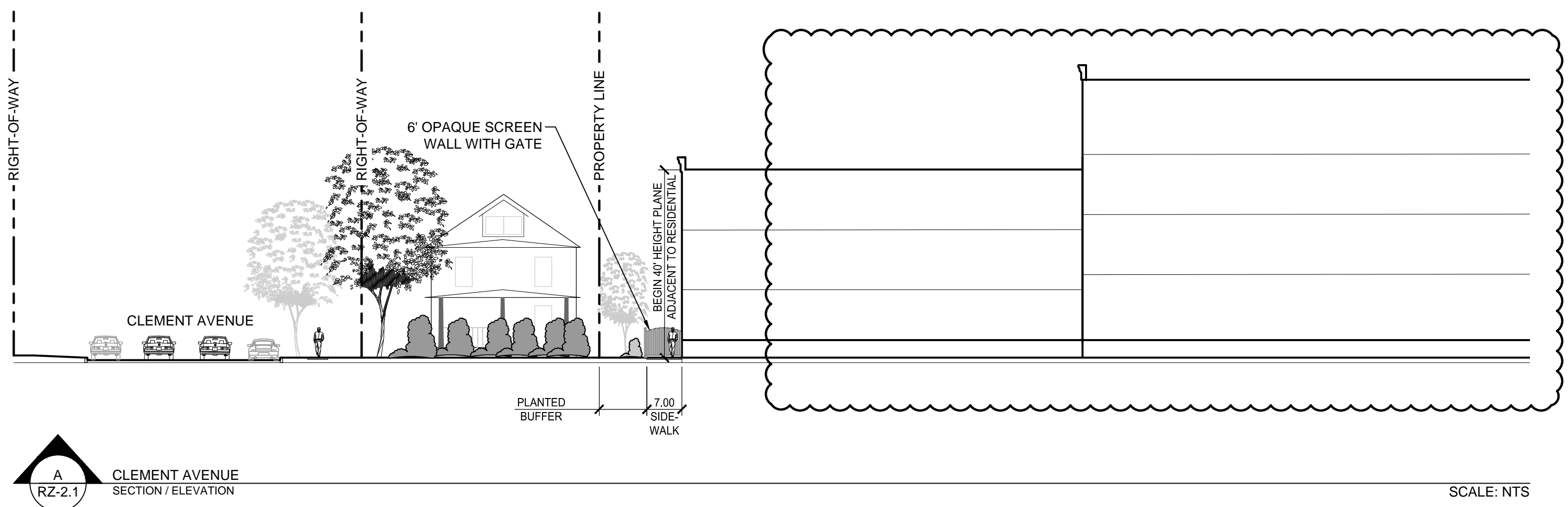
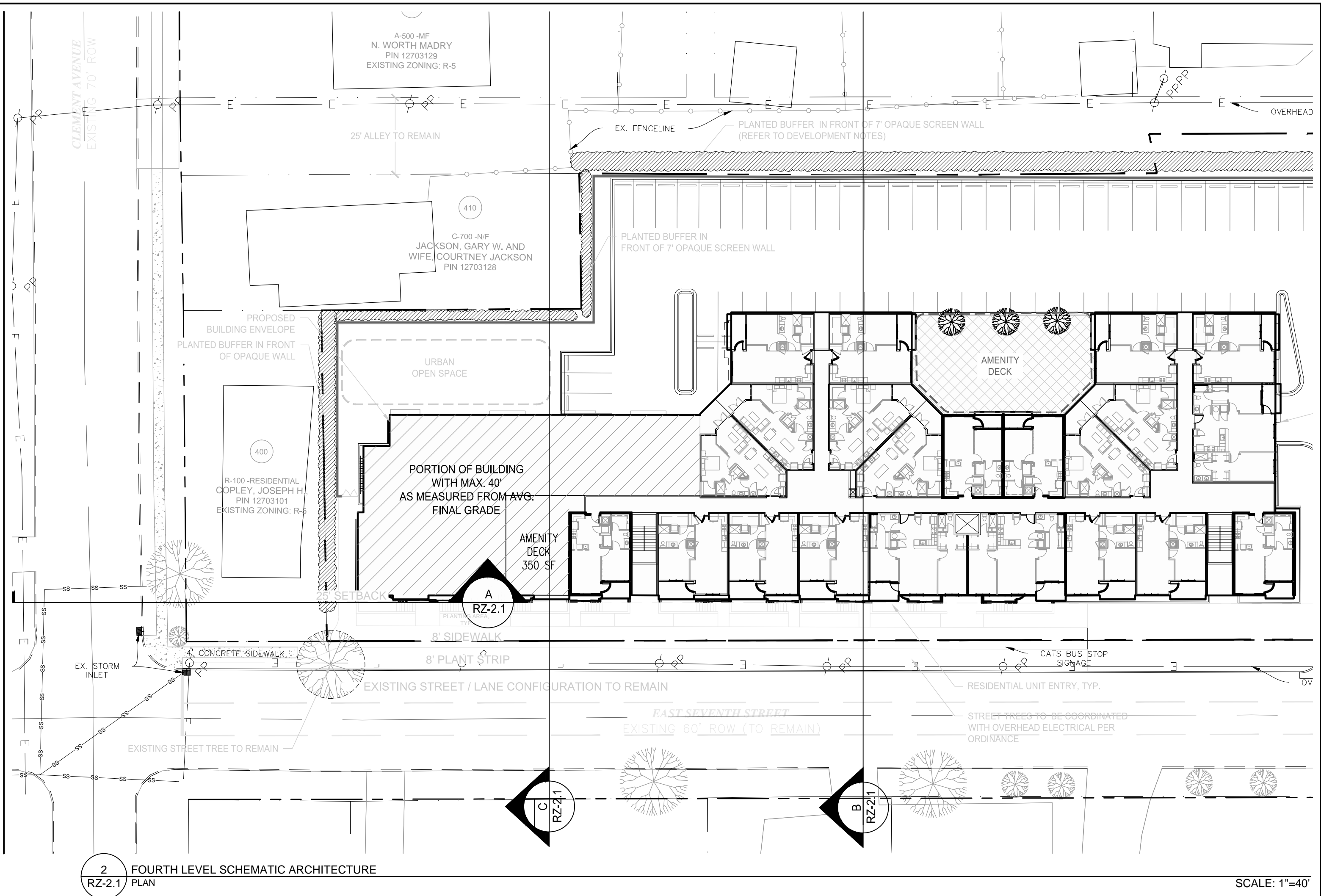
