DEVELOPMENT NOTES: ADJACENT PROPERTY OWNERS REZONING SUMMARY EXISTING ZONING: R-22 MF 1. ELIZABETH COURT 13. LINDSEY A MARKIN THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE 2514 E 5TH STREET CONDOMINIUMS "ORDINANCE"). THE DEVELOPMENT DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE ARRANGEMENTS OF PROPOSED BUILDINGS AND CHARLOTTE, NC 28204 PID: 127-092-45 TO USES ON THE SITE, BUT THE EXACT CONFIGURATIONS OF BUILDINGS, PLACEMENTS AND SIZES OF INDIVIDUAL SITE ELEMENTS, VEHICULAR AND PEDESTRIAN CIRCULATION, RESIDENTIAL MUDD (CD) PROPOSED ZONING: PID: 127-131-24 127-092-89 UNIT CONFIGURATIONS AND ARCHITECTURAL ELEVATIONS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE, AND THIS MUDD (CD) SUBMITTAL 14. OJ WEAVER AND MAGERY PACKAGE, DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. 2. HENRY R HELMS S GARMON 127-092-03 127-092-13 127-092-35 (PARCELS: 536 BERTONLEY AVENUE 3009 GRIFFITHS STREET CHARLOTTE, NC 28203 CHARLOTTE, NC 28211 127-092-04 127-092-14 1. PERMITTED USES AND MAXIMUM DEVELOPMENT 127-092-36 PID: 127-131-25 PID: 127-092-20 A. THE SITE SHALL BE DEVOTED TO RESIDENTIAL USES ONLY ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE IN A MUDD DISTRICT; 127-092-05 127-092-15 127-092-37 SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS: 3. WINTER ELIZABETH, LLC 15. MATTHEW W BARREAREE 127-092-06 127-092-16 127-092-38 a. NO MORE THAN 366 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE; AND 1330 SPRINGS ST NW AND JOE COMER 127-092-07 127-092-17 127-092-39 b. THE MAXIMUM RESIDENTIAL LEVELS SHALL NOT EXCEED THREE (3) STORIES IN BUILDINGS FACING 7TH STREET AND BASCOM STREET (THE "ROOF HEIGHTS"). THE 2508 E 5TH STREET ATLANTA, GA 30309 REMAINING BUILDINGS MAY BE FOUR (4) STORIES. NOTWITHSTANDING THE FORGOING, A 4TH AND 5TH STORY RESPECTIVELY (THE "ADDITIONAL LOFT STORY") MAY BE PID: 129-092-21 CHARLOTTE, NC 28205 127-092-18 127-092-08 127-092-41 ADDED SUBJECT TO 1.A.c. AND 1.A.d. PID: 143-133-04 127-092-19 127-092-09 127-092-42 c. WHERE AN ADDITIONAL LOFT STORY IS ADDED IT WILL BE WHOLLY CONTAINED UNDER A SLOPED ROOF WITH A PITCH NO MORE SEVERE THAN 12/12 OR, IN THE EVENT OF WINTER ELIZABETH, LLC 16. ROBERT E BRADDOCK JR 1330 SPRINGS ST NW 127-092-10 127-092-32 A FLAT ROOF, THE VERTICAL ELEMENTS OF THE ADDITIONAL LOFT STORY WILL BE SETBACK FROM THE PRIMARY ELEVATION'S VERTICAL ELEMENTS BY A DISTANCE OF AT 127-092-43 AND JANET WATSON ATLANTA, GA 30309 Realizing the Possibilities 127-092-11 127-092-33 127-092-44 PID: 129-092-21 2500 7TH STREET Appendix and a property of the state of the d. ALONG THE 7TH STREET ELEVATION, THE USE OF AN ADDITIONAL LOFT STORY IS LIMITED TO THAT NUMBER OF RUNNING FEET, WHICH WHEN TAKEN IN THE AGGREGATE ON CHARLOTTE, NC 28209 A BY-BUILDING BASIS OR FULL STREET ELEVATION BASIS, IS 35% OF THE TOTAL RUNNING FEET OF EITHER BUILDING OR THE COMPLETE STREET ELEVATION RESPECTIVELY. 127-092-12 127-092-34 PID: 127-131-01 MEREDITH KNOX e. IN NO CASE SHALL THE ACTUAL BUILDING HEIGHT ALONG SEVENTH STREET AND BASCOM AVENUE EXCEED 50', MEASURED FROM THE GRADE AGAINST THE BUILDING TO 2625 E 5TH STREET THE ROOF EAVE (PITCHED ROOF) OR THE TOP OF THE PARAPET (FLAT ROOF) 17. LUCILLE W CURTIS UNIT # A **DEVELOPMENT SITE AREA:** 6.87 AC (TOTAL) PID: 127-131-27 2420 E 7TH STREET 2. DESIGN AND PERFORMANCE STANDARDS 4 STORY CHARLOTTE, NC 28204 A. THE BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR A MUDD DISTRICT, INCLUDING FOR SIGNAGE AND LANDSCAPING. VICINITY MAP JACQUELINE LEE AND PID: 127-132-27 Urban Design B. THE MINIMUM SETBACK ON 7TH STREET, BASCOM STREET EXTENSION, AND WEDDINGTON AVENUE IS 14' AS SHOWN ON THE REZONING SITE PLAN. THE PETITIONER SHALL DENISE LEE WINTER ELIZABETH, LLC PROVIDE AN ADDITIONAL 6' FOR A TOTAL SETBACK OF 20' ON 7TH STREET. THIS ADDITIONAL SETBACK SHALL BE FREE OF ALL BUILDING ELEMENTS (EXCLUDING OVERHANG 18. ROBERT J HARTLEY AND PETITIONER: 2625 E 5TH STREET E 7TH ST ARCHITECTURAL ELEMENTS SUCH AS CANOPIES AND BALCONIES). THE REQUIRED 14' SETBACK SHALL BE FREE OF ALL ARCHITECTURAL STRUCTURES AND ELEMENTS. 