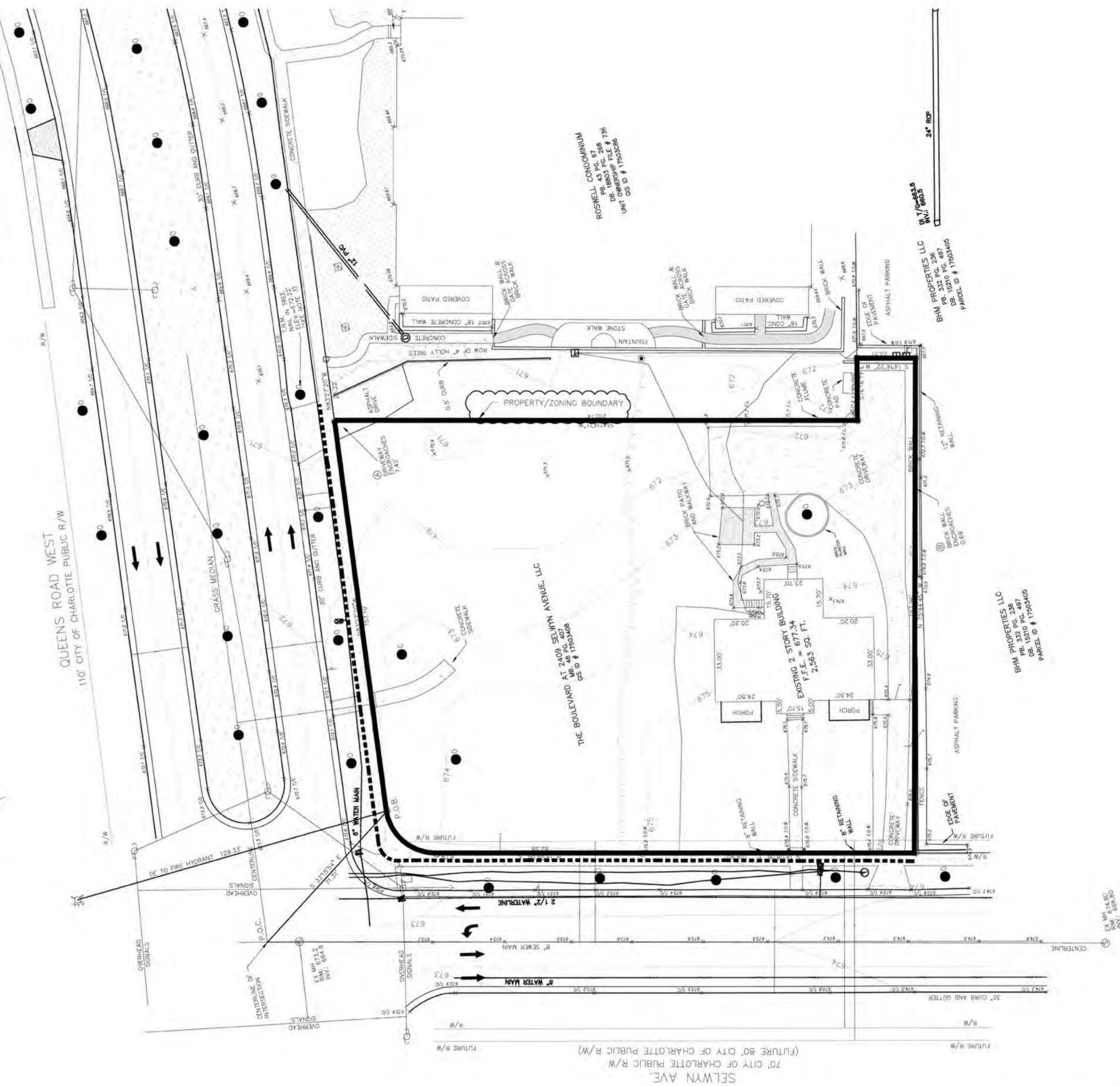
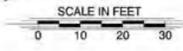