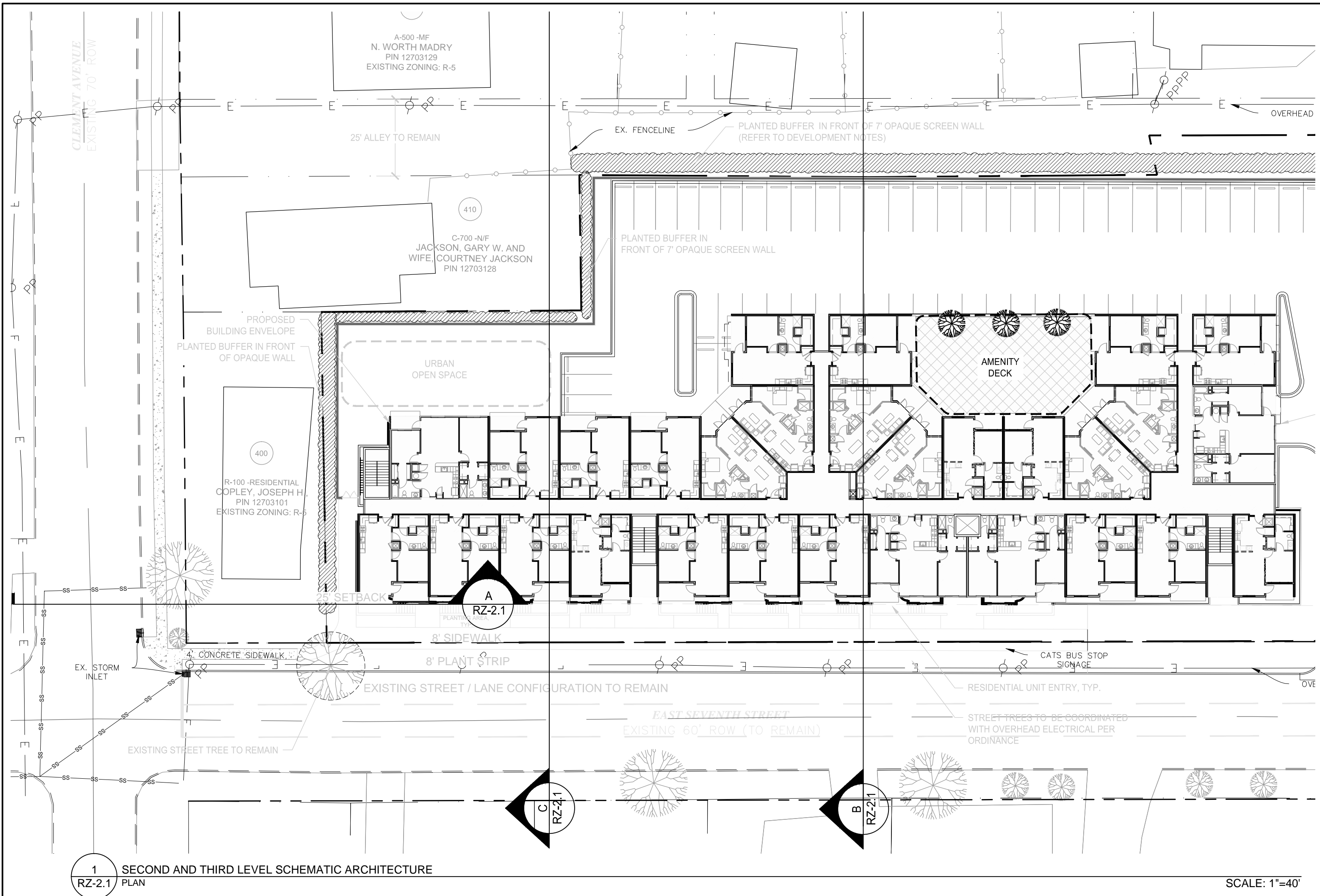


