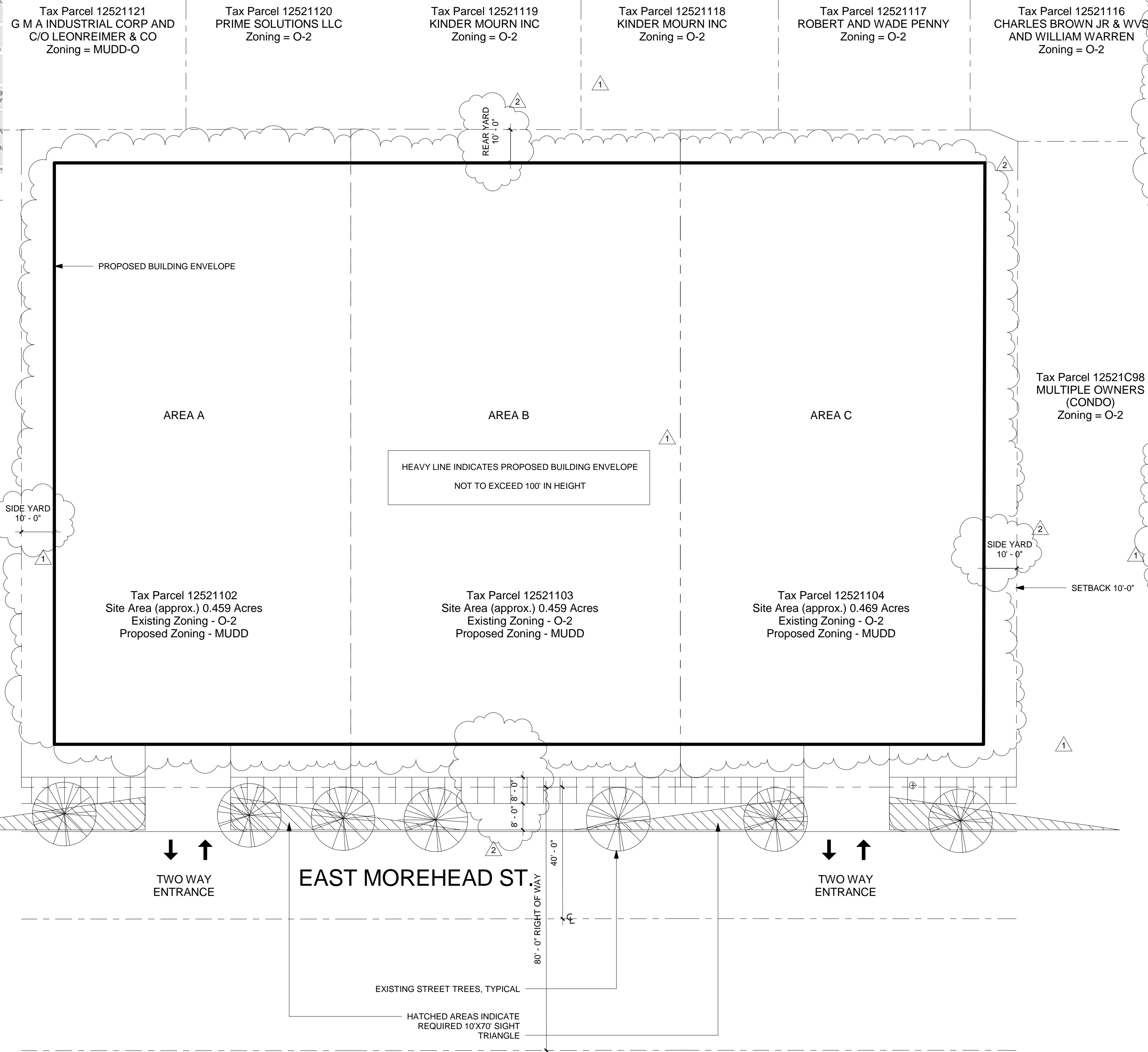




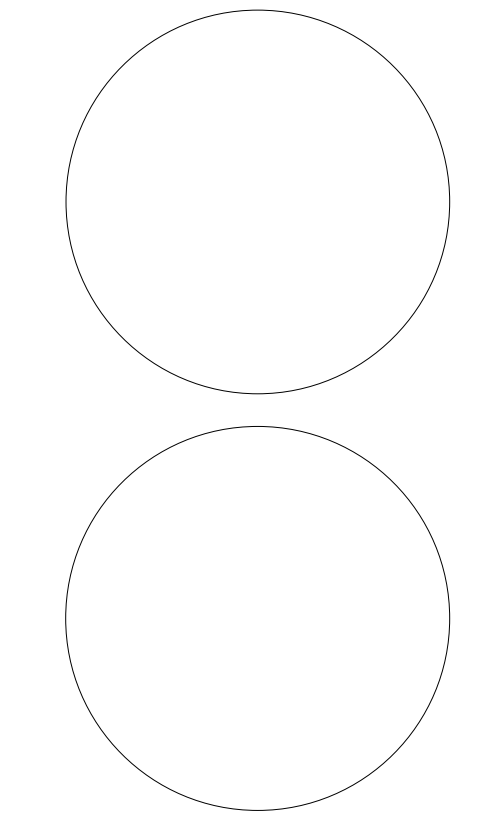
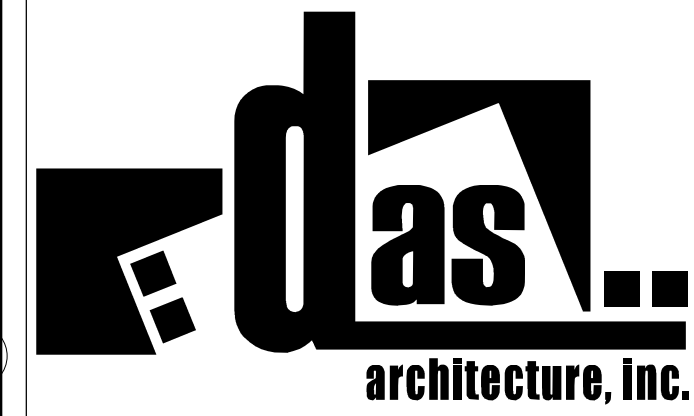
3 Vicinity Map  
not to scale



REZONING SUMMARY	
<b>PETITIONER:</b> Morehead Property Investments, LLC 1329 E Morehead St Suite 200 Charlotte, NC 28204	
<b>ACREAGE:</b> ± 1.387 AC	
<b>TAX PARCELS:</b> • 12521103 • 12521104 • 12521105	
<b>EXISTING ZONING:</b> O-2	
<b>PROPOSED ZONING:</b> MUDD(CD)	
<b>EXISTING USES:</b> Office/Vacant	
<b>PROPOSED USE:</b> The site may be developed with the following uses: up to 300 multi-family dwelling units and up to 10,000sf of Residential Type Services	
<b>MAX BUILDING HEIGHT:</b> • Allowed 120' • Proposed 100'	
<b>PARKING:</b> See section 5 in Development Notes	

**MUDD - Development Notes**

- General Provisions:**
  - Development of this site(s) will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is schematic in nature and is intended to reflect the arrangement of proposed buildings and uses on the site. The exact configuration, placement and size of individual site elements including building(s), vehicular and pedestrian circulation, residential unit configurations and architectural elevations may be altered or modified within the limits prescribed by the ordinance and this MUDD (CD) submittal package during the design development and construction phases. All changes will be in accordance with Charlotte Zoning Ordinance section 6.207.
  - Each area ('A', 'B', and 'C') represents potential stand alone phases of construction and occupancy. The sequence of these phases will be determined at a later date.
  - Notwithstanding the number of buildings shown on the Rezoning Plan, up to three (3) buildings may be constructed on the site with in the building envelope illustrated on the Rezoning Plan. If three buildings are constructed, they may or may not be connected at the discretion of the Petitioner. In any case, all known applicable Codes and Ordinances will be adhered to.
  - A freestanding Commercial Building is not permitted.
  - Petitioner agrees to dedicate 40' Right of Way measured from the centerline of the existing Right of Way.
- Permitted Uses and Maximum Development:**
  - The site may be developed with the following uses: up to 300 multi-family dwelling units and up to 10,000sf of Residential Type Services.
  - Residential Type Services uses will consist of residential type services including but not limited to leasing office, fitness center, laundry, coffee shop.
- Setbacks, Sideyards, Rear Yards:**
  - Under the requested MUDD zoning, the Petitioner agrees to increase the setback above current MUDD zoning requirements:
    - Required Setback - 16'
    - Proposed Setback - 26'
  - The 26' setback applies to the street level up to the Second Floor. At and above the Second Floor, window projections, balconies, architectural elements may encroach a maximum of 6' into the 26' setback for up to 25% of the building along that facade. The intent of this provision is to allow building articulation with portions of the building projecting and will not be an expansive projection of the entire facade.
- Building Height:**
  - Under the requested MUDD Zoning, the Petitioner agrees to limit the building height below the current allowed MUDD zoning requirements:
