

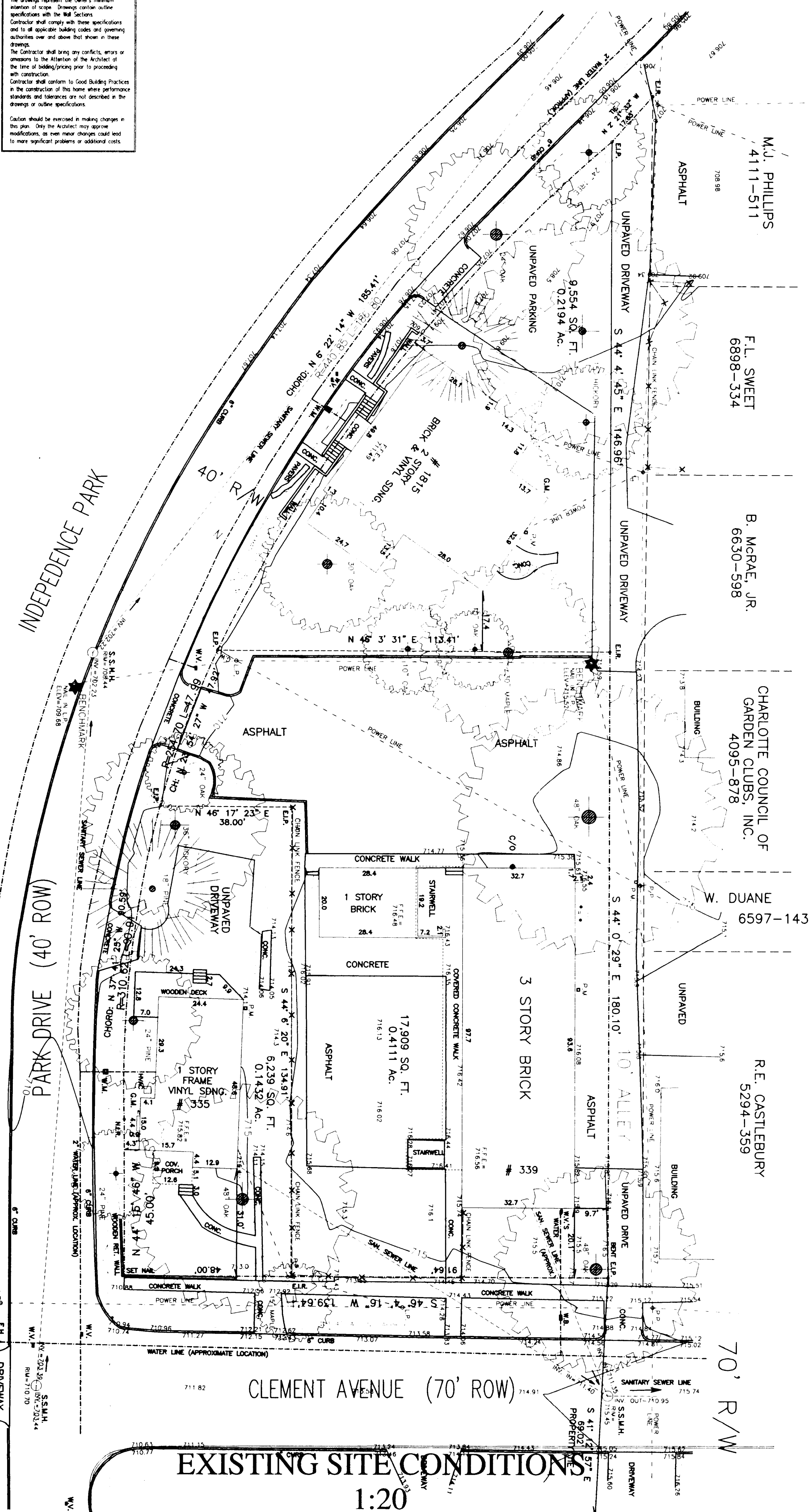
This plan is the property of Miller Architecture and may not be reproduced without the written agreement of Miller Architecture.

The drawings represent the Owner's maximum extent of vision. Drawings contain neither specifications nor the full details. Contractor shall comply with these specifications and to all applicable building codes and governing ordinances over and above that shown in these drawings.

The Contractor shall bring any conflicts, errors or omissions to the attention of the Architect at the time of bidding/prior to proceeding with construction.

Contractor shall conform to Good Building Practices in the construction of the home where performance standards and tolerances are not specified in the drawings or outside specifications.

Caution should be exercised in making changes in this plan. Only the Architect may approve modifications, as even minor changes could lead to more significant problems or additional costs.



CONDITIONAL NOTES

This rezoning request is a change of zoning from O-2 (Dormitory Parcel) and R-43MF (2 Office Parcels) to MUDD Optional Conditional. The planned use is Mixed-Use with 16-20 maximum Townhomes each having the option of an office/retail sales component on the street level.