VICINITY

20
NTS



ROSNELL CONDOMINIUM
 PB. 43 PG. 67
 DB. 1880048 FILE # 1796
 UNIT OWNERSHIP FILE # 17900008

BHM PROPERTIES LLC
 PB. 332 PG. 246
 DB. 15210 PG. 487
 PARCEL ID # 17903405

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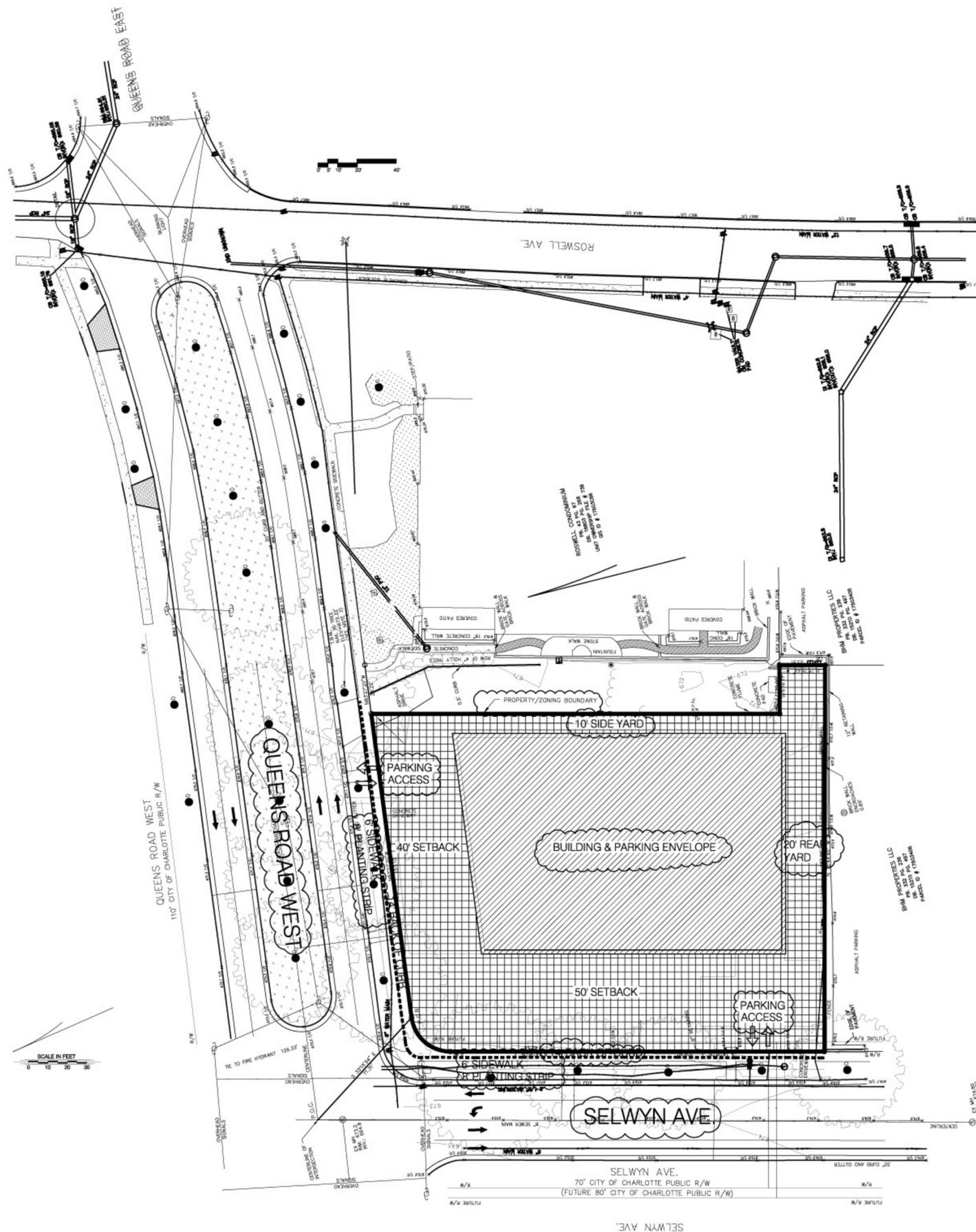
REZONING
 PETITION
 AT
**2100
 QUEENS
 ROAD
 WEST**
 & SELWYN AVENUE

FOR
 THE BOULEVARD COMPANY
 715 NORTH CHURCH STREET SUITE 110
 CHARLOTTE, NC 28202
 704-348-8942

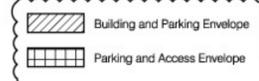
ISSUED FOR: Rezoning Petition 2008-134
 For Public Hearing
 ISSUE DATE: 6/25/08
 REVISIONS: 8/15/08
 Per Planning
 Commission Memorandum

**EXISTING
 SURVEY**

FILE NAME: 2100Queensof4.dwg
 DRAWN BY: JALN
 CHECKED BY: TFM



SITE DATA:
 Tax Parcel: 175-034-08
 Site Area: 0.89 acres
 Existing Zoning: R-22MF
 Proposed Zoning: UR-3(CD)
 Maximum Number of Units: 42
 Maximum Building Height: 90 feet



DEVELOPMENT STANDARDS:

GENERAL PROVISIONS

Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-3 zoning district shall be followed in connection with development taking place on the Site. The development depicted on the Rezoning Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits proscribed by the Ordinance and the standards established by the Rezoning Plan and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building locations.

PERMITTED USES

The Site may be devoted to a maximum of 42 residential units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the UR-3 zoning district.

