

TAX ID# 067-031-11  
MECKLENBURG COUNTY  
DB 12456 PG 506  
TOTAL TAX PARCEL AREA=8.8379 ACRES  
(INCLUDES OVERLAP AREA)  
(AREA OF PROPOSED ACQUISITION=3.1407 ACRES)  
I-1 ZONING

**Developmental Data Table**

- a. Site Acreage: 5.75 acres (250,413 sq. ft.) more or less
- b. Tax Parcels included in Rezoning: Tax Parcel ID: 06703115
- c. Existing Zoning: MUDD-O
- d. Proposed Zoning: MUDD-O SPA
- e. Existing and Proposed Uses:
- f. Existing Uses: Vacant
- Proposed Uses: Multi-family residential and accessory uses
- g. Number of Residential Units by Housing Type: Apartments (multi-family): Up to 270
- h. Residential Density: Maximum Density: up to 270 multi-family residential units
- i. Floor Area Ratio: Maximum Density: up to 270 multi-family residential units
- j. Square Footage of non-residential uses: N/A
- k. Floor Area Ratio: N/A
- l. Allowed N/A
- m. Total: N/A
- n. Maximum Building Height: 8'0"
- o. Number of Parking Spaces: Required Parking: 1 space min. per unit
- p. Amount of Open Space: Open Space Required: 5.75 ac. x 43,560 / 100 = 2,504.75 sq ft
- Open Space Provided: 18,368 sq ft (as shown)

**Additional Zoning Data:**

- Minimum Setback: 14'
- Minimum Side Yard: None
- Minimum Rear Yard: None
- Minimum Lot Width: 20'
- Minimum Lot Area: None

**General Provisions:**

- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance (the "Ordinance"). The site plan is schematic in nature and not to be considered a specific development plan but rather is a preliminary graphic representation of a possible general arrangement of buildings, parking and circulation on the site. Accordingly, the configuration, location, placement, size and number of uses, access points, driveways, buildings, dwelling units, building elements, parking spaces and other individual site elements are shown to show intention and can be modified or altered during the development review process in accordance with Section 6.207 of the Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

**Optional Provisions:**

- a. The Petitioner is requesting the following variation from the MUDD minimum standards for design and development of the Site: the surface parking in the vicinity of the contemplated trash compactor shall be allowed in such location even though such parking is located between a building and Millerton Avenue. The foregoing requested variation is optional in nature. Petitioner shall have the option of not locating parking between a building and Millerton Avenue.

**Permitted Uses:**

See Section 9.8502 of the City of Charlotte Zoning Ordinance  
Up to 270 multi-family residential units and associated accessory units.

**Transportation:**

- a. Access will be provided as generally indicated on the site plan. The exact location and design of the access point as well as any required permitting will be subject to approval by the appropriate transportation authority.
- b. Notwithstanding anything in these Development Standards to the contrary, the existing right-of-way of public streets shall not be changed.
- c. For the subdivision ordinance, the minimum streetscape requirement is an 8' planting strip and 6' sidewalk across all street frontages.
- d. Adequate sight triangles must be reserved at the existing/proposed street intersections. Two 35x35 and two 10x70 sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
- e. The proposed driveway connection to millerton avenue will require a driveway permit to be submitted to cdot for review and approval. The exact driveway location and type/width of the driveway will be determined by cdot during the driveway permit process. The locations of the driveway shown on the site plan are subject to change in order to align with driveway on opposite side of the street and comply with city driveway regulations and the city tree ordinance.
- f. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to cdot for review and for approval.
- g. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by cdot.
- h. A right-of-way encroachment agreement is required for installation of any non-standard items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing city maintained street right-of-way by private individual, group, business, or homeowner/business association. An encroachment certificate, substantial and liability insurance coverage requirements agreement must be approved by cdot prior to the construction/installation of the non-standard items. Contact cdot for additional information.