- Office or Retail Sales shall be limited to 2/3 of the street level of each unit and such that each unit can maintain at least one garage space or one adjacent uncovered driveway space.
- Office or Light Retail Sales shall exclude uses that use vented equipment or use chemical solvents or contain animals for sale, treatment or boarding. Also excluded are nightclubs and bars. All street level uses shall be accessory to the residence above and may not be subleased for commercial use to persons other than the occupant of the residence. Allowed uses shall include uses similar to: Residential Bedrooms, Clinics, Accessory Garage Space, Professional Offices open to the Public, Studios for Artists, Designers, Photographers, Musicians, Recording Studios, Retail Sales or Showrooms, Therapists, Tutoring.
- While the City of Charlotte Tree Ordinance is currently suspended for MUDD zoning, the plan shall comply with the intent of the Tree Ordinance to encourage the protection of existing trees in the street right of ways and to limit the indiscriminate removal of trees within the property. Existing trees shown on an existing survey, which are removed, will be replaced with replacement trees if removed.
- Changes in finished topography shall not exceed 2' except at a Park Drive curb.
- The Conditional Plan illustrates the general character and scale of the project planned. Slight alterations may be made to the building or parking footprint.
- The 3-D illustration represents the general character and scale of the project planned. Alterations may be made based on market conditions.
- Building height shall not exceed 80' from average grade of Park Drive curb.
- Parking shall meet or exceed MUDD standards at maximum office/retail build-out assuming one space per residential unit plus one space per 600sf of office/retail assuming 350sf per unit. Currently there are assumed to be 10 On-Street parking spaces.

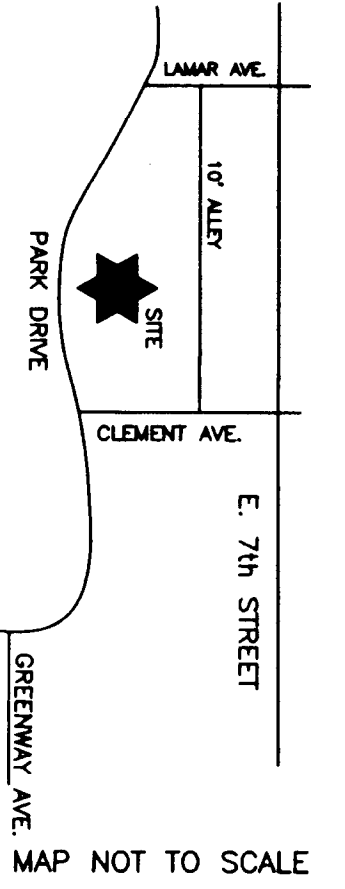
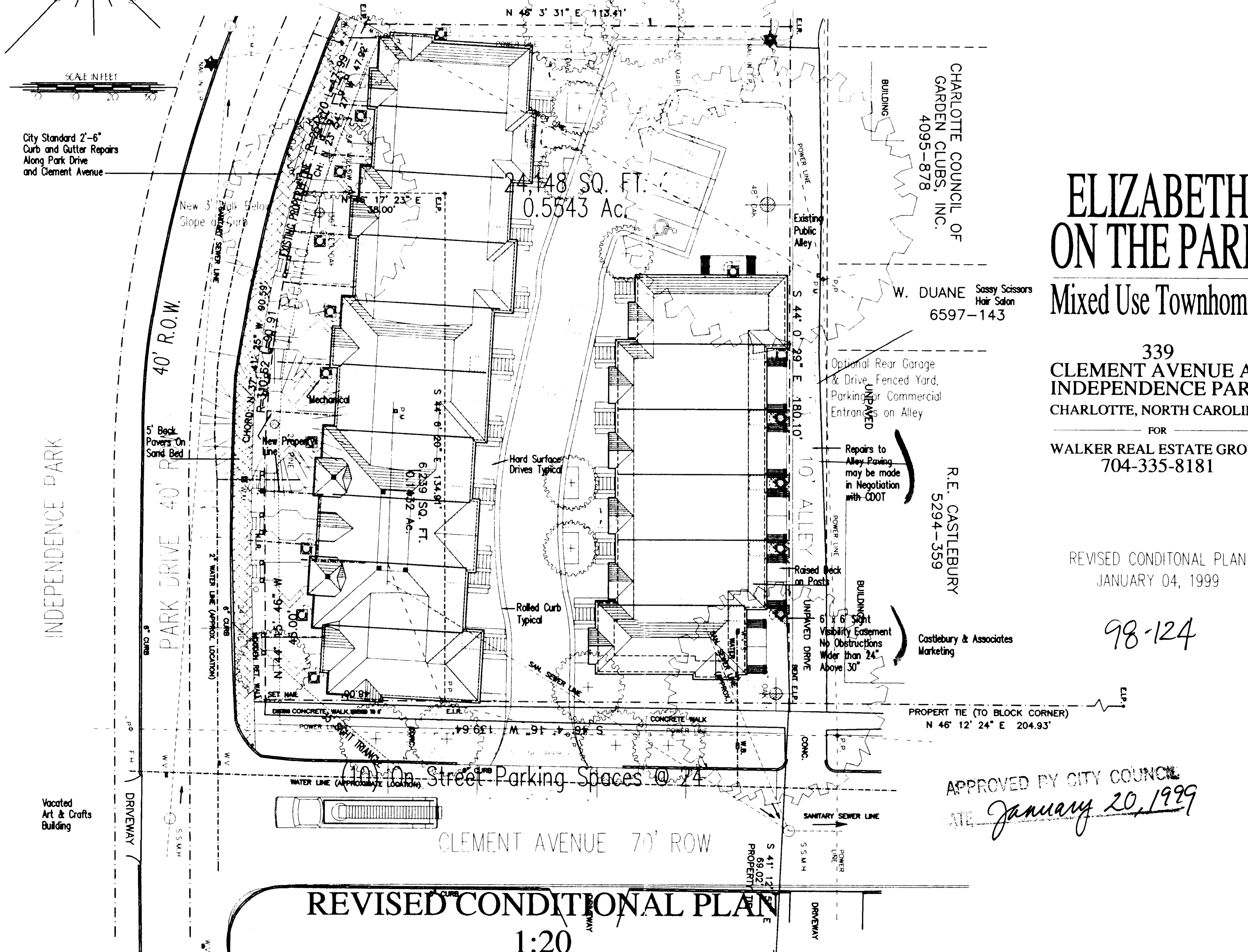
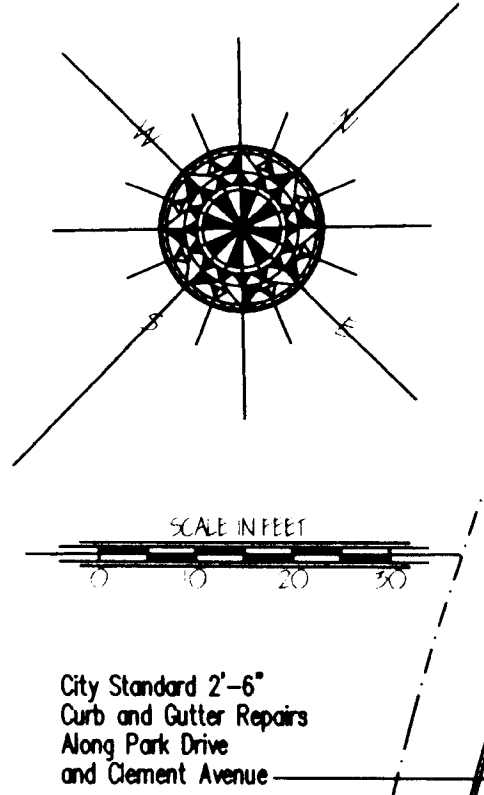
LAND OWNERS WITHIN 100' OF ELIZABETH ON THE PARK