590 MEANS STREET, SUITE 220 DEBRA R CORSBIE a. IN REFERENCE TO THE 20' SETBACK LINE, ACCORDING TO THE PLANS AND ELEVATIONS PRESENTED IN THIS REZONING PETITION, THE INTENT OF THIS SETBACK LINE IS TO PID: 127-131-28 16630 CHICAGO PLAZA, ATLANTA, GA 30318 LOCATE THE GROUND FLOOR PORCHES AND STAIRS. BEYOND THIS 20' SETBACK LINE, THERE IS A 2' ZONE' IN WHICH ONLY GROUND FLOOR PORCHES AND STEPS TO SEE NOTE 1.A.b. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY R.B. OMAHA. NE 68118 GRADE CAN EXIST. IN THIS ZONE, NONE OF THE BUILDING WALL CAN EXIST, WITH THE EXCEPTION OF NOTE 2.B.b. PHARR & ASSOCIATES, P.A.; 420 HAWTHORNE LANE, NICOLE L HAND PID: 127-132-18 b. A LIMITED AMOUNT OF BUILDING ELEMENTS (EXCLUDING THE 'OVERHANGING ARCHITECTURAL ELEMENTS' REFERENCED IN NOTE 2.B) ARE ALLOWED TO OCCUR WITHIN 2' OF PARKING: CHARLOTTE, NC 28024; (704) 376-2186; DATED NOV. 30, 2625 E 5TH STREET 19. CATHERINE M MCGERALD 2007. R.B. PHARR JOB # 72050. AND UP TO THE 20' SETBACK LINE. THESE MIGHT INCLUDE CORNER TOWER ELEMENTS, PILASTERS, PERMANENT PLANTER WALLS, WINDOW BAYS, ETC. THESE SHALL BE DTL. #1 - MAXIMUM BUILDING HEIGH" REQUIRED SPACES - 366 (1 SPACE/UNIT) 2414 E 7TH STREET LIMITED TO 18% OF THE BUILDINGS LENGTH ALONG THE CURB. PID: 127-131-29 CHARLOTTE, NC 28204 PROVIDED SPACES - 450 (MINIMUM IN DECK) C. THERE IS TO BE AN UNDULATION TO THE BUILDING WALL THAT WILL PUSH A PORTION OF THE WALL BACK FROM THE 22' LINE REFERENCED IN NOTE 2.B.a. THE INTENT PID: 127-132-19 OF THIS UNDULATION IS TO ENSURE AN APPROPRIATE SCALE TO THE MASSING WITH RHYTHMS TYPICAL OF OTHER MULTI-FAMILY BUILDINGS IN ELIZABETH. THE PORTION THOMAS DERHODES OF FAÇADE PUSHED BACK FROM THE 22' LINE SHALL BE A RANGE OF 25% TO 50% OF THE BUILDING LENGTH ALONG THE CURB. THE DEPTH OF THESE UNDULATIONS 20. JAMES O STASSINOS 2625 E 5TH STREET SHALL BE A MINIMUM OF 2', WITH A MINIMUM OF 15% OF THE BUILDING LENGTH ALONG THE CURB BEING AT LEAST 6' BACK FROM THE 22' LINE REFERENCED IN 2.B.a. 4930 CHARMAPEG C. THE PEDESTRIAN ACCESS/CONNECTOR BETWEEN 7TH STREET AND WEDDINGTON AVENUE, "THE MEWS", WILL BE PRIVATE AND WILL REMAIN OPEN AND ACCESSIBLE TO THE PID: 127-131-30 PUBLIC. THE MEWS WILL BE ENLIVENED AND ACTIVATED THROUGH THE USE OF PATIOS, WALKWAYS, AND SITE FURNISHINGS. THERE IS TO BE A CONTINUOUS PATHWAY FROM CHARLOTTE, NC 28211 WEDDINGTON AVENUE TO SEVENTH STREET. NO ARCHITECTURAL ELEMENTS SUCH AS FENCES, WALLS, OR ANY OTHER OBSTRUCTION SHALL BE ADDED TO THE 50' WIDE MEWS AREA THAT MAY EITHER IMPEDE PUBLIC ACCESS OR VISUALLY AND PHYSICALLY CONNECT THE BUILDINGS ON EITHER SIDE OF THE MEWS. THE PETITIONER COMMITS TO HANNAH H LIM PID: 127-132-20 2625 E 5TH STREET PLACING THE MEWS IN A PUBLIC ACCESS EASEMENT. THE WORDING OF THE EASEMENT AGREEMENT WILL BE CRAFTED COOPERATIVELY BETWEEN THE CHARLOTTE DEPARTMENT ATLANTA, GA 30318 21. KATSUN LLC PATIOS AND STEPS OF TRANSPORTATION AND THE PETITIONER. PID: 127-131-31 8421 AMELIA DRIVE CHARLOTTE, NC 28211 D. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG THE INTERIOR, PEDESTRIAN ACCESS/CONNECTOR AND THE PUBLIC STREETS THAT BORDER THE SITE. 20'-0" 7TH STREET → : #### SARAH J SMYTHE PID: 127-132-21 E. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE CAPPED SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY SETBACK LINE 2625 E 5TH STREET PROPERTIES. NO LIGHTING WALL PACKS MAY BE USED ANYWHERE IN THE DEVELOPMENT. 22. NANCY AND THOMAS F. