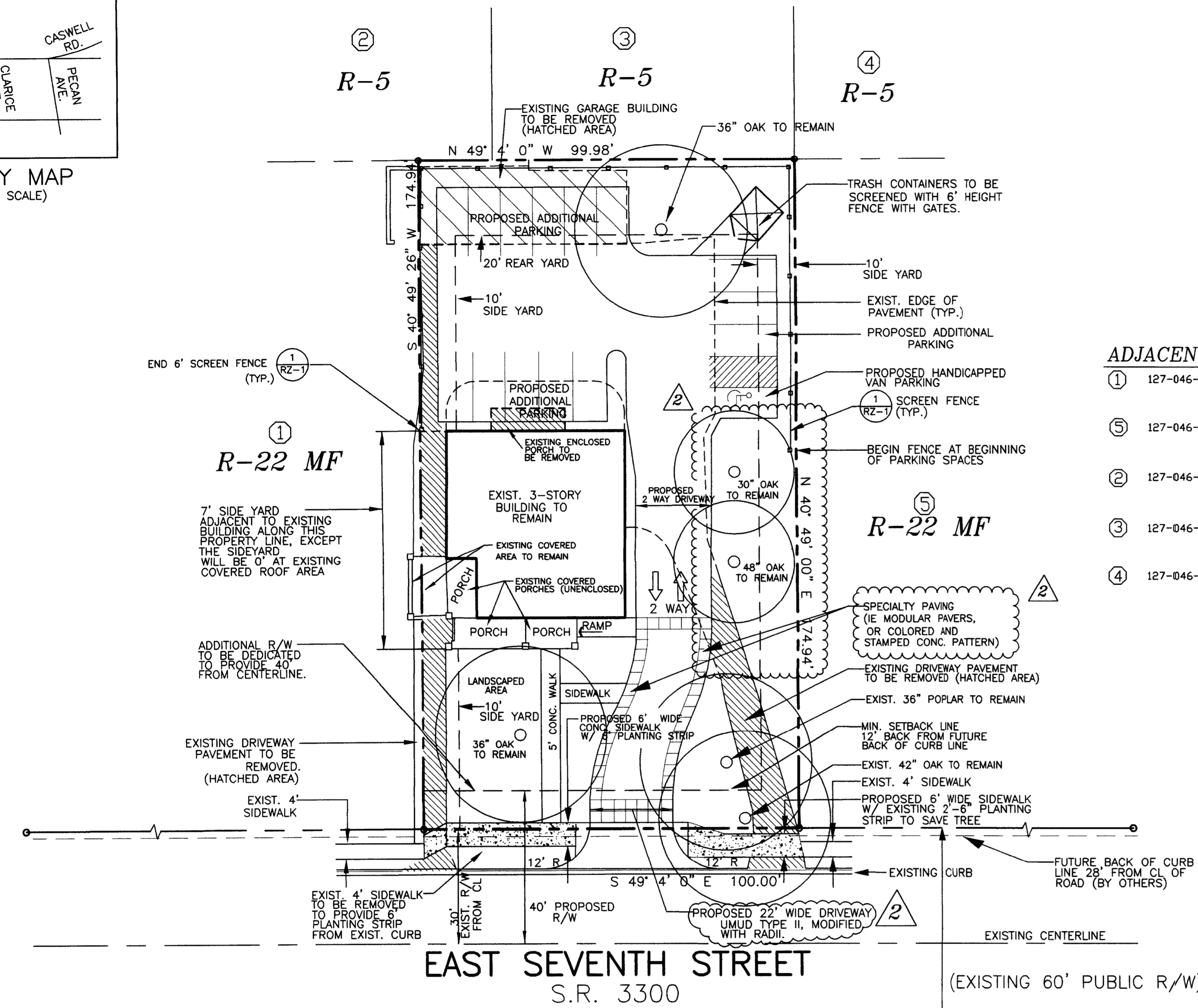
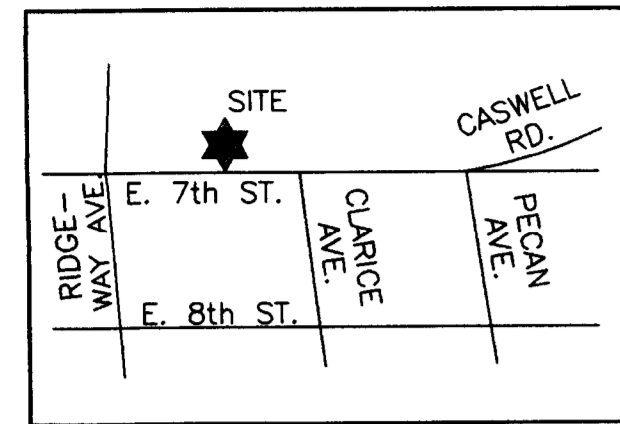


