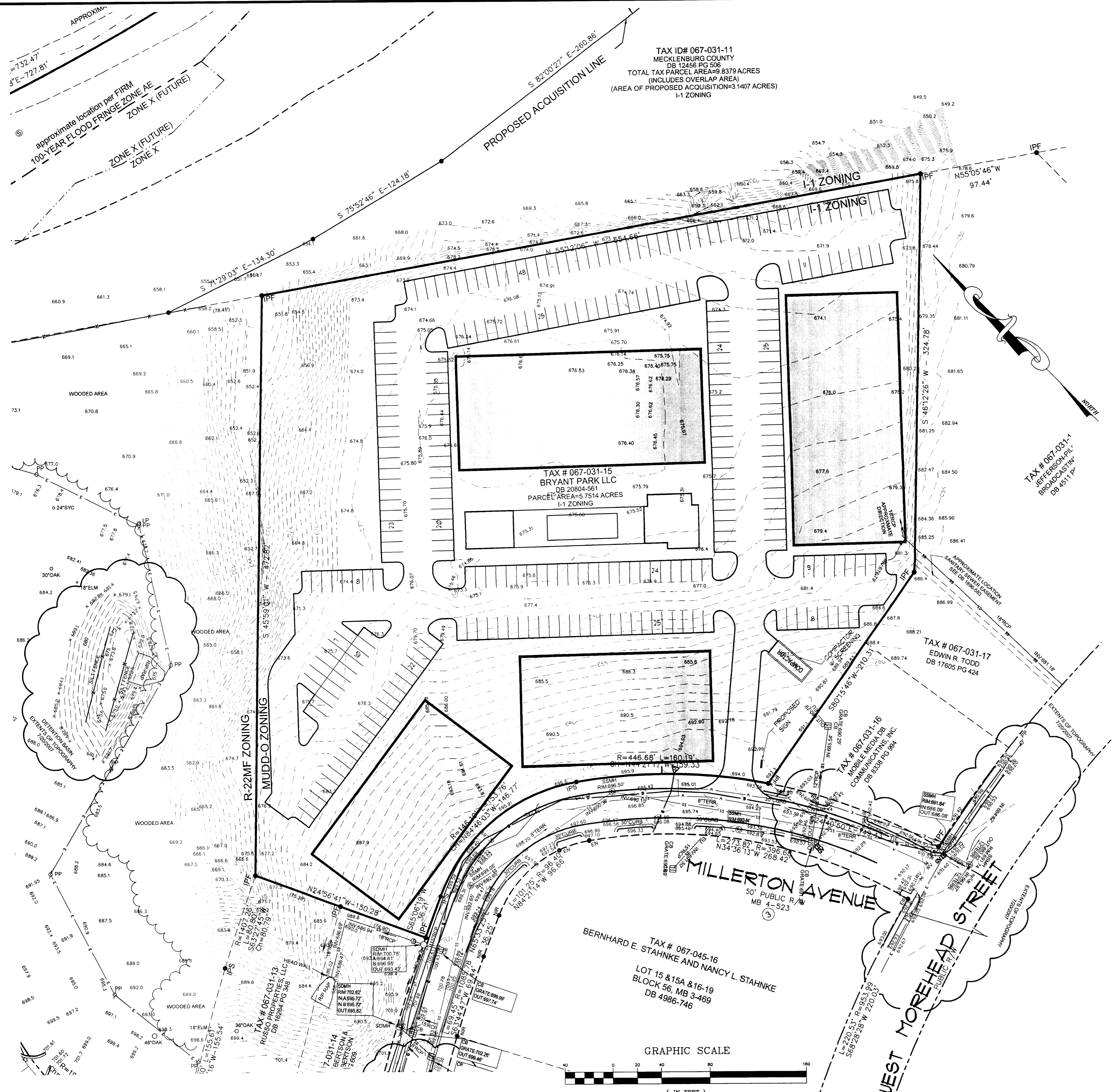


TAX ID# 067-031-11
MECKLENBURG COUNTY
DB 12456 PG 506
TOTAL TAX PARCEL AREA=9.8379 ACRES
(INCLUDES OVERLAP AREA)
(AREA OF PROPOSED ACQUISITION=3.1407 ACRES)
I-1 ZONING