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS IF NOT WITHIN THE BUILDING WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE. THE PID: 127-131-32 KERR FREEMAN AND 14'-0" MUDD PETITIONER INTENDS TO UTILIZE ROLL OUT DUMPSTERS WITH TRASH COMPACTOR ROOM WITHIN THE BUILDING FOOTPRINT. ALL SUCH SERVICE SPACES ARE TO HAVE A JANE P FREEMAN SETBACK LINE WEDDINGTON AVENUE ORIENTATION. 6. HENRY R HELMS 2716 CHELSEA DRIVE G. A MINIMUM OF 450 OFF-STREET VEHICULAR PARKING SPACES WILL BE PROVIDED. CHARLOTTE, NC 28209 3009 GRIFFITHS STREET H. THE PETITIONER WILL CONSTRUCT A MINIMUM OF 30 ANGLED PARKING SPACES WITHIN THE LIMITS OF THE PROJECT AND WITHIN THE RIGHT-OF-WAY ALONG WEDDINGTON CHARLOTTE, NC 28203 PID: 127-132-01 . **L**___ - - -AVENUE AS INDICATED ON THE REZONING SITE PLAN. THIS PARKING IS IN ADDITION TO THE OFF STREET PARKING PROVIDED IN THE PARKING DECKS. PID: 127-131-17 1. THE OPEN SPACE PROVIDED WILL EXCEED THE REQUIREMENTS OF THE ORDINANCE THROUGH A SERIES OF OPEN SPACES THAT ARE GENERALLY CONSISTENT WITH THE PLAN 23. KENNETH E GREER JR8 HENRY R HELMS 2348 E 7TH STREET SUBMITTED AS PART OF THE REZONING APPLICATION 3009 GRIFFITHS STREET CHARLOTTE, NC 28204 a. THE THREE WIDTHS DIMENSIONED IN DTL #2 (35', 50', 50) SHALL BE THE MINIMUM WIDTHS BETWEEN PUBLIC SIDEWALK AREA THROUGH TO COURTS, AND MINIMUM WIDTH CHARLOTTE, NC 28203 PID: 127-133-11 FROM 7TH STREET THROUGH TO WEDDINGTON AVENUE ALONG THE MEWS. PID: 127-131-18 b. THOUGH NO DIMENSIONS ARE SHOWN FOR THE INTERIOR COURTYARDS, THEIR CONFIGURATIONS ARE TO BE GENERALLY CONSISTENT WITH WHAT IS SHOWN ON THE SITE DANIEL J KUNKLEMAN 24. TRAVIS V BROOKS N.T.S. 2342 E 7TH STREET 4001 WILSON DRIVE DTL. #3 - 7TH STREET SETBACK DETAIL J. THE DEVELOPMENT OF THE PROJECT MAY BE PHASED, BUT LIMITED TO TWO (2) PHASES. EXISTING HOUSES AND PROPERTY WILL BE MAINTAINED IN A WAY THAT ALLOWS FOR CHARLOTTE, NC 28204 CHARLOTTE, NC 28270 POSITIVE DRAINAGE AND GROUND COVER THAT WILL BE ROUTINELY MAINTAINED. HOUSING WILL BE ACTIVELY RENTED AND REASONABLY MAINTAINED OR REMOVED. PID: 127-133-12 PID: 127-131-19 50' 150'-250' 150'-250' 50' 150'-250' 25. HENRY R HELMS 150'-250' K. PROPOSED STREET TREES (ALONG PUBLIC STREETS) SHALL BE 4" - 5" CALIPER AND PLANTED 40' O.C., TREES SHALL BE LARGE MATURING AND DECIDUOUS SUCH AS 9. EVELYN H FURR 3009 GRIFFITHS STREET MAPLE, OAK, ELM, OR ZELKOVA. CHARLOTTE, NC 28203 2010 SHARON LANE L. THE PETITIONER SHALL REVIEW THE LOCATION OF THE EXISTING TREES RELATIVE TO THE PROPOSED GRADING AND BUILDING CONSTRUCTION AND WHERE PRACTICAL PRESERVE CHARLOTTE, NC 28211 PID 127-092-02 SEE NOTE 6.F ANY TREES DEEMED VIABLE TO SURVIVE. PID: 127-131-20 M. THE PETITIONER HAS COMMITTED TO PLACING 8 TREES ALONG 7TH STREET (MARKED ON THE SITE PLAN) IN A TREE SAVE. ADDITIONALLY, THE PETITIONER COMMITS 1 26. MICHAEL S DOUGLAS DTL. #2 - MIN./MAX. BUILDING LENGTHS AND SPACING N.T.S. ENGAGING A PROFESSIONAL ARBORIST ONCE A FIRM DESIGN OF THE BUILDING HAS BEEN COMPLETED. WORKING WITH A PROFESSIONAL ARBORIST, EVERY ATTEMPT WITHIN O. DANIEL KEMPF AND LISA 228 COTTAGE PLACE REASON WILL BE MADE TO SAVE TREES THAT ARE LOCATED WITHIN THE INTERIOR COURTYARDS, THE MEWS, AND ALONG THE BASCOM STREET EXTENSION AND WEDDINGTON CHARLOTTE, NC 28207 BREITENBACH 2413 E 5TH STREET PID: 127-093-06 3. STORM WATER MANAGEMEN CHARLOTTE, NC 28204 A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. PID: 127-131-21 27. QUEEN CITY LUMBER AND SUPPLY CO WEDDINGTON AVE 4. TRANSPORTATION COMMITMENTS PO BOX 35084 11. DAVID T LEE A. THE PETITIONER WILL COORDINATE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR THE 2522 E 5TH STREET CHARLOTTE, NC 28235 EXTENSION OF BASCOM STREET FROM WEDDINGTON AVENUE TO 7TH STREET AS GENERALLY SHOWN ON THE REZONING SITE PLAN. THE BASCOM STREET EXTENSION SHALL