



**PETITIONER** RICHTER & ASSOCIATES, INC.  
 6201 FAIRVIEW RD.  
 SUITE 200  
 CHARLOTTE, NC 28210  
 p: 333-2262  
 f: 333-4199

**DEVELOPERS** RICHTER & ASSOCIATES, INC.  
 1244 EAST BLVD.  
 CHARLOTTE, NC 28203  
 p: 333-2262  
 f: 333-4199

GRUBB DEVELOPMENT  
 1244 EAST BLVD.  
 CHARLOTTE, NC 28203  
 p: 372-5616  
 f: 372-9882

**ARCHITECT** FMK ARCHITECTS  
 220 N. TRYON ST., SUITE 400  
 CHARLOTTE, NC 28202  
 p: 375-9950  
 f: 375-3555

**LAND PLANNER** LANDDESIGN  
 223 NORTH GRAHAM STREET  
 CHARLOTTE, NC 28202  
 p: 333-0325  
 f: 376-8235

**SURVEYOR** CLONINGER SURVEYING AND MAPPING  
 318 SOUTH ST.  
 GASTONIA, NC 28052  
 p: 864-9007  
 f: 864-9007

**SHEET INDEX**

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L-1.0	COVER SHEET	05-04-00	06-13-00	08-11-00	09-08-00	10-13-00	04-02-01	04-09-01
L-2.0	EXISTING CONDITIONS PLAN	05-04-00	06-13-00	08-11-00	09-08-00	10-13-00	04-02-01	04-09-01
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L-3.2	MIXED-USE COURTYARD LAYOUT PLAN						04-02-01	04-09-01
L-3.3	CONDO COURTYARD LAYOUT PLAN						04-02-01	04-09-01
L-4.0	GRADING PLAN	05-04-00	06-13-00	08-11-00	09-08-00	10-13-00	04-02-01	04-09-01
L-4.1	MIXED-USE COURTYARD GRADING PLAN						04-02-01	04-09-01
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L-7.0	REQUIRED PLANTING/STREETLIGHT PLAN	05-04-00	06-13-00	08-11-00	09-08-00	10-13-00	04-02-01	04-09-01
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L-7.2	CONDO COURTYARD PLANTING/LIGHTING PLAN						04-02-01	04-09-01
L-7.3	PLANTING DETAILS AND SCHEDULE						04-02-01	04-09-01
L-8.0	SITE IRRIGATION PLAN						04-02-01	04-09-01
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L-8.3	IRRIGATION DETAILS AND SPECIFICATIONS						04-02-01	04-09-01
C-1.0	SITE UTILITIES PLAN	05-04-00	06-13-00	08-11-00	09-08-00	10-13-00	04-02-01	04-09-01
C-1.1	UTILITIES PLAN & PROFILE	05-04-00	06-13-00	08-11-00	09-08-00	10-13-00	04-02-01	04-09-01

**SITE DEVELOPMENT TABULATIONS**

Site Area (Within R.O.W., Property Boundary)	2.86 AC (124,581.6 SF) +/-
Area in Public R.O.W. (To Back of Curb)	.16 AC (6969.6 SF) +/-
Net Site Area	3.02 AC (131,551.2 SF) +/-
Zoning	M.U.D.D. (98-104(CD))
Jurisdiction	Charlotte
Use	Mixed
Total Number of Residential Units	263
Condominiums	101
Apartments	162
Existing Pervious Cover (1)	397,069.45 SF +/-
Existing Impervious Cover	97,383.75 SF +/-
Maximum Allowable Impervious Cover	117,383.75 SF +/-
Impervious Cover Proposed	114,967.51 SF +/-
Urban Open Space Required (498,500 SF / 100 SF)	4,985 SF
Open Space Provided	+/- 20,725 SF
Building Setback	12' from Back of Curb
Building Stories / Height:	
Height Measured from Curb at Mid-block on East Ave.	5 Stories / 56' Height
Height Measured from Curb at Mid-block on Scott Ave.	7 Stories / 78' Height
Height Measured from Curb at Mid-block on Filmore Ave.	5 Stories / 55' Height
Height Measured from Curb at Mid-block on Kenilworth Ave.	5 Stories / 73' Height
Parking Required:	
Residential Parking	1/Unit
283 Residential Units	263 Spaces Required
Commercial Parking	17600 SF
50,000 SF (22,000 Retail, 28,000 Office)	84 Spaces Required
Total Parking Required:	347 Spaces
Parking Provided:	
Total Parking Spaces Provided	471
Standard Spaces	445
Handicap Spaces	12
Parallel Spaces (Located on Filmore Ave.)	14
Loading Spaces Required	4 Spaces
Loading Spaces Provided	4 Spaces