SEVENTH STREET REZONING

CHARLOTTE, NORTH CAROLINA
PETITIONER: 2112 SEVENTH STREET LLC



ADJACENT PROPERTY NAMES

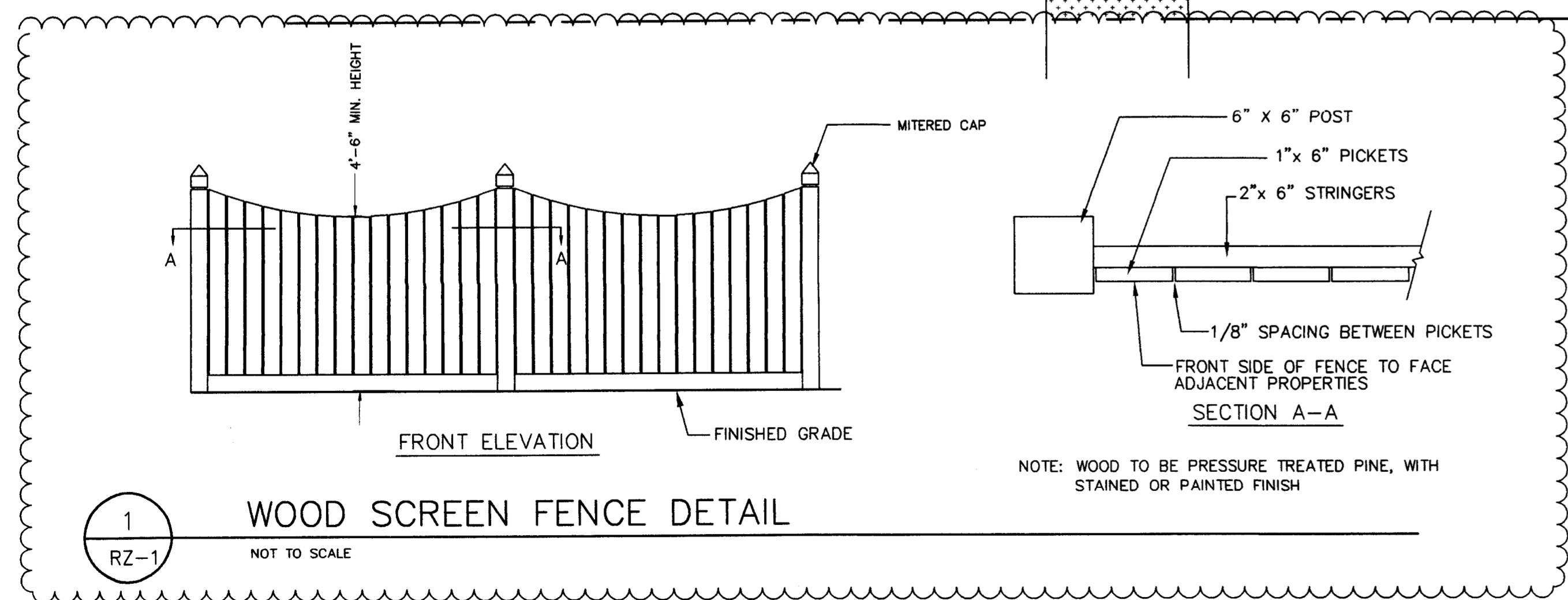
①	127-046-023	WALKER, JOHN W. 2210 REGENCY DR. CHARLOTTE, NC 28211 4157-364
⑤	127-046-024	S&T VENTURES INC. 4800 MONTIBELLO DR. CHARLOTTE, NC 28226 8354-0622
②	127-046-019	BUSH, HAYWOOD J. 2121 GREENWAY AVE. CHARLOTTE, NC 28204 8354-0622
③	127-046-018	LAYNE, LOUIS JR. 6929 HILLSWICK DR. CHARLOTTE, NC 28215 4263-0568
④	127-046-017	WEBB, HOWARD 1300 QUEENS RD. #418 CHARLOTTE, NC 28207 9165-0859

DEVELOPMENT DATA

TOTAL SITE AREA: ±0.402 ACRES
EXISTING ZONING: R-22 MF
PROPOSED ZONING: NS
TAX PARCEL NO.: 127-045-29
MIN. SETBACK: 12' FROM BACK OF FUTURE CURB
SIDEYARD: 10' (UNLESS OTHERWISE NOTED)
REARYARD: 20'
PROPOSED PARKING: 16 SPACES MAXIMUM.
14 SPACES MINIMUM