SETBACKS, SIDE YARDS AND REAR YARDS

All principal structure(s) constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements under the Ordinance for the UR-3 zoning district as depicted on the Rezoning Plan. In the event the building height exceeds 60 feet in height, the side and rear yards will be increased one foot for every 10 feet of building height over 40 feet in accordance with the relevant provisions of Section 9.406(3) of the Ordinance.

SCREENING

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- Any dumpsters located within the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by a solid enclosure with gates.
- Parking areas will be screened in accordance with the applicable provisions of the Ordinance.

TREE ORDINANCE

Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.

PARKING

Vehicular and bicycle parking will satisfy the minimum standards established under the Ordinance.

SIDEWALK

A 6 foot sidewalk and 8 foot planting strip will be installed along the Site's frontage on Selwyn Avenue and Queens Road West. The existing planting strip and street trees will remain if the planting strip is 8 feet in width or greater. A five foot sidewalk will extend from the building to the sidewalk along Selwyn Avenue and Queens Road West.

ARCHITECTURAL COMMITMENTS

- Attached hereto are schematic architectural renderings of the front, side and rear elevations of the building proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these buildings. Accordingly, the front, side and rear elevations of any building constructed on the Site must be substantially similar in appearance to the relevant attached schematic architectural renderings in terms of their architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- The maximum height of the building proposed to be constructed on the Site shall be 90 feet. The height of such building shall be determined in accordance with the existing definition for "height" in Section 2.201 of the Charlotte City Code; provided, however, that in addition to the items listed in such definition to be excluded from the determination of the highest part of the structure, non-roof architectural embellishments, chimneys, mechanical equipment and screening and parapets also shall be excluded from the determination of the highest part of the structure.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

LIGHTING

Any freestanding lighting fixtures, including the base, shall not exceed 20 feet in height. All such lighting will be shielded with full cut off fixtures. No wall pack lighting is permitted.

ACCESS POINTS /RIGHT OF WAY DEDICATION

- Vehicular access to the Site is limited to that depicted on the Rezoning Plan.
- The placement and configuration of the access point is subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- Prior to the issuance of a building permit for any new building to be constructed on the Site, the Petitioner shall dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) that portion of the Site immediately adjacent to Selwyn Avenue as required to provide right of way measuring 40 feet from the existing centerline of Selwyn Avenue if such right of way does not currently exist.

DUMPSTER, COMPACTOR AND RECYCLING

This development shall meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste dumpster, compactor and recycling areas.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans will be submitted to the Fire Marshal's office for approval before construction commences.

STORM WATER MANAGEMENT

Redevelopment of the Site will comply with all applicable storm water regulations.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

AMENDMENTS TO REZONING PLAN

Future amendments to this Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

REZONING PETITION
 AT
2100 QUEENS ROAD WEST
 & SELWYN AVENUE

FOR
THE BOULEVARD COMPANY
 715 NORTH CHURCH STREET SUITE 110
 CHARLOTTE, NC 28202
 704-348-8942

ISSUED FOR: Rezoning Petition 2008-134
 For Public Hearing
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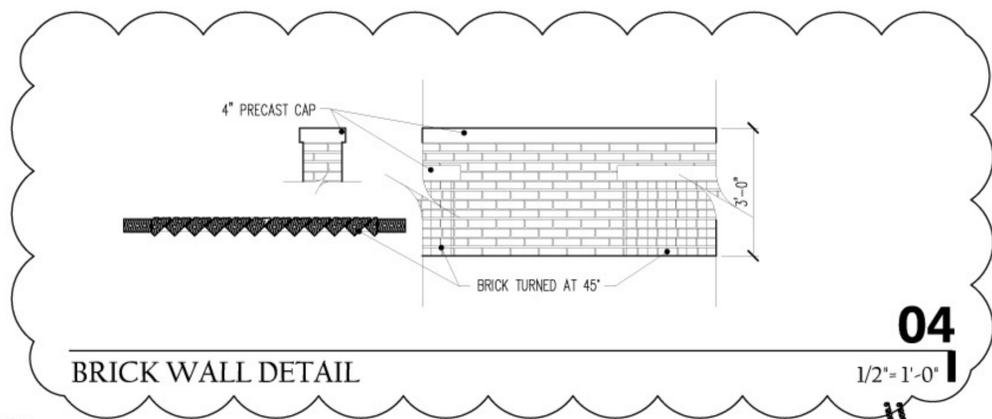
TECHNICAL DATA