**Architectural Standards:**

- a. Building Materials: The majority of building exterior veneer, exclusive of windows, doors and breezeways, shall be composed of brick with the balance being cementitious siding, stone, or metal. No vinyl or horizontal lap aluminum siding will be used for exterior cladding.
- b. Direct sidewalk connections will be provided from the buildings that abut Millerton Avenue out to the public sidewalk.
- c. The garbage compactor and recycling area will be screened by masonry enclosures with opaque doors.
- d. The majority of building exterior veneer, exclusive of windows, doors and breezeways, shall be composed of brick with the balance being cementitious siding, stone, or metal. No vinyl or horizontal lap aluminum siding will be used for exterior cladding.
- e. Potential Location of Dumpsters and Recycling Containers: Masonry dumpster and compactor enclosures shall be screened with planting. Solid waste enclosure will have a roof. Located near the entrance of site (see plan).
- f. The elevations are schematic in nature and not to be considered a specific final design but rather is a preliminary graphic representation of the general character and massing of the buildings. Accordingly, the configuration of the building and the location and placement of windows, doors, veneers, cladding materials and other architectural elements are drawn to show intention and can be modified or altered during the development review process in accordance with the Ordinance and the standards required in this Rezoning Petition.

**Streetscape and Landscaping:**

- a. Along the frontage of Millerton Avenue, the site shall have an 8' planting strip and a 6' sidewalk.
- b. The Petitioner will install an internal sidewalk system that will connect the multifamily residential units on the site with the parking areas and other internal sidewalks as well as sidewalks on the adjacent public street, all to the extent required by the Ordinance.
- c. The Petitioner will provide a CATS concrete passenger waiting pad along Millerton Avenue per CATS standards.

**Environmental Features:**

- a. Tree Save Areas: Tree Preservation Required: 5.75 ac. X 0.15 = 0.86 ac. Tree Preservation Provided: 0.41 ac. \* New trees to be planted (0.45 ac x 1.50 x 36 trees / ac) = 25 trees to be planted.
- b. PCCO Treatment: Petitioner will comply with the adopted post construction controls ordinance.
- c. Environmental Provisions per Environmental General Policies: N/A
- d. The petitioner shall comply with all applicable and adopted ordinances regarding storm water control.
- e. Tree save areas shall be provided as required by the Ordinance and as generally depicted on the site plan. The exact location and dimensions of tree save areas shall be determined during the site development review process.

**Parks, Greenways, and Open Space**

- a. Privately constructed open space
- b. Open and unobstructed pedestrian access to the greenway will be along the western edge of the property as depicted on the site plan. The owner shall install 120 linear feet of six foot wide sidewalk from Millerton for this future pedestrian access.

**Fire Protection:**

- a. The site will be designed and constructed to comply with applicable fire department standards, which will be reviewed and approved as part of the site development review process. All multifamily residential buildings will be located within 750' of a fire hydrant and access will be provided within 150' of all exterior walls for fire apparatus. Access roads will be 20' clear. Dead end travel distance will be limited to 150' without a means to turn fire apparatus.

**Signage:**

- a. Any detached lighting will be shielded with full cut-off fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks and surface parking areas. Site lighting, if provided, will be limited to 20 feet in height. No "wall pack" type lighting will be allowed but architectural lighting on building facades will be permitted.

**Phasing:**

- a. Undergrounding of Utilities
- b. If required, right-of-way encroachment agreement (See CDOT Notes)
- c. Jurisdiction: City of Charlotte
- d. Nothing in this document shall be construed to prohibit the subdivision of the Site and/or recombination of a portion of the Site with adjacent property.
- e. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**Other:**

- a. Undergrounding of Utilities
- b. If required, right-of-way encroachment agreement (See CDOT Notes)
- c. Jurisdiction: City of Charlotte
- d. Nothing in this document shall be construed to prohibit the subdivision of the Site and/or recombination of a portion of the Site with adjacent property.
- e. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