CHARLOTTE, NC 28204 PID: 127-097-01 VEHICULAR ⁵ BE CONSTRUCTED TO PUBLIC STREET STANDARDS AND DEDICATED TO THE CITY OF CHARLOTTE. PID: 127-131-22 -ACCESS B. THE PETITIONER SHALL CONTRIBUTE \$5000 TOWARDS TRAFFIC CALMING ON CAMERON AVENUE SUBJECT TO THE CITY'S POLICY FOR TRAFFIC CALMING. CDOT WILL EVALUATE CAMERON AVENUE AFTER THE PROJECT IS COMPLETE AND BASCOM IS EXTENDED TO DETERMINE IF THE CRITERIA HAVE BEEN MET. SHOULD CAMERON NOT 12. M&M INNOVATIVE MEET THE CRITERIA, THEN THE DEVELOPER AGREES THAT THE FUNDS WILL BE USED FOR TRAFFIC CALMING IN THE GREATER ELIZABETH NEIGHBORHOOD. PROPERTIES LLC ZONING BOUNDARY LINE C. THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN WITH FULL ACCESS MOVEMENTS ON WEDDINGTON AVENUE, AND NO 401 HAWETHORNE LANE ACCESS ON 7TH STREET EXCEPT FOR THE PROPOSED BASCOM STREET EXTENSION. SUITE 110-224 CHARLOTTE, NC 28204 D. THE PETITIONER SHALL PROVIDE TWO NEW CONCRETE BUS STOP PADS TO REPLACE THE EXISTING BUS STOPS ON 7TH STREET (WITHIN THE PROJECT LIMITS). EXACT LOCATIONS SHALL BE COORDINATED WITH CATS. E. THE PETITIONER WILL CLOSE RANIER AVENUE BETWEEN 7TH STREET AND WEDDINGTON AVENUE TO VEHICULAR TRAFFIC, INCLUDING THE REMOVAL OF EXISTING PAVEMENT, INSTALLATION OF NEW CURB AND GUTTER ALONG 7TH STREET, AND REPLACE THE STREET CONNECTION WITH A 10' SHARED USE PATH TO WEDDINGTON AVENUE, AND LANDSCAPING. F. PETITIONER WILL CONSTRUCT AN 8' PLANTING STRIP, 6' SIDEWALK, AND POSSIBLE RETAINING WALL IN EXISTING RIGHT-OF-WAY ON THE EAST SIDE OF 7TH STREET BETWEEN RANIER AVENUE AND WHERE AN EXISTING PLANTING STRIP BEGINS NORTH OF RANIER AVENUE (APPROXIMATE 175' IN LENGTH). ANGLED PARKING, TYP. ON -FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WEDDINGTON AVENUE WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. 6. ARCHITECTURE THE ELEVATIONS, AS SHOWN IN THE REZONING DOCUMENTS, ARE CONCEPTUAL IN NATURE AND SUBJECT TO REVISIONS DURING THE DESIGN DEVELOPMENT PROCESS. HOWEVER, THE FOLLOWING GENERAL PRINCIPLES SHALL APPLY: A. THE PRIMARY EXTERIOR BUILDING MATERIALS (EXCLUDING DOORS, WINDOWS, AND ROOF PRINCIPLES) SHALL BE A MIX OF BRICK AND/OR ARCHITECTURAL CONCRETE BLOCK, CEMENT FIBER BOARD, SIDING AND/OR STUCCO OR STUCCO LIKE MATERIAL. B. A MINIMUM OF 30% OF THE ELEVATION, TO THE ROOF EAVE OR TOP OF PARAPET, SHALL BE BRICK, BLOCK, STONE, OR SOME OTHER MASONRY MATERIAL C. NO VINYL OR ALUMINUM SIDING SHALL BE USED ON ANY BUILDING ANYWHERE ON THE SITE, HOWEVER VINYL AND ALUMINUM MAY BE IMPLEMENTED FOR OTHER USES INCLUDING, BUT NOT LIMITED TO, SOFFITS, WINDOWS, RAILINGS, ETC. PARKING DECK D. DOORS, WINDOWS, PERMANENT PLANTERS, AND/OR DECORATIVE ELEMENTS SHALL BE LOCATED EVERY TWENTY (20) FEET ALONG 7TH STREET AND (FUTURE) BASCOM AVENUE EXTENSION ELEVATIONS IN ORDER TO AVOID A "BLANK-WALL" CONDITION. E. BUILDING ENTRANCES, BOTH COMMON AND UNIT INDIVIDUAL, SHALL BE LOCATED ALON 7TH STREET AS GENERALLY INDICATED IN THE PLANS AND ELEVATIONS IN ORDER TO ENLIVEN THE STREETSCAPE ALONG 7TH STREET. 09/18/09 RESUBMITTAL PER OWNER, NEIGHBORHOOD, F. THE BUILDING ALONG 7TH STREET SHALL HAVE BREAKS ALONG THEIR LENGTH AS DEPICTED ON THE SITE PLAN SUBMITTED FOR THIS REZONING. THE MINIMUM AND MAXIMUM DIMENSIONS 14' MUDD SETBACK -FROM BACK OF SHALL BE ADHERED TO. SEE DETAIL #2. "THE MEWS" PROPOSED LEASING & CLUB, LEVEL 1 PROPOSED COURTYARD/ OPEN SPACE PROPÓSED COURTYARD/ OPEN SPACE R-22 MF R-22 MF R-22 MF 14 MUDD SETBACK - 6' SIDEWALK, TYP. - BUŚ√STOP EXISTING TREES FOR TREE-- EXISTING CURB EXISTING_CURB) __ STREET/TREES: SAVE, TYP. SEE NOTE 2.L. PEDESTRIAN SEE NOTE 2K · 20' TH STREET SETBACK (FROM BACK OF EXISTING CURB) SEE NOTE 2.B. AND DETAIL #3 ColeJenest & Stone, P.A. 2009 C R-22 MF R-22 MF R-22 MF R-22 MF R-22 MF R-22 MF PI-22 MF R-22 MF R-22 MF R-22 MF R-22 MF R-22 MF

