

# THE ELIZABETH LOFTS BY: THE BOULEVARD COMPANY

DESIGNED BY:  
DAVID FURMAN ARCHITECTURE

## ELIZABETH LOFTS

Revised May 29, 1996  
G. 13-96 12 MARCH 97

### REQUIRED NOTES:

#### Property Information

- total acreage is 1.0
- existing zoning is O-2
- proposed zoning is O-3(CD)
- maximum number of units is 43

#### Setbacks and Required Yards

- developer to dedicate right of way 40' from centerline of 7th Street
- building side yard 10' from right of way
- minimum building distance 50' from centerline of 7th Street
- minimum building setback 20' from existing Laurel right of way
- minimum side yard 5'; adjacent to single family 10'
- minimum rear yard 20'; adjacent to single family 40'

#### Open Space, Buffers and Tree Save Areas

- minimum open space 30%
- buffer along single family to be 14' class C buffer which can be reduced by 25% with the addition of a fence; buffer shown is 10.5'

#### Parking and Stormwater

- parking required is 65 spaces
- parking provided is minimum of 70 spaces (See administrative approval dated 4/2/97 CEO)
- standard parking space is 9' x 18'
- parking modules to meet City of Charlotte standards
- all accessible sides of bldg to be minimum 15' from back of curb
- all inaccessible sides of bldg to be minimum 5' from back of curb
- underground detention to meet City of Charlotte Storm water requirements
- all parking areas to be screened

#### Miscellaneous

- inferior lighting limited to 15' and directed/shielded to prevent glare on adjacent residential properties
- developer to provide 5' sidewalk along 7th Street and 4' along Laurel
- developer to comply with applicable ordinances

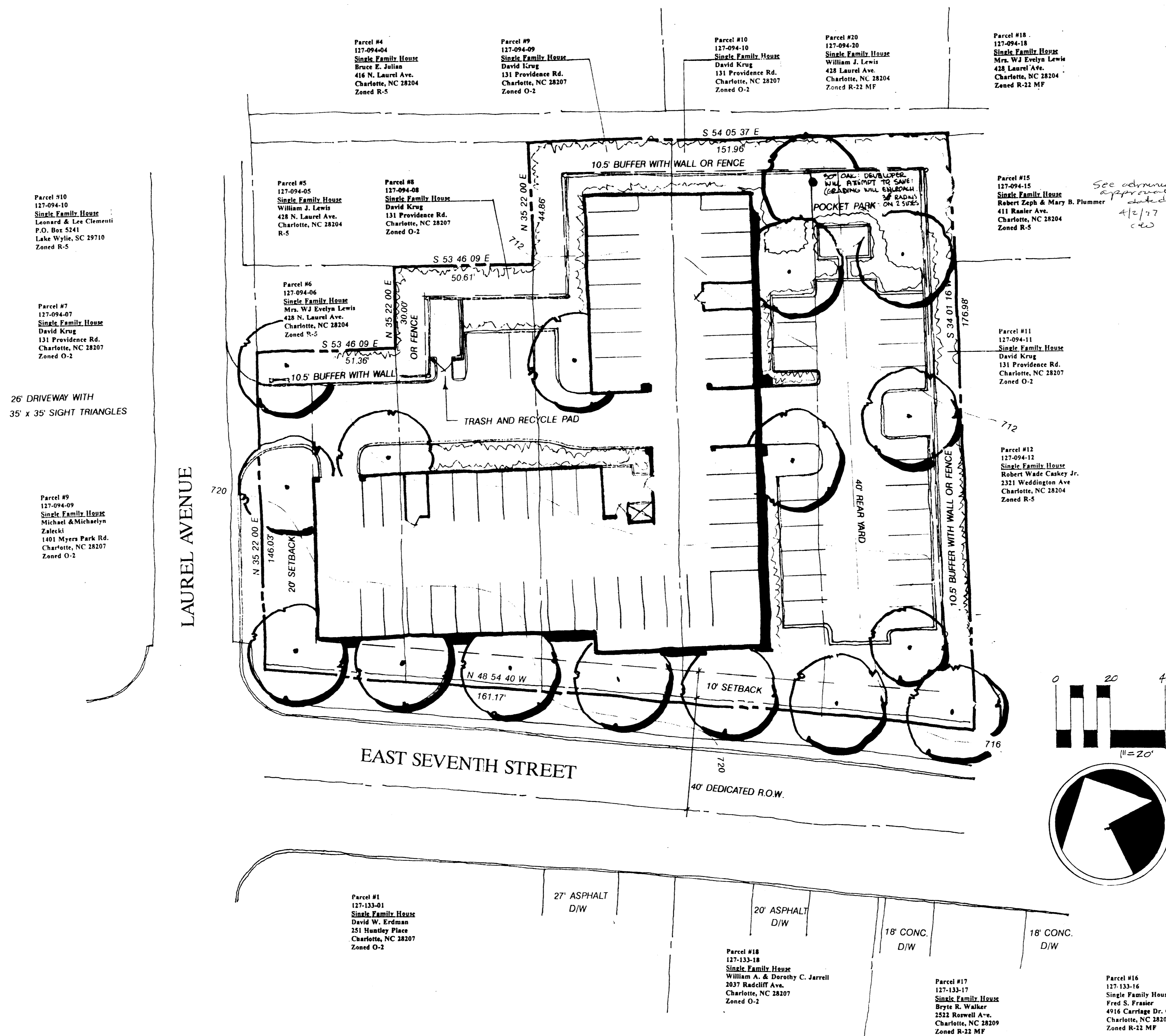
### ADDITIONAL NOTES:

#### Miscellaneous

- the property can be developed under O-3(CD) plan as shown on the site plan and in accordance with the attached notes or under the general O-2 stipulations without reference to the conditional plan or the attached notes.

12 MARCH 97

- BUILDING HEIGHT MAY BE INCREASED WITH INCREASED SIDE AND REAR YARD REQUIREMENTS PER CHARLOTTE ZONING ORDINANCE
- EXISTING BRADFORD PEARS ALONG EAST SEVENTH STREET TO BE REMOVED WITH PERMISSION BY CITY ARBORIST.



### CHARLOTTE - MECKLENBURG PLANNING COMMISSION

#### INTER - OFFICE COMMUNICATION

DATE: April 2, 1997

TO: Robert Brandon  
Zoning Administrator

FROM: *Martin R. Cramton, Jr.*  
Martin R. Cramton, Jr. CEO  
Planning Director

SUBJECT: Administrative Approval for Petition No. 96-36  
Elizabeth Lofts - The Boulevard Company  
Tax Parcel Nos. 127-094-07 through 11

Attached is a revised site plan for the above-mentioned rezoning petition. The revised site plan reflects two changes: the trash compactor/dumpster has been relocated towards the project entrance and five parking spaces have been omitted. These changes are being made in an attempt to save an existing thirty inch oak and to provide more useable open space for the project. The dumpster will be effectively screened from adjacent properties in the new location. Also the required number of parking spaces is 65 so the project will still comply with the minimum standards of the ordinance. We feel these changes are minor so we are administratively approving this revised plan. Please use this revised site plan when evaluating requests for building permits and certificates of occupancy.