**GENERAL NOTES (From Rezoning Petition # 99-104)**

- This zoning petition includes all parcels within the city block bounded by East Boulevard, Kenilworth Avenue, Filmore Avenue, and Scott Avenue excluding Tax Parcel 129-121-02 referenced under adjoining property owners. Parcel 4.
- The majority of structures within the rezoning boundary will be demolished with the following exceptions:
  - The eastern most portion of Building Parcel 1, currently leased by "Hubert Evenden" through 2007, may remain as part of the redevelopment plot until the terms of the lease agreement expire. The Petitioner/Developer reserves the right to demolish this portion of the structure during or following the lease expiration and construct retail space consistent with the approved conditional use plan, development schedule, and general MUDD District requirements.
  - Not used.
  - Existing curb lines or edge of pavement lines are indicated on the plan. The required 12' building setbacks shall be measured from the back of existing or proposed curb as follows:
    - East Boulevard - to accommodate future left turn lanes, the future curb location shall shift 7 feet behind the existing curb line. The building setback line shall be established 12' behind the future back of curb location.
    - Scott Avenue - the building setback line shall be established 12 feet behind the existing back of curb.
    - Filmore Avenue - curb does not currently exist along Filmore Avenue. The proposed curb line shall be established to maintain 20 feet minimum of pavement of roadway with measured from face of proposed curb to opposite edge of pavement.
    - Kenilworth Avenue - the building setback line shall be established 12 feet behind the existing back of curb.
  - The Schematic Site Plans, Sheet Nos. 2, 3, and 4 are in conceptual and generally typify the design intent and proposed development concept. As the site plan and building plans develop during the design development and construction phases, plans may be modified or altered within the parameters of the maximum building thresholds established in the development tabulations and the conditional requirements established in the general notes.
  - Building elevations are schematic and generally typify the design intent of the building facades. The building elevations may be altered without significant change to building character or materials proposed. Street walls must contain doors and windows with clear glass. Blank street walls exceeding 20 feet in length shall not be permitted. Doors must not open into the 12 foot setback.
  - Driveway connections are proposed on East Boulevard, Scott Avenue, and Kenilworth Avenue. All access points will require a driveway permit subject to review and approval by the Charlotte Department of Transportation (CDOT). Exact driveway locations, types, and widths may be modified to align with existing opposite driveways or comply with City driveway regulations. Right triangles (RT/RT) measured from the building setback line and driveway face of curb, shall be provided. On one-way streets, right triangles shall be required only for applicable directions.
  - Right triangles at intersections (RT/RT) shall not apply to the MUDD District and this project. However, (L/RT) right triangles shall be maintained at street intersections as measured from the proposed or existing face of curb.
  - Parking is proposed within a four-level parking structure partially below grade and internal to the site. Parking shall meet or exceed minimum parking requirements as indicated in the development tabulations. Existing retail space (Building Parcel 5) shall be excluded from parking requirement tabulations. On-street parallel parking may be established but shall not be required on Filmore Avenue such that spaces are reduced 8 feet from the established curb line. Locations and quantities shall be subject to CDOT review and approval.
  - A 6' planting strip shall be installed between the back of curb and sidewalk along all four public street frontages. Along East Boulevard, a 12' planting strip shall be provided to accommodate the future curb location (See Note 3c). Required street trees shall be planted in the middle of the future 6 foot strip or 10' behind existing back of curb, excluding frontage where existing structures remain (ie. Parcel, buildings land 5).
  - A 6 foot sidewalk shall be provided behind the planting strip along all four street frontages.
    - Street trees must be provided as follows:
      - Large Tree - 1 per 25 linear feet
      - Small Tree - 1 per 25 linear feet
    - Street trees must comply with City Zoning Code Section 9.8506.26. Trees may be planted in tree grates within a 12' sidewalk in lieu of a 6 foot planting strip (See Note 9).
    - Street trees shall comply with overhead power lines and associated utility assessment planting restrictions.
  - A permit to plant trees within the public street right-of-way must be obtained from the City Arborist.
  - A right-of-way encroachment agreement is required for non-standard improvements proposed within the public street right-of-way including irruptions and specialty paving that encroach upon the public street right-of-way.
  - Proposed lighting detached from the building shall be limited to ten feet in height, excluding perimeter street lights.
  - Two loading spaces shall be provided on site and one curb side space shall be provided on Filmore Street.
  - The site shall comply with the City Zoning Code, Section 12.203 pertaining to screening requirements. Dumpsters shall be screened with solid wall enclosures and gates.
  - All building side yard and rear yard requirements shall comply with City Zoning Code Section 9.8506.
  - As part of the development plan, existing alleyways on site are proposed to be abandoned. Alleyways must be abandoned prior to the issuance of building and driveway permits. Contact Ms. Linda Pousant, CDOT, 336-2362.
  - The Petitioner/Developer shall dedicate right-of-way, measuring 32.5 feet from centerline of existing pavement width of East Boulevard, to accommodate the future curb line and required planting strip. The amount requested for dedication varies from 2.5 to 4 feet.
  - Should substantial congestion or accidents increase as a direct result of left turn movements at the East Boulevard driveway, CDOT reserves the right to restrict or prohibit the left turn movement.