    - Allowed Height - 120'
    - Proposed Height - 100'
- Transportation/ Parking:**
  - Parking will be provided which meets or exceeds the requirements of the Ordinance.
  - Parking will primarily be located in a parking structure below the residential portion of the building.
  - No parking or maneuvering space will occur within the Setback except for driveways providing access.
  - Visitor/ short term parking may be located at grade.
  - Any portion of the parking structure that is above grade will be screened in accordance with the Ordinance.
- Access and Circulation:**
  - It is the intent of the Petitioner that the Access Drive located at the Southeast portion of the site will be the primary entry and exit into the development. The Access Drive located at the Northeast portion of the site will primarily be used for service entry and exit and visitor entry and exit.
  - Until each Phase or Building is occupied, existing drives will remain.
  - It is petitioner's intent to work with CDOT and NCDOT to have one (1) driveway along Morehead Street to serve this development. However, 2 driveways shall may be permitted along Morehead as shown on this plan. The driveway closest to Kenilworth shall be positioned as far away as possible from Kenilworth Avenue due to existing Morehead Street northbound queuing conditions and will be primarily for service vehicles and quest traffic. The second driveway needs to be located as close as possible to the site's southern property line. The second driveway will access the proposed parking deck and primarily serve resident traffic. Driveway locations and design will be determined during the construction permitting phase and approved by both NCDOT and CDOT. However, if this development occurs in phases, the existing driveways can remain in place on the undeveloped parcels. If only one building parcel is developed with new construction, the total number of driveways will not exceed three (2 existing driveways and 1 on the newly developed parcel). If more than one parcel is developed, then total number of driveways will not exceed two (2).
- Stormwater:**
  - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The development will meet all known applicable codes and ordinances for stormwater detention and management.
- Screening and Tree Ordinance:**
  - Street trees along Morehead St. will be saved.
  - The Petitioner will hire an arborist during design to assess the current condition of the existing trees, verify the structural stability and health of the trees, and develop a plan to best keep the trees healthy including making recommendations on appropriate trimming to allow the trees to survive with the proposed development. The petitioner will follow all recommendations made by the arborist to preserve the trees.
- Architectural Controls:**
  - The building will be articulated with a variety of materials including but not limited to the following: brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, metal panel.
  - If the building exceeds five (5) stories in height, the building will be articulated with design elements to enhance the pedestrian environment in accordance with the Zoning Ordinance.
  - The development will provide open space in accordance with the Zoning Ordinance.



