DEVELOPMENT NOTES:

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.

1. PERMITTED USES AND MAXIMUM DEVELOPMENT

- 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
- 1. NO MORE THAN 390 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE; AND
- THE MAXIMUM RESIDENTIAL LEVELS SHALL BE THREE (3) STORIES (PLUS LOFT) ON UNITS FACING 7TH AND BASCOM STREETS AND FOUR (4) STORIES (PLUS LOFT) FOR THE REMAINING UNITS AS INDICATED ON THE REZONING SITE PLAN.

DESIGN AND PERFORMANCE STANDARDS

- A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR A MUDD DISTRICT, INCLUDING FOR SIGNAGE AND LANDSCAPING.
- B.THE MINIMUM SETBACK ON 7TH STREET, BASCOM STREET EXTENSION AND WEDDINGTON AVENUE IS 14' AS SHOWN ON THE REZONING SITE PLAN.
- C.THE PEDESTRIAN ACCESS/CONNECTOR BETWEEN 7TH STREET AND WEDDINGTON AVENUE WILL BE PRIVATE AND WILL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC.
- D.PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG THE INTERIOR, PEDESTRIAN ACCESS/CONNECTOR AND THE PUBLIC STREETS THAT BORDER THE SITE.
- 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 PROPERTIES.
- F.ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE.
- G.OFF-STREET VEHICULAR PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE.
- H. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT PARALLEL PARKING WITHIN THE LIMITS OF THE PROJECT AND WITHIN THE RIGHT-OF-WAY ALONG WEDDINGTON AVENUE AS INDICATED ON THE REZONING SITE PLAN. THIS PARKING IS IN ADDITION TO THE MINIMUM REQUIRED PARKING FOR THE PROJECT. I. THE REQUIRED URBAN OPEN SPACE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- J. THE DEVELOPMENT OF THE PROJECT MAY BE PHASED, BUT LIMITED TO TWO (2) PHASES.
- 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 MAPLE, OAK, ELM, OR ZELKOVA.
- 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
- B.THE STORM WATER DETENTION AND WATER QUALITY MEASURES MAY BE PROVIDED EITHER ON THE SURFACE OF THE SITE OR BELOW GRADE.

TRANSPORTATION COMMITMENTS

BMP DESIGN MANUAL

- 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

5. AMENDMENTS TO REZONING PLAN

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.

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: (i) THE PRIMARY EXTERIOR BUILDING MATERIALS (EXCLUDING DOORS, WINDOWS, AND ROOF PRINCIPLES) SHALL BE SOME MIX OF BRICK AND/OR ARCHITECTURAL CONCRETE BLOCK, CEMENT FIBER BOARD, SIDING AND/OR 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 IN ORDER TO AVOID A "BLANK-WALL" CONDITION; (iv) BUILDING ENTRANCES, BOTH COMMON AND UNIT INDIVIDUAL, SHALL BE LOCATED ALONG 7TH STREET AS GENERALLY INDICATED IN THE PLANS AND