DEVELOPMENT DATA SUMMARY:

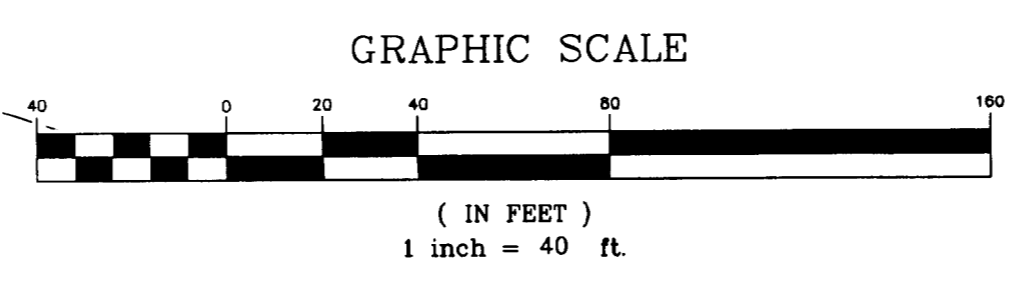
Jurisdiction: City of Charlotte
Tax Parcel ID: 06703115
Site Area: 5.75 acres, more or less
Existing Zoning: MUDD-O
Proposed Zoning: MUDD(CD)

Proposed Uses: Multi-family residential and accessory uses
Maximum Density: up to 270 multi-family residential units

Minimum Setback: 14'
Minimum Side Yard: None
Minimum Rear Yard: None
Maximum Building Height: 120'
Minimum Lot Width: 20'
Minimum Lot Area: None

DEVELOPMENT STANDARDS:

- 1. 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 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 drawn to show intention and can be modified or altered during the development review process in accordance with Section 6.207 of the Ordinance.
- 2. Signage will be permitted in accordance with applicable Ordinance requirements.
- 3. Landscaping will be provided which will meet or exceed the standards of the Zoning ordinance.
- 4. Screening will be provided in accordance with applicable Ordinance requirements.
- 5. Vehicular and bicycle parking will be provided in accordance with applicable Ordinance requirements.
- 6. 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.
- 7. 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.
- 8. 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.
- 9. Open space will be provided in accordance with applicable Ordinance requirements.
- 10. Trash collection for the site will be provided by dumpster. Multi-family developments must meet all requirements as stated in Chapters 9 and 12 of the Ordinance regarding solid waste dumpster, compactor and recycling areas.
- 11. 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 pak" type lighting will be allowed but architectural lighting on building facades will be permitted.
- 12. Along the frontage on Millerton Avenue, the site shall have an 8' planting strip and a 6' sidewalk.
- 13. The Petitioner will install an internal sidewalk system that will connect the multifamily resident 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.
- 14. Notwithstanding anything in these Development Standards to the contrary, the existing rights-of-way of public streets shall not be changed.
- 15. The petitioner shall comply with all applicable and adopted ordinances regarding storm water control.
- 16. 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.
- 17. 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.
- 18. 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 assigns of the owner or owners of the Site who may be involved in its development from time to time.
- 19. Pedestrian access to the greenway will be along the western edge of the property as contemplated and depicted in Rezoning Petition 2007-058.



ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1375
1400 TRYON STREET
HIGH POINT, NORTH CAROLINA 27285
PHONE: (336) 812-8800 FAX: (336) 812-8780

REZONING PLAN
WEST MOREHEAD STREET
CHARLOTTE, NORTH CAROLINA

RECEIVED
NOV 21 2011

REZONING PLAN

SCALE: 1" = 40'
DATE: 11/03/11
PROJECT: 1095-11
DRAWN BY: TGL/TM
SHEET RZ1

2012-006