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R-22 MF



Shaping the Environment

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WINTER ELIZABETH, LLC 590 MEANS STREET SUITE 220

WINTER ELIZABETH

REZONING SITE PLAN

Petition # 09-048

Project No.

Issued

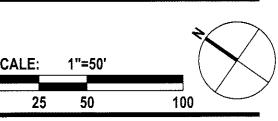
07/14/09 PER OWNER, NEIGHBORHOOD, AND NCDOT 08/21/09 RESUBMITTAL PER OWNER, NEIGHBORHOOD. AND NCDOT COMMENTS

> AND NCDOT COMMENTS (REV. INCLUDE BLDG FOOTPRINT, 7TH ST. SETBACK NOTE, & UNIT COUNT)

REVISED BUILDING FOOTPRINT, NOTES AND ADDED DETAIL #2

11/20/09 RESUBMITTAL TO CMPC, REVISED NOTES AND

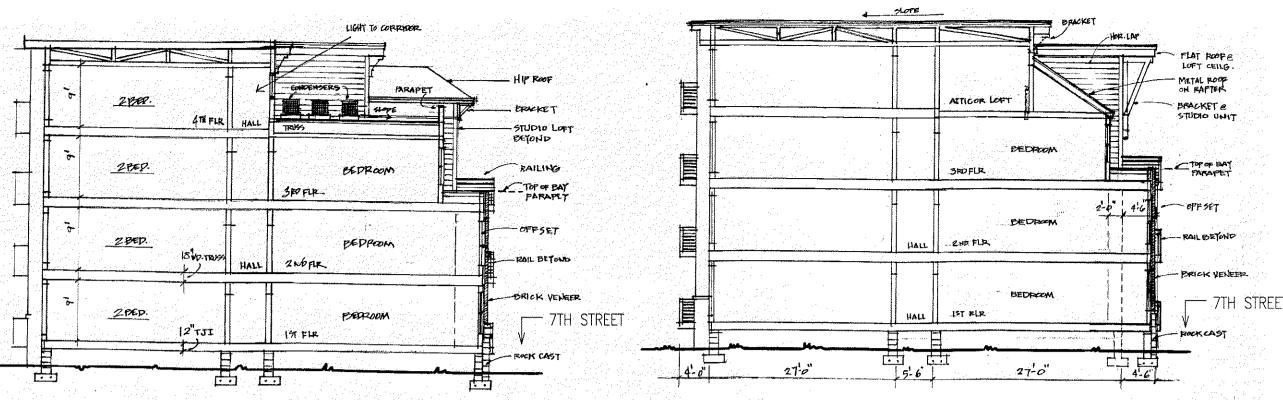
ADDED DETAIL #3 12/22/09 RESUBMITTAL TO CMPC, REVISED NOTES

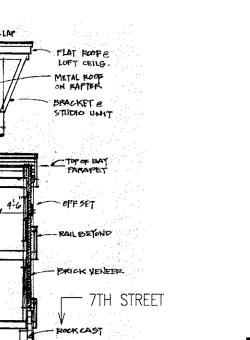


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FOR PUBLIC HEARING PETITION # 09-048









