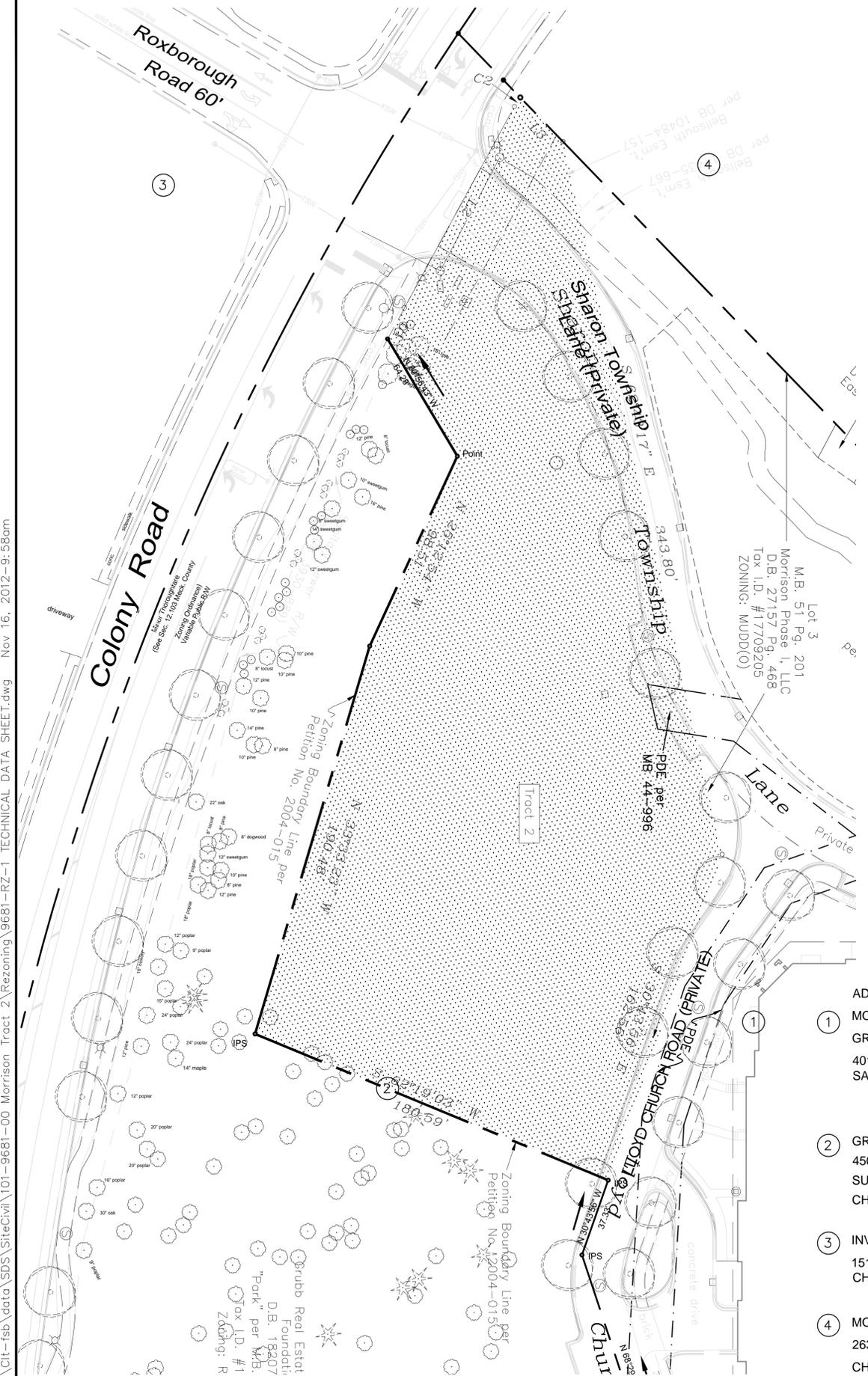