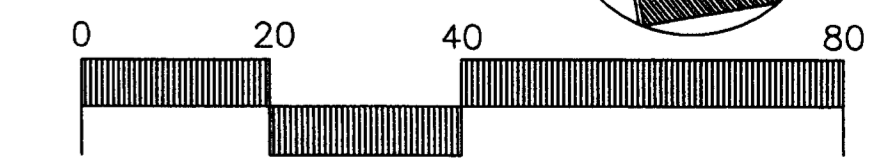
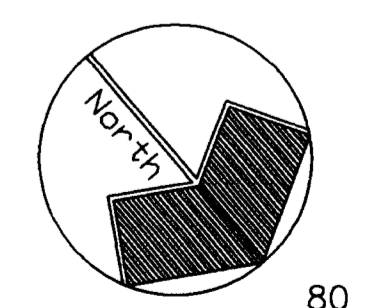
GENERAL AND DEVELOPMENT NOTES:

- SURVEY DONE BY R. B. PHARR & ASSOCIATES, REGISTERED NC SURVEYORS, DATED SEPT. 23, 1997.
- ALLOWABLE USES WILL BE SUBJECT TO THE FOLLOWING RESTRICTIONS:
 - FIRST AND SECOND FLOOR USES SHALL BE: GENERAL OR BUSINESS OFFICE USES (NOT INCLUDING MEDICAL OFFICES) AS PERMITTED BY ORDINANCE. (4,100 S.F. MAXIMUM EXISTING ENCLOSED AREA ON TWO FLOORS TOTAL: APPROXIMATELY 2,050 S.F. PER FLOOR)
 - THIRD FLOOR SHALL BE USED ONLY FOR MECHANICAL EQUIPMENT SPACE AND/OR STORAGE RELATED TO OFFICE USES WITHIN THE BUILDING. (±1,200 S.F.)
 - ALL USES WILL BE LOCATED WITHIN THE EXISTING BUILDING TO REMAIN.
- SCREENING OF ADJACENT RESIDENTIAL USE SHALL BE PROVIDED AS REQUIRED IN SECTION 12.303 OF THE CHARLOTTE ZONING ORDINANCE.
- THE PARKING CONFIGURATION, PLACEMENT, AND SIZES SHOWN ON THIS REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND/OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES. THE SCHEMATIC PLAN IS INTENDED TO BE A PRESENTATION OF THE CHARACTER OF THE FINAL DESIGN WITH REGARD TO SCALE AND CIRCULATION.
- ACCESS TO THIS SITE FROM EAST SEVENTH STREET WILL BE IN THE GENERAL LOCATION SHOWN ON THIS PLAN.
- LANDSCAPING AND SCREENING SHALL AT A MINIMUM SATISFY THE REQUIREMENTS OF APPLICABLE REGULATIONS.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING REGULATIONS, BUT WILL BE LIMITED AS FOLLOWS: DETACHED SIGNS SHALL BE GROUND MOUNTED WITH A MAXIMUM HEIGHT OF 4 FEET AND A MAXIMUM AREA OF 24 SQUARE FEET PER SIGN FACE.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE 10' MAXIMUM MOUNTING HEIGHT AND WILL BE DIRECTED/SHELDED TO PREVENT GLARE ON ADJACENT RESIDENTIAL AREAS. WALL PACK LIGHTING WILL NOT BE PERMITTED.
- A FIRE HYDRANT WILL BE PROVIDED WITHIN 750 FEET OF THE MOST REMOTE POINT OF THE BUILDING, TO MEET CITY OF CHARLOTTE FIRE DEPT. STANDARDS.
- NO EXPANSION TO THE EXISTING BUILDING IS PROPOSED BY THIS PETITION.
- PARKING WILL NOT BE PERMITTED ANY CLOSER TO SEVENTH STREET THAN SHOWN ON THIS SITE PLAN.
- VARIANCE FOR PRINCIPAL STRUCTURE AND CANOPY APPROVED JUNE, 10 1998 CASE NO. 98-48.



DATE: 1-5-98
REVISIONS: 4-14-98: PER PLAN. COMM. REVIEW
6-11-98: PER PLAN. COMM. REVIEW
8-19-98: REVISION TO NOTE 2.
9-8-98: ADD NOTE 12.

*Revised Plan
Added Ordinance
Note 9/0*



SCALE: 1" = 20'
APPROVED BY CITY COUNCIL
DATE December 21, 1998

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers
420 Hawthorn Lane
Charlotte, NC 28204
704/332-1204
DPR # 97091 (SITEPLAN2.dwg)
FILE: \97091\SITEPLAN2.DWG