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Progress Drawings

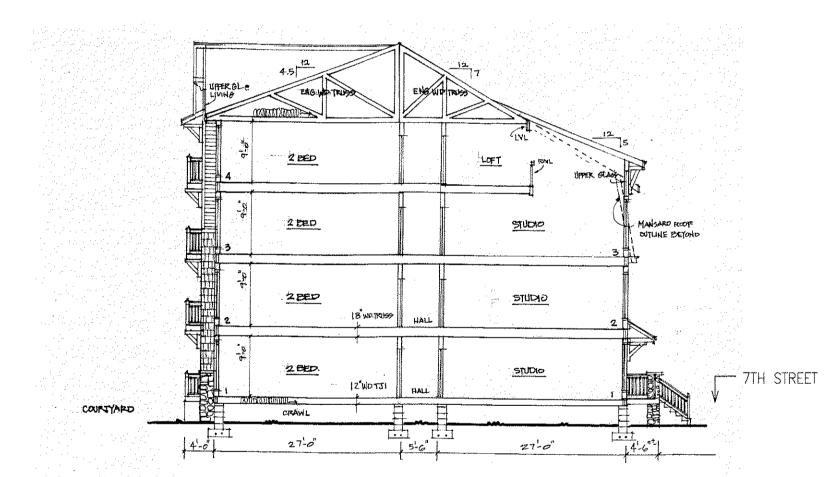
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Collo 7TH STREET

4 LEVEL PARKING DECK

3 STORY ENTRY STOOP





BASCOM STREET ELEVATION



arolina Elizabeth North Winter Charlotte,

ISSUE November 20, 2009 REZONING PETITION # : 2009-048

> PROJECT NUMBER 09-005

SCHEMATIC **ELEVATIONS FOR** REZONING

RZ2.0



SEVENTH STREET PARTIAL ELEVATION



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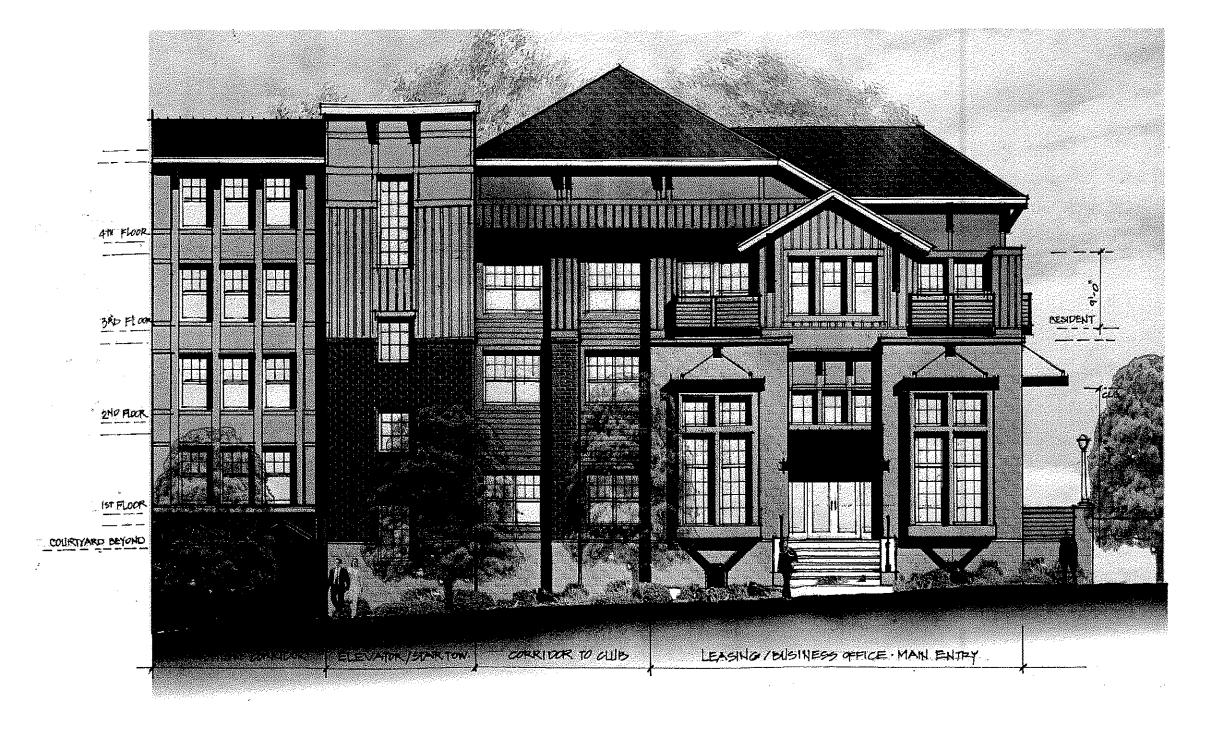
Winter Elizabeth Charlotte, North Carolina

ISSUE
August 10, 2009
REZONING PETITION #:

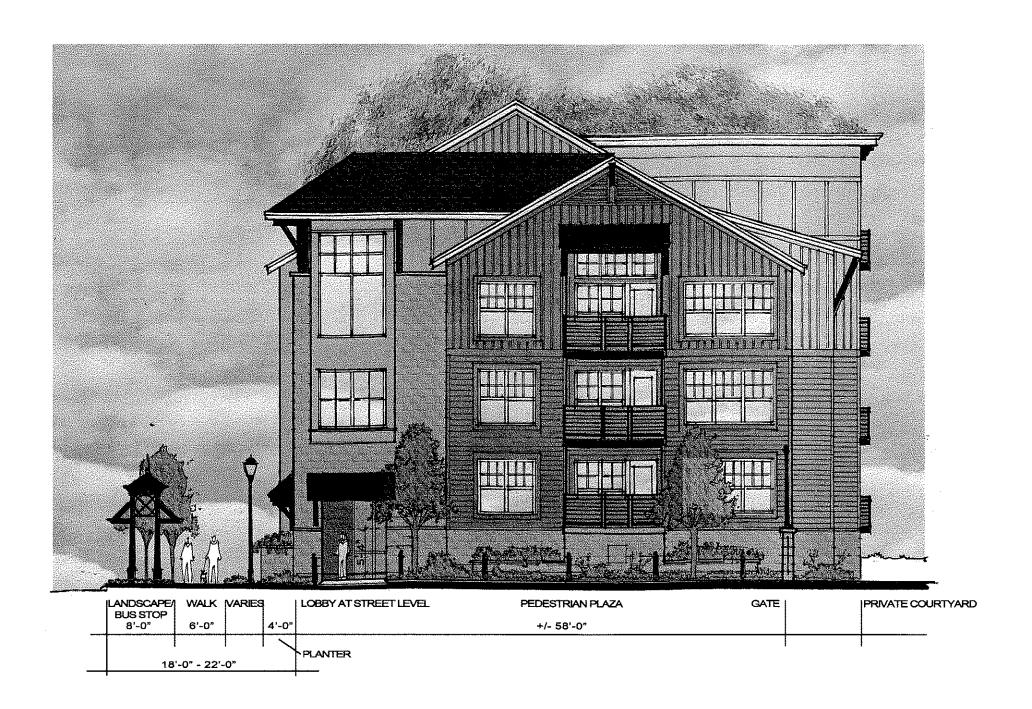
PROJECT NUMBER 09-005

SCHEMATIC ELEVATIONS FOR REZONING

RZ2.1







3 COURTYARD ENTRY ELEVATION



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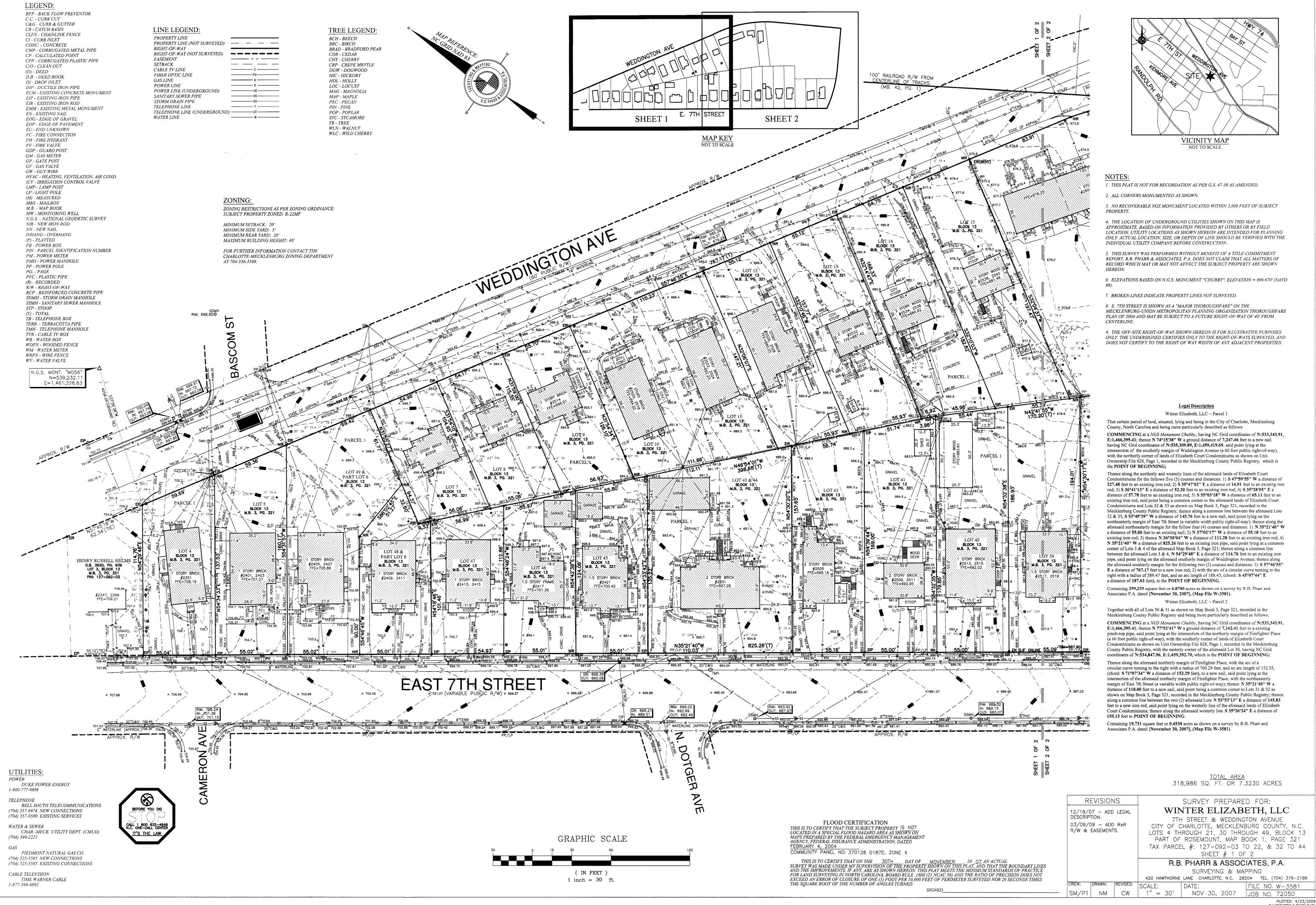
Winter Elizabeth Charlotte, North Carolina