**LATTA PAVILION**  
 A MIXED USE DEVELOPMENT  
 CHARLOTTE, NC

ATTACHED TO ADMINISTRATIVE APPROVAL  
 DATED: July 31, 2001  
 BY: MARTIN R. CRAMTON, JR.

31 MARCH 2000  
 PRELIMINARY PRICING SET  
 4 MAY 2000  
 MUDD SUBMITTAL  
 13 JUNE 2000  
 MUDD RESUBMITTAL  
 19 JUNE 2000  
 CMP SET  
 11 AUGUST 2000  
 MUDD RESUBMITTAL  
 08 SEPTEMBER 2000  
 MUDD RESUBMITTAL  
 13 OCTOBER 2000  
 FULL MUDD SUBMITTAL  
 07 APRIL 2001  
 CONDOMINIUM PERMIT SET  
 09 APRIL 2001  
 CONSTRUCTION SET  
 08 JUNE 2001  
 REV 1 - ZONING CHANGE

COVER SHEET

L-1.0

**CHARLOTTE - MECKLENBURG  
 PLANNING COMMISSION**

**INTER - OFFICE COMMUNICATION**

DATE: July 31, 2001

TO: Robert Brandon  
 Zoning Administrator

FROM: Martin R. Cramton, Jr.  
 Planning Director

SUBJECT: Administrative Approval for Petition 98-104, Richter & Associates, Inc.

Attached is a letter from Dennis Richter with Richter & Associates and a copy of a revised site data table for rezoning petition 98-104. This petition was originally approved on June 21, 1999 to MUDD(CD) to allow for a mixed use development consisting of 260 residential units and 50,000 square feet of retail/office at East Boulevard between Scott and Kenilworth Avenues. An administrative approval was given on April 5, 2000 for modifications of the approved conditional plan in regard to the maximum height of the development. This current administrative approval, as indicated on the revised site data table indicates an increase of the amount of residential units from 260 units to 263 units. This increase is not greater than 10% of the development and is less than 5 dwelling units.

Since this change meets the intent of the rezoning and is allowed according to section 6.207 of the City Zoning Ordinance, I am administratively approving this revision. Please use this revised site data table when evaluating requests for building permits and certificates of occupancy.