FILE NAME: 2100Queens2of4.dwg
 DRAWN BY: JN/TFM
 CHECKED BY: TFM

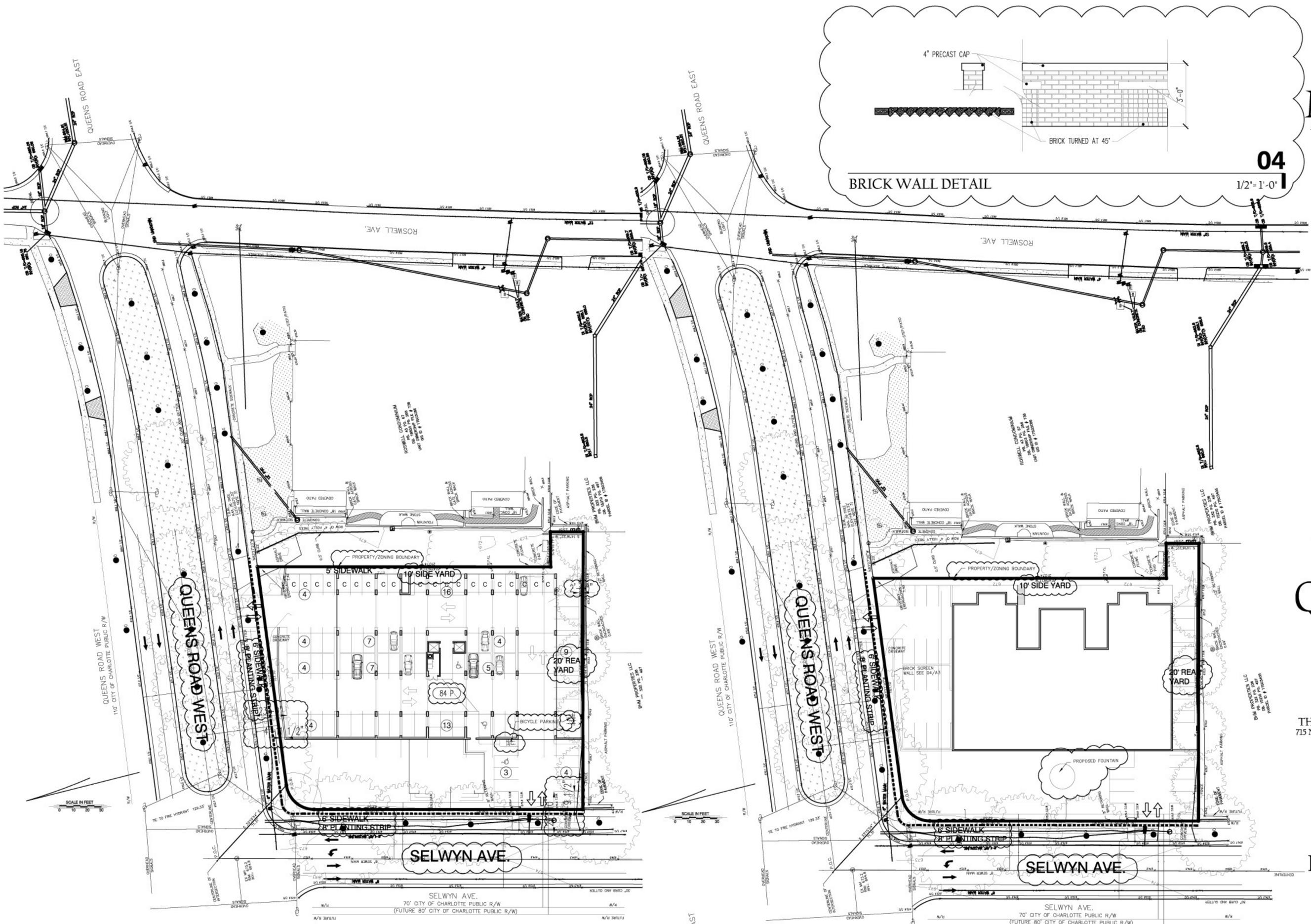


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04



REZONING PETITION
AT
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ILLUSTRATIVE SITE PLANS

FILE NAME: 2100Queens3of4.dwg
DRAWN BY: JN/TFM
CHECKED BY: TFM

ILLUSTRATIVE SITE PLAN AT PARKING (FIRST FLOOR)

13
1:30

ILLUSTRATIVE BUILDING PLAN

01
1:30

A3



Sidewalk View from Intersection of Queens Road West & Selwyn Avenue
06/22/08

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Sidewalk View from Intersection of Queens Road West & Selwyn Avenue
06/22/08



Aerial View from Above Queens Road West & Selwyn Avenue Intersection Showing Setbacks
06/22/08



Sidewalk View from Queens Road West Showing Context Adjacent to Roswell Building
06/22/08

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CONCEPTUAL ILLUSTRATIONS

FILE NAME: QueensRdWest&Selwyn/464.dwg
DRAWN BY: JN
CHECKED BY: TEM



Interior Orangery Adjacent to Roswell Building
06/22/08



Selwyn Avenue Entrance
06/22/08



Selwyn Avenue Accessible & Visitor Parking Paving
06/22/08