

3 Vicinity Map
not to scale

REZONING SUMMARY

PETITIONER:
Morehead Property Investments, LLC
1329 E Morehead St
Suite 200
Charlotte, NC 28204

ACREAGE:
1.387 AC

TAX PARCELS:

- 12521103
- 12521104
- 12521105

EXISTING ZONING:
O-2

PROPOSED ZONING:
MUDD

EXISTING USES:
Office/ Vacant

PROPOSED USE:
The site may be developed with the following uses: up to 300 multi-family dwelling units and up to 25,000sf of commercial use.

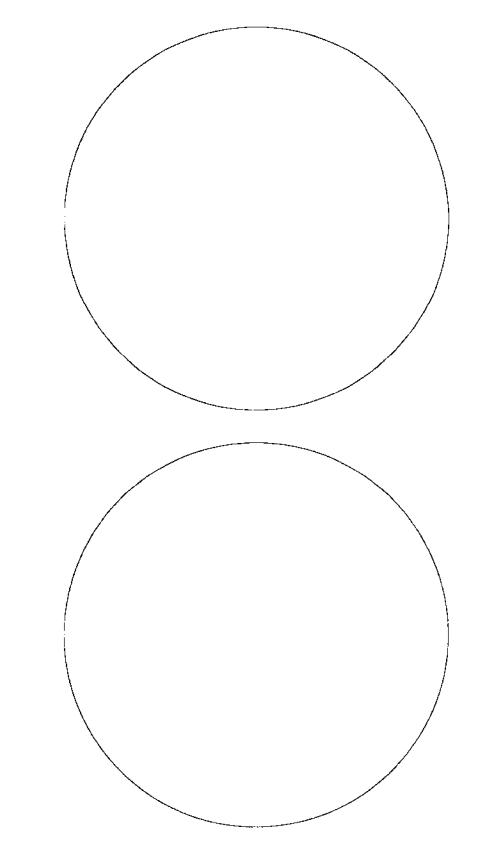
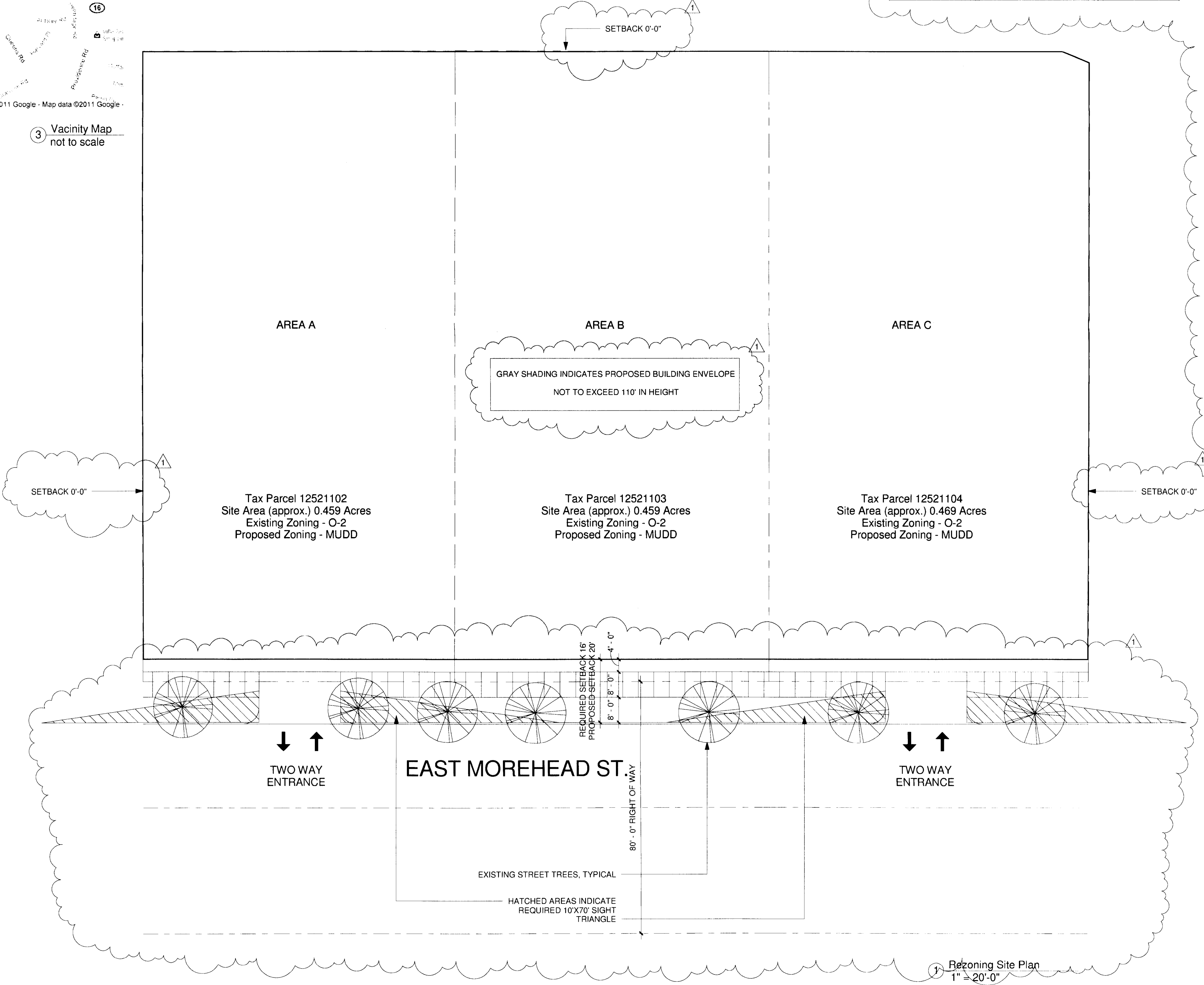
MAX BUILDING HEIGHT:

- Allowed 120'
- Proposed 110'

PARKING:
See section 5 in Development Notes

**McAlpine Group
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 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) may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
 - 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.
- Permitted Uses and Maximum Development:**
 - The site may be developed with the following uses: up to 300 multi-family dwelling units and up to 25,000sf of commercial use.
 - Commercial uses will consist primarily of residential type services such as but not limited to leasing office, fitness center, laundry, coffee and internet cafe.
- 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 - 20'
- 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 - 110'
- 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.
- 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:**
 - It is the intent of the Petitioner to retain the healthy street trees along Morehead St. to the best of their ability.
 - The Petitioner plans to 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.
- 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.



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Morehead Residential

Morehead Property Investments, LLC

1329 E. Morehead St.
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Charlotte, NC 28204

No.	Description	Date
1	Review Comments	09.12.11

Rezoning Site Plan

2011-068
Project Number 11 20500
Date 07.25.11

RZ 1.00

Scale As indicated