| DEVELOPMENT INFORMATION                              |  |
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| SITE AREA  | +/- 65,037.09' SQFT (1.50 ACRES)   |
| TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED | 12703102, 12703103, 12703104, 12703105, 12703106, 12703107, 12703108   |
| EXISTING 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                           | 95 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS). 2,100 SF RESIDENTIAL AMENITY 750 SF LEASING OFFICE USE                  |
| PROPOSED DENSITY                                     | 63 DUA   |
| MAXIMUM BUILDING HEIGHT                              | 62 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)   |

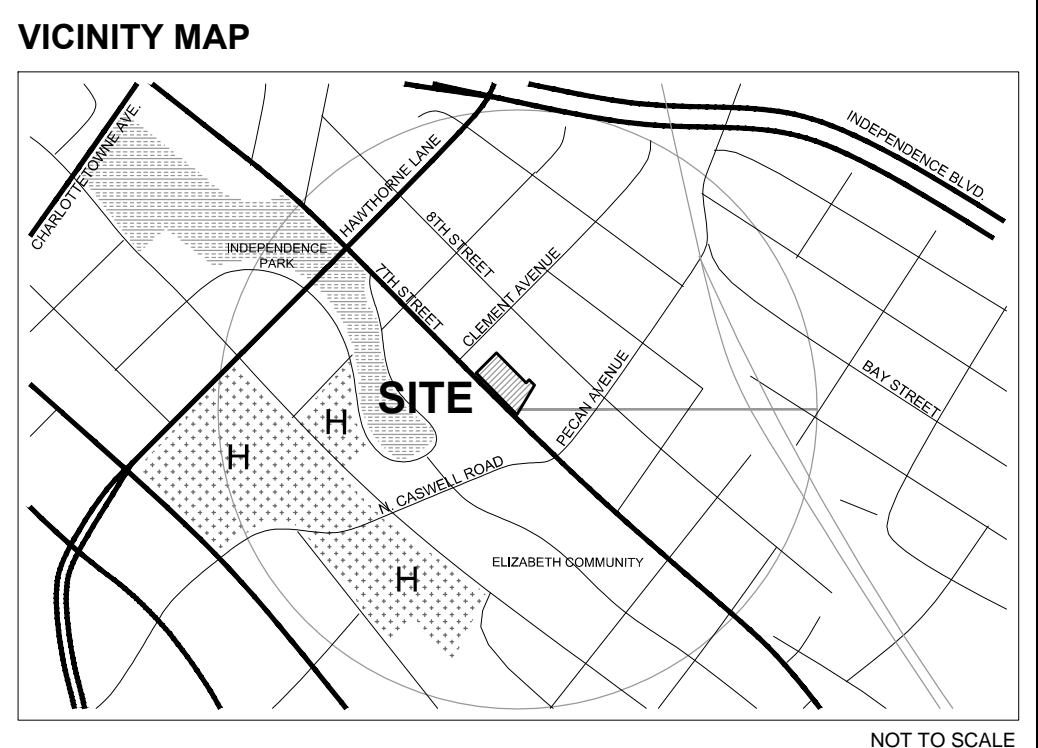
NOTE: PLANS AND IMAGES SHOWN ARE FOR ILLUSTRATIVE AND GENERAL INTENT PURPOSES ONLY THEY ARE MEANT TO SHOW CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION. FINAL CONSTRUCTION MAY VARY.







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VARY.