101 West Worthington Avenue  
Suite 202  
Charlotte, NC 28203  
phone: (704) 333-3360  
fax: (704) 333-3362

construction@dasarchitecture.com

**Morehead Residential**  
PETITION # 2011-068

**Morehead Property Investments, LLC**

1329 E. Morehead St.  
Suite 200  
Charlotte, NC 28204

No.	Description	Date
1	Review Comments	09.12.11
2	Review Comments	12.15.11

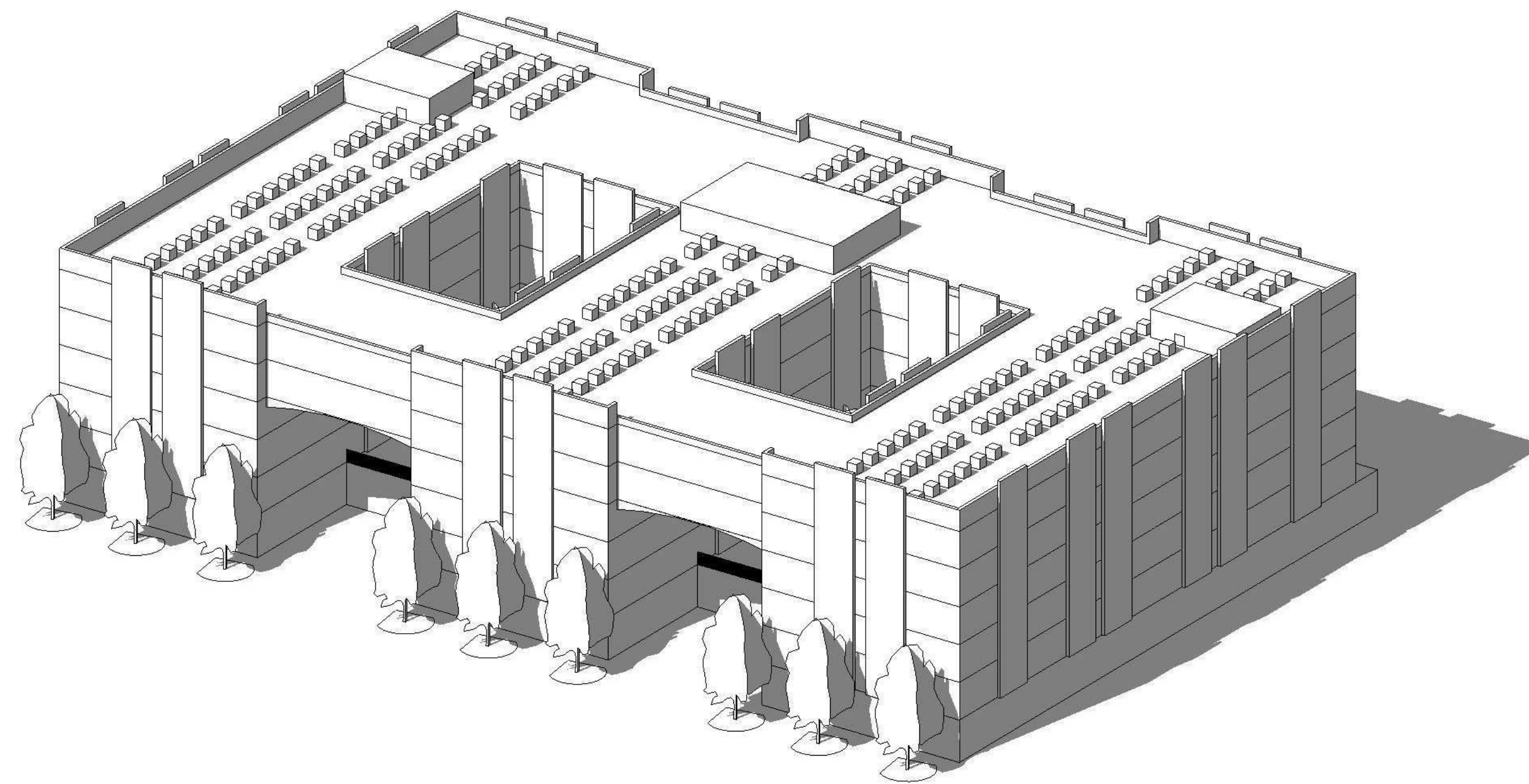
**Rezoning Site Plan**



Project Number 11 20500  
Date 11.30.11

**RZ 1.00**

Scale As indicated



③ Sample Concept Massing  
not to scale

NOTE: THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED ONLY TO DEPICT THE DESIGN QUALITY OF THE DEVELOPMENT. THESE ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS. MATERIALS REPRESENTED ARE POSSIBLE MATERIALS TO BE USED AND ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT.



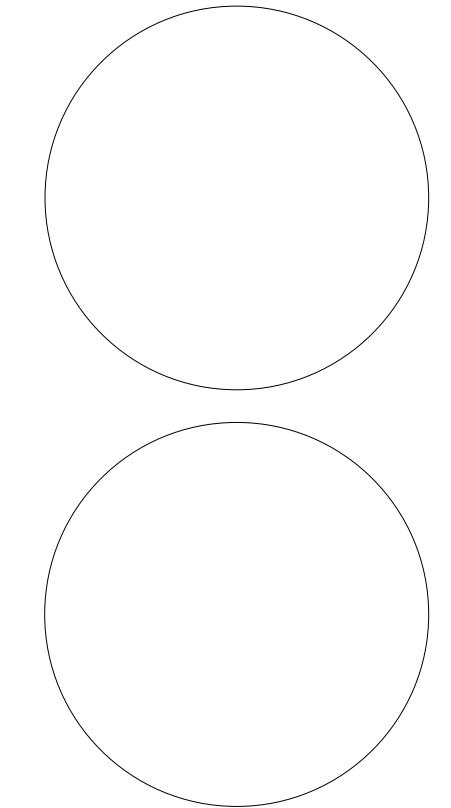
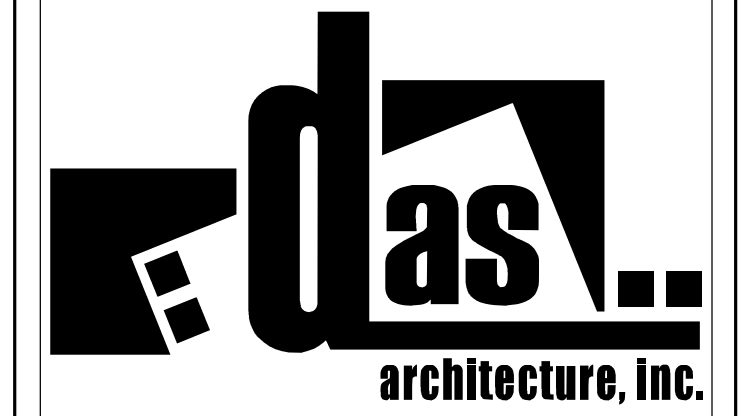
EAST MOREHEAD RESIDENTIAL  
SCHEME A.1

② Sample Concept Elevation 2  
not to scale



EAST MOREHEAD RESIDENTIAL  
SCHEME A

① Sample Concept Elevation 1  
not to scale



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## Morehead Residential

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No.	Description	Date
1	Review Comments	12.15.11

## Sample Concept Elevations

Project Number 11 20500  
Date 11.30.11

# RZ 2.00

Scale not to scale

NEW SHEET