APPROVED BY  
CITY COUNCIL

MAR 19 2012

FEB 24 2012

2012-006

REZONING PLAN  
WEST MOREHEAD STREET  
CHARLOTTE, NORTH CAROLINA  
REZONING PETITION # 2012-006

REVISION # 1 01/17/12  
CITY COMMENTS  
REVISION # 2 02/15/12  
CITY COMMENTS

REZONING PLAN

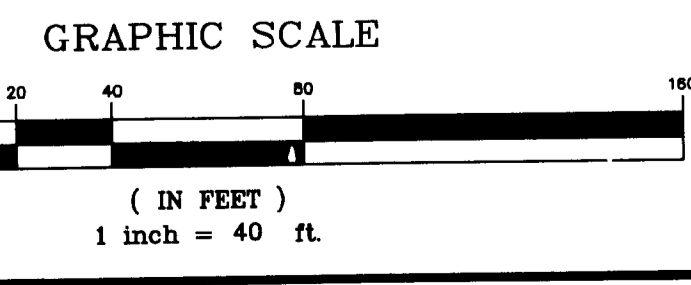
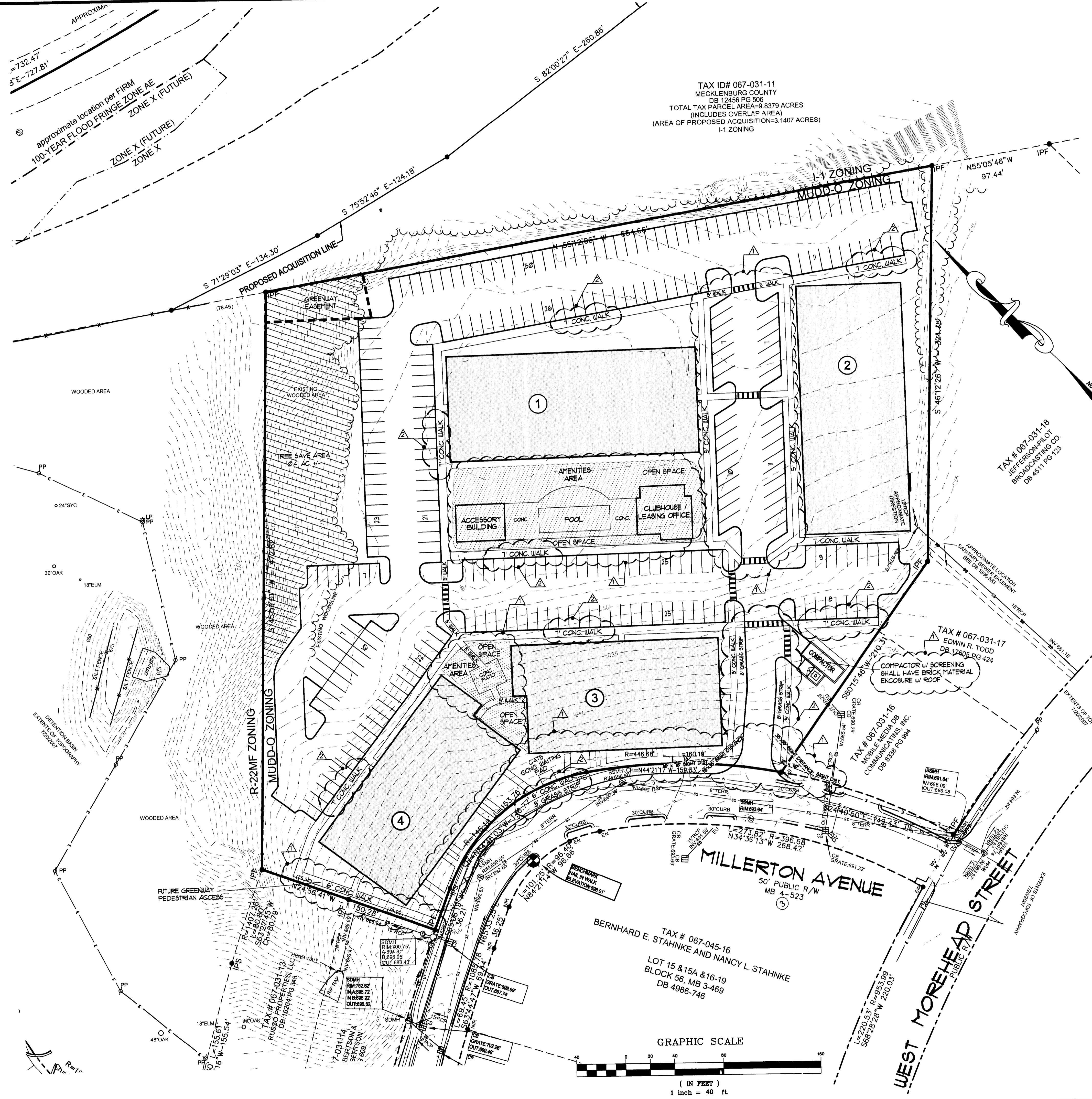
SCALE: 1" = 40'