7TH STREET ELEVATION



EAST ELEVATION

7TH STREET  
REDEVELOPMENT  
MULTIFAMILY DEVELOPMENT

7TH STREET  
PROGRESSION  
PARTNERS, LLC

LOCATION / CHARLOTTE, NC  
PROJECT # / 14SEV71  
DATE / 08.15.14  
DRAWN / NB

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ELEVATIONS



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| <div>DEVELOPMENT STANDARDS</div> <div>August 15, 2014</div> <div>GENERAL PROVISIONS</div> <div><div><div>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").</div><div>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.</div><div>C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and size of the building footprint as well as the location of parking and circulation areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, may be altered or modified during design development and construction document phases.</div><div>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.</div></div><div>OPTIONAL PROVISIONS</div><div>Petitioner requests the approval of the following optional provisions:</div><div><div><div>A. On-street parking on East 7th Street adjacent to the Site may be installed if approved by all applicable governmental agencies.</div><div>B. Building entrances and entry features including but not limited to: decorative paving, steps, stoops, courtyards and courtyard walls may encroach into the setback as shown on the Rezoning Plan.</div><div>C. 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.</div><div>D. Outdoor tables, chairs and dining may be located on the 13 foot wide portion of the sidewalk to be installed along the Site's frontage on East 7th Street.</div><div>E. 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.</div></div><div>PERMITTED USES</div><div>The Site may only be devoted to a residential community containing a maximum of 95 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.</div><div>TRANSPORTATION</div><div><div>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").</div><div>B. Off-street vehicular parking shall meet the minimum requirements of the Ordinance.</div><div>C. Bicycle parking will be provided on the Site as required by the Ordinance.</div></div><div>ARCHITECTURAL STANDARDS</div><div><div><div>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.</div><div>B. The maximum height of the building to be constructed on the Site as measured in feet shall be 52 feet as measured from the average final grade on portions of the building shown as 4 stories as generally depicted on sheet RZ-2.1.</div><div>C. The building to be constructed on the Site shall meet the applicable urban design standards of Section 9.8506 of the Ordinance.</div><div>D. All setback commitments that exceed Ordinance standards shall apply to the ground level of the proposed building, above the ground level, window projections, balconies, architectural elements may encroach a maximum of 6' into said setbacks or yards for up to 25% of the building along that facade. The intent of this provision is to allow some building articulation, in order to avoid a stale or industrial, solid-face appearance.</div><div>E. Set out on Sheet RZ-2.2 are schematic architectural renderings of the front elevation (the elevation facing East 7th Street) of the building proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and quality of the front elevation of the building. Accordingly, the front elevation of the building proposed to be constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the schematic architectural renderings 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 proposed building are permitted.</div></div><div>SETBACK AND YARDS/STREETSCAPE/SCREENING</div><div><div>A. Subject to the Optional Provisions set out above, development of the Site shall comply with the setback, side yard and rear yard requirements of the MUDD zoning district.</div><div>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.</div><div>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.</div><div>D. Any landscape materials and screen wall or fence installed within the 25 foot alley located along the Site's rear property line is subject to removal in the event that any property owner with a right to use the 25 foot alley for vehicular and pedestrian access seeks to enforce such right and requires the removal of the landscape materials and screen wall or fence.</div><div>E. 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.</div></div><div>ENVIRONMENTAL FEATURES</div><div><div>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 Facility will be located underground and on site.</div><div>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.</div><div>C. Development of the Site shall comply with the City of Charlotte Tree Ordinance.</div></div></div><div><div>SIGNS</div><div>All signs installed on the Site shall comply with the requirements of the Ordinance.</div><div>LIGHTING</div><div><div>A. All freestanding lighting fixtures installed on the Site (excluding street lights) 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.</div><div>B. Any lighting fixtures attached to the building to be constructed on the Site shall be decorative, capped and downwardly directed.</div></div><div>BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS</div><div><div>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.</div><div>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.</div><div>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.</div></div></div><div><div><div><div>LandDesign</div><div>223 N Graham Street Charlotte, NC 28202<br/>V: 704.333.0325 F: 704.332.3246<br/>www.LandDesign.com</div><div><div>I-B+M</div><div>ARCHITECTURE</div></div></div><div>PETITION NO. 2014-084</div><div><div>7TH STREET REDEVELOPMENT<br/>MULTI-FAMILY DEVELOPMENT<br/>7TH STREET PROGRESSION PARTNERS, LLC</div><div>DEVELOPMENT STANDARD NOTES</div></div><div><div>REVISIONS:<br/>1 08/15/2014 - PER START COMMENTS<br/>.....</div><div>DATE: 23 JUNE 2014<br/>DESIGNED BY: N/A<br/>DRAWN BY: SAM<br/>CHECKED BY: SAM<br/>SCALE: N/A<br/>PROJECT #: 1013364<br/>SHEET #:<br/>RZ-3.0</div></div></div></div></div></div> |
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