ADJACENT PROPERTY OWNERS

PID: 129-092-21

4. WINTER ELIZABETH, LLC

1330 SPRINGS ST NW

ATLANTA, GA 30309

2625 E 5TH STREET

JACQUELINE LEE AND

2625 E 5TH STREET

PID: 127-131-28

NICOLE L HAND

2625 E 5TH STREET

PID: 127-131-29

THOMAS DERHODES

2625 E 5TH STREET

PID: 127-131-30

2625 E 5TH STREET

PID: 127-131-31

SARAH J SMYTHE

PID: 127-131-32

PID: 127-131-17

PID: 127-131-18

3009 GRIFFITHS STREET

CHARLOTTE, NC 28203

3009 GRIFFITHS STREET

CHARLOTTE, NC 28203

6. HENRY R HELMS

7. HENRY R HELMS

2625 E 5TH STREET

HANNAH H LIM

PID: 127-131-27

PID: 129-092-21

5. MEREDITH KNOX

DENISE LEE

UNIT # B

UNIT # D

UNIT # E

- ELIZABETH COURT 8. DANIEL J KUNKLEMAN CONDOMINIUMS 4001 WILSON DRIVE PID: 127-092-45 TO CHARLOTTE, NC 28270 PID: 127-131-19 127-092-89
- 2. HENRY R HELMS 9. EVELYN H FURR 3009 GRIFFITHS STREET 2010 SHARON LANE CHARLOTTE, NC 28203 CHARLOTTE, NC 28211 PID: 127-092-20 PID: 127-131-20
- 3. WINTER ELIZABETH, LLC 10. DANIEL KEMPF AND LISA 1330 SPRINGS ST NW BREITENBACH 2413 E 5TH STREET ATLANTA, GA 30309 CHARLOTTE, NC 28204
 - PID: 127-131-21 11. DAVID T LEE 2522 E 5TH STREET
 - CHARLOTTE, NC 28204 PID: 127-131-22
 - 12. M&M INNOVATIVE PROPERTIES LLC 401 HAWETHORNE LANE SUITE 110-224
 - CHARLOTTE, NC 28204 PID: 127-131-23 13. LINDSEY A MARKIN 2514 E 5TH STREET CHARLOTTE, NC 28204
 - PID: 127-131-24 14. OJ WEAVER AND MAGERY S GARMON 536 BERTONLEY AVENUE CHARLOTTE, NC 28211 PID: 127-131-25
 - 15. MATTHEW W BARREAREE AND JOE COMER 2508 E 5TH STREET CHARLOTTE, NC 28205 PID: 143-133-04 16. ROBERT E BRADDOCK JR
 - AND JANET WATSON 2500 7TH STREET CHARLOTTE, NC 28209 PID: 127-131-01 17. LUCILLE W CURTIS 2420 E 7TH STREET

CHARLOTTE, NC 28204

PID: 127-132-27 18. ROBERT J HARTLEY AND DEBRA R CORSBIE 16630 CHICAGO PLAZA, APT 6 OMAHA, NE 68118

PID: 127-132-18

EXISTING ZONING: 19. CATHERINE M MCGERALD 2414 E 7TH STREET CHARLOTTE, NC 28204 PID: 127-132-19

PETITIONER:

AVENUE

21. KATSUN LLC

CHARLOTTE, NC 28211

PID: 127-132-20

8421 AMELIA DRIVE

PID: 127-132-21

KERR FREEMAN AND

2716 CHELSEA DRIVE

CHARLOTTE, NC 28209

JANE P FREEMAN

PID: 127-132-01

23. KENNETH E GREER JR8

PID: 127-133-11

24. TRAVIS V BROOKS

25. HENRY R HELMS

2348 E 7TH STREET

2342 E 7TH STREET

PID: 127-133-12

PID 127-092-02

26. MICHAEL S DOUGLAS

228 COTTAGE PLACE

PID: 127-093-06

27. QUEEN CITY LUMBER

PO BOX 35084

AND SUPPLY CO

PID: 127-097-01

CHARLOTTE, NC 28207

CHARLOTTE, NC 28235

CHARLOTTE, NC 28204

3009 GRIFFITHS STREET

CHARLOTTE, NC 28203

CHARLOTTE, NC 28204

22. NANCY AND THOMAS

PROPOSED ZONING: MUDD (CD) 20. JAMES O STASSINOS (PARCELS: 127-092-03 127-092-13 4930 CHARMAPEG

REZONING SUMMARY

- 127-092-35 127-092-04 127-092-14 127-092-36 127-092-05 127-092-15 127-092-37 127-092-06 127-092-16 127-092-38 127-092-07 127-092-17 127-092-39 CHARLOTTE, NC 28211 127-092-08 127-092-18 127-092-41 127-092-09 127-092-19 127-092-42 127-092-10 127-092-32 127-092-43
 - DEVELOPMENT SITE AREA: 6.87 AC (TOTAL)

127-092-11

127-092-12

WINTER ELIZABETH, LLC 590 MEANS STREET, SUITE 220

ATLANTA, GA 30318

127-092-33

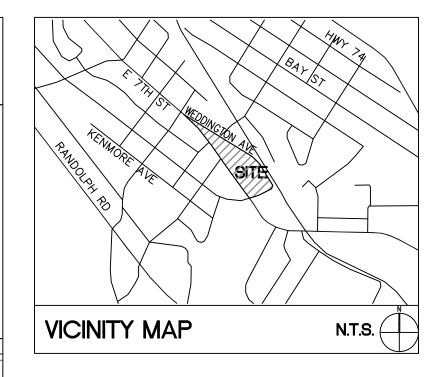
127-092-34

127-092-44)

R-22 MF

E 7TH ST SEE NOTE 1.A.2.

MAXIMUM BUILDING HEIGHT 2007. R.B. PHARR JOB # 72050.



TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY R.B. PHARR & ASSOCIATES, P.A.; 420 HAWTHORNE LANE, CHARLOTTE, NC 28024; (704) 376-2186; DATED NOV. 30,



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WINTER ELIZABETH, LLC 590 MEANS STREET SUITE 220

WINTER ELIZABETH

ATLANTA, GA 30318

REZONING SITE PLAN

Petition # 09-048

Project No. 3925

Issued

04/23/09

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

COMMENTS

25 50

RZ1.0

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ColeJenest & Stone, P.A. 2009 😮

FOR PUBLIC HEARING **PETITION # 09-048**