DATE: 11/03/11

PROJECT: 1035-11

DRAWN BY: TM

SHEET RZ1



APPROVED BY  
CITY COUNCIL

MAR 19 2016

**LOMAX**  
PROPERTIES



123 New Fern Street  
Charlotte, NC 28203  
P 704 375 0950  
F 704 375 3555

# Conceptual Schematic



BUILDING 1 - SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"

APPROVED BY  
CITY COUNCIL

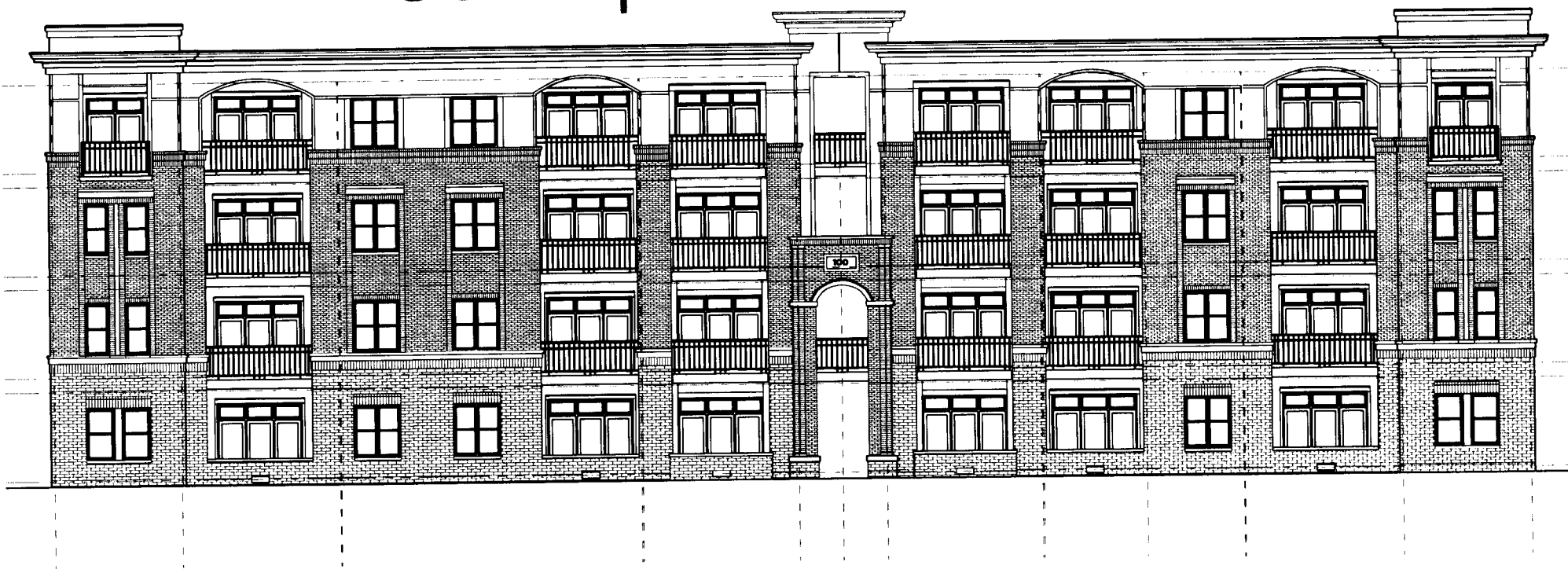
**LOMAX**  
PROPERTIES

MAR 19 2012



123 New Bern Street  
Charlotte, NC 28203  
P 704 375 9940  
F 704 375 3555

# Conceptual Schematic



BUILDING 4 - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



**LOMAX**  
**PROPERTIES**

**APPROVED BY**  
**CITY COUNCIL**

MAR 19 2016



123 New Fern Street  
Charlotte, NC 28203  
P: 704.375.9950  
F: 704.375.3555

# Conceptual Schematic



**BUILDING 4 - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"