127-35-1 R43MF	Janet L. Woodson & husband John E. Wood, Jr. 1901 Park Drive Charlotte, NC 28204	127-34-8 B1	Charlotte Council of Garden Clubs, Inc. 1820 East 7th Street Charlotte, NC 28204
127-35-14 B1	The Masonic Lodge / Attn: Paul Drayton 1908 East 7th Street Charlotte, NC 28204	127-34-9 B1	Walter McCran, Jr. 1815 East 7th Street Charlotte, NC 28204
127-35-15 B1	Two Thousand One Leasing LLC 1900 East 7th Street Charlotte, NC 28204	127-34-10 B1	Fredrick & Connie Suret 205 Griffin Street Pineks, SC 29671
127-35-16 R43MF	Worth Madry 1907 Park Drive Charlotte, NC 28204	127-34-11 B1	Michael J. Phillips 1808 East 7th Street Charlotte, NC 28204
127-34-6 B1	William Duane 1824 East 7th Street Charlotte, NC 28204	127-34-12 B1	Donald R. & Joyce K. Browder 2301 Red Fox Trail Charlotte, NC 28211
		127-34-13 B1	John J. & Patricia P. Priester 1276 East 7th Street Charlotte, NC 28204



Proposed Views of Clement Avenue and Park Drive Elevations

Zoning Change to MUDD Optional Conditional
25 Spaces Required at Full Office Build-out
20 On-Site & 10 Off-Site Spaces Shown at Full Build-Out



ELIZABETH ON THE PARK
Mixed Use Townhomes

339
CLEMENT AVENUE AT INDEPENDENCE PARK
CHARLOTTE, NORTH CAROLINA
FOR
WALKER REAL ESTATE GROUP
704-335-8181

REVISED CONDITIONAL PLAN
JANUARY 04, 1999

98-124

APPROVED BY CITY COUNCIL
DATE *January 20, 1999*