

THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE DEVELOPMENT DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE ARRANGEMENTS OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT THE EXACT CONFIGURATIONS OF BUILDINGS, PLACEMENTS AND SIZES OF INDIVIDUAL SITE ELEMENTS, VEHICULAR AND PEDESTRIAN CIRCULATION, RESIDENTIAL UNIT CONFIGURATIONS AND ARCHITECTURAL ELEVATIONS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

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; SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:

3. **STORM WATER MANAGEMENT**
- A. THE DEVELOPMENT OF THE SITE WILL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE (PCCO), THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL AND THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
- B. THE STORM WATER DETENTION AND WATER QUALITY MEASURES MAY BE PROVIDED EITHER ON THE SURFACE OF THE SITE OR BELOW GRADE.

A. THE PETITIONER WILL COORDINATE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR THE EXTENSION OF BASCOM STREET FROM WEDDINGTON AVENUE TO 7TH STREET AS GENERALLY SHOWN ON THE REZONING SITE PLAN. THE BASCOM STREET EXTENSION SHALL BE CONSTRUCTED TO PUBLIC STREET STANDARDS AND DEDICATED TO THE CITY OF CHARLOTTE. IF HOWEVER, THE BASCOM STREET EXTENSION REQUIRES A LEFT TURN LANE ON 7TH REQUIRING ADDITIONAL R/W OR WIDENING OF 7TH STREET, THEN THE PETITIONER WILL NOT CONSTRUCT THE STREET BUT WILL DEDICATE THE R/W TO THE CITY. THE LAND WILL BE MAINTAINED BY THE PETITIONER UNTIL THAT TIME THE STREET IS CONSTRUCTED.

- B.THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN WITH FULL ACCESS MOVEMENTS ON WEDDINGTON AVENUE, AND NO ACCESS ON 7TH STREET EXCEPT FOR THE PROPOSED BASCOM STREET EXTENSION.

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 WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

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: (i) THE PRIMARY EXTERIOR BUILDING MATERIALS (EXCLUDING DOORS, WINDOWS, AND ROOF) SHALL BE VINYL, STUCCO, OR STUCCO LIKE MATERIAL; (ii) 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.; (iii) DOORS, WINDOWS, PERMANENT PLANTERS, AND/OR DECORATIVE ELEMENTS SHALL BE LOCATED EVERY TWENTY (20) FEET ALONG 7TH STREET, (FUTURE) BASCOM AVENUE EXTENSION AND WEDDINGTON AVENUE. ELEVATIONS ON THE OTHER SIDE OF A "BLANK WALL" CONDITION; (iv) BUILDING ENTRANCES, BOTH COMMON AND UNIT INDIVIDUAL, SHALL BE LOCATED ON THE SOUTH SIDE OF THE STREET SHOWN IN THE PLANS AND ELEVATIONS IN ORDER TO ENLIVEN THE STREETScape ALONG 7TH STREET.

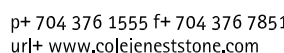
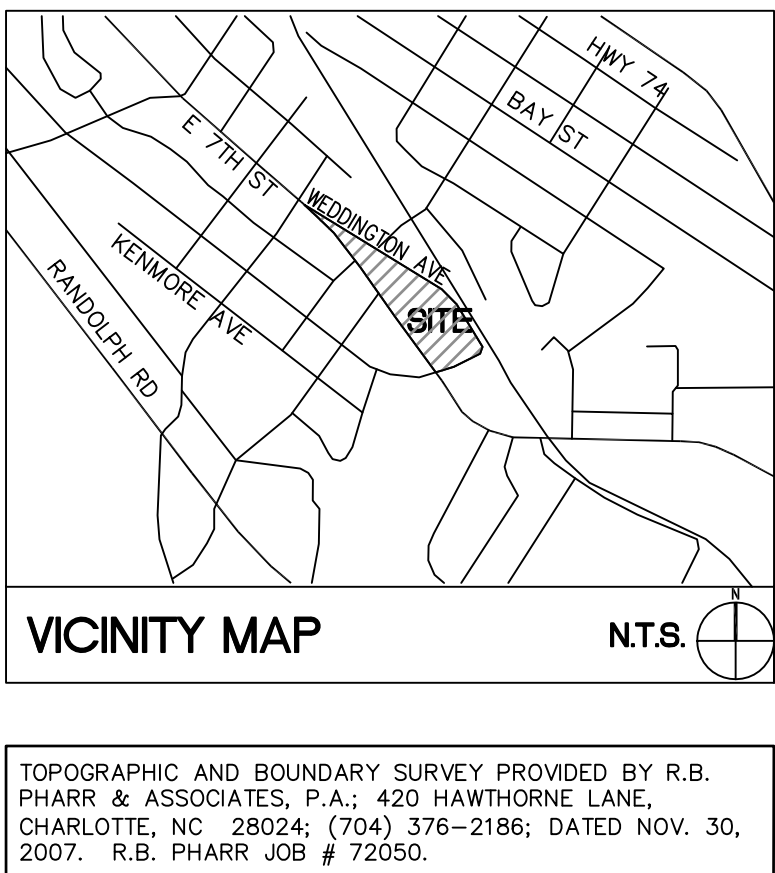
1.	ELIZABETH COURT CONDOMINIUMS PID: 127-092-45 TO 127-092-69	8.	DANIEL J KUNKLEMAN 4001 WILSON DRIVE CHARLOTTE, NC 28270 PID: 127-131-19	19.	CATHERINE M MOGERALD 2414 E 7TH STREET CHARLOTTE, NC 28204 PID: 127-132-19
2.	HENRY R HELMS 3009 GRIFFITH STREET CHARLOTTE, NC 28203 PID: 127-092-20	9.	EVELYN H FURR 2509 SIRON LANE CHARLOTTE, NC 28211 PID: 127-131-20	20.	JAMES O STASSINOS 4930 CHARMAPENG AVENUE CHARLOTTE, NC 28211 PID: 127-132-20
3.	WINTER ELIZABETH, LLC 1330 SPRINGS ST NW ATLANTA, GA 30309 PID: 129-092-21	10.	DANIEL KEMPF AND LISA BREITENBACH 2413 E 5TH STREET CHARLOTTE, NC 28204 PID: 127-131-21	21.	KATSUN LUK 8421 AMELIA DRIVE CHARLOTTE, NC 28211 PID: 127-132-21
4.	WINTER ELIZABETH, LLC 1330 SPRINGS ST NW ATLANTA, GA 30309 PID: 129-092-21	11.	DAVID T LEE 2522 E 5TH STREET CHARLOTTE, NC 28204 PID: 127-131-22	22.	NANCY AND THOMAS KERR FREEMAN AND JANE P FREEMAN 2716 CHELSEA DRIVE CHARLOTTE, NC 28209 PID: 127-132-01
5.	MEREDITH KNOX 2625 E 5TH STREET UNIT # A PID: 127-131-27	12.	M&M INNOVATIVE PROPERTIES LLC 401 HAWTHORNE LANE SUITE 110-224 CHARLOTTE, NC 28204 PID: 127-131-23	23.	KENNETH E GREER JR 3574 17TH STREET CHARLOTTE, NC 28204 PID: 127-133-11
6.	JACQUELINE LEE AND DENISE LEE 2625 E 5TH STREET UNIT # B PID: 127-131-28	13.	LINDSEY A MARKIN 2514 E 5TH STREET CHARLOTTE, NC 28204 PID: 127-131-24	24.	TRAVIS V BROOKS 2342 E 7TH STREET CHARLOTTE, NC 28204 PID: 127-133-12
7.	NICOLE L HAND 2625 E 5TH STREET UNIT # C PID: 127-131-29	14.	OJ WEAVER AND MARGERY S GARMON 5145 BERTONVILLE AVENUE CHARLOTTE, NC 28211 PID: 127-131-25	25.	HENRY R HELMS 3009 GRIFFITHS STREET CHARLOTTE, NC 28203 PID: 127-092-02
8.	THOMAS DERHODES 2625 E 5TH STREET UNIT # D PID: 127-131-30	15.	MATTHEW W BARREAREE AND JOE COMER 2508 E 5TH STREET CHARLOTTE, NC 28205 PID: 143-130-4	26.	MICHAEL S DOUGLAS 228 COTTAGE PLACE CHARLOTTE, NC 28207 PID: 127-093-06
9.	HANNAH H LIM 2625 E 5TH STREET UNIT # E PID: 127-131-31	16.	ROBERT E BRADDOCK JR AND JANET WATSON 2500 7TH STREET CHARLOTTE, NC 28209 PID: 127-131-01	27.	QUEEN CITY LUMBER AND SUPPLY CO PO BOX 35084 CHARLOTTE, NC 28235 PID: 127-097-01
10.	SARAH J SMYTHE 2625 E 5TH STREET UNIT # F PID: 127-131-32	17.	LUCILLE W CURTIS 2420 E 7TH STREET CHARLOTTE, NC 28204 PID: 127-132-27	28.	ROBERT J HARTLEY AND DEBRA R CORSBIE 16630 CIOZANA PLAZA, APT 6 OMAHA, NE 68118 PID: 127-132-18
11.	HENRY R HELMS 3009 GRIFFITHS STREET CHARLOTTE, NC 28203 PID: 127-131-17				

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6.87 AC (TOTAL)

WINTER ELIZABETH, LLC
590 MEANS STREET, SUITE 220
ATLANTA, GA 30318



**WINTER
ELIZABETH**

Petition # 09-048

3925

Issued

04/23/09

Revised

	07/14/09	PER OWNER, NEIGHBORHOOD, AND NCDOT COMMENTS
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08/21/09	RESUBMITTAL PER OWNER, NEIGHBORHOOD, AND NCDOT COMMENTS
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SCALE: 1"=50'

RZ1.0

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FOR PUBLIC HEARING
PETITION # 09-048