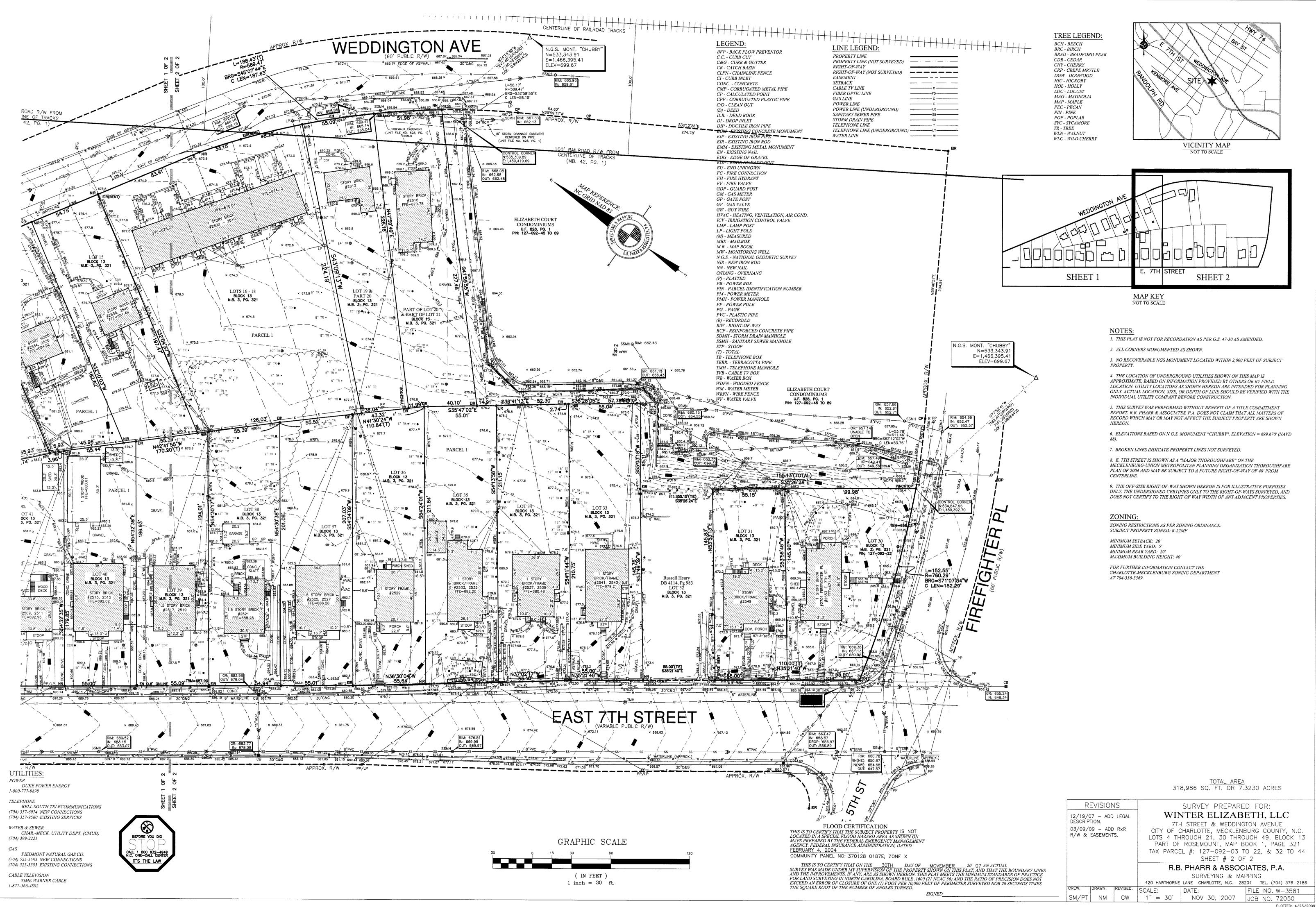
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REZONING PETITION # :

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SCHEMATIC ELEVATIONS FOR REZONING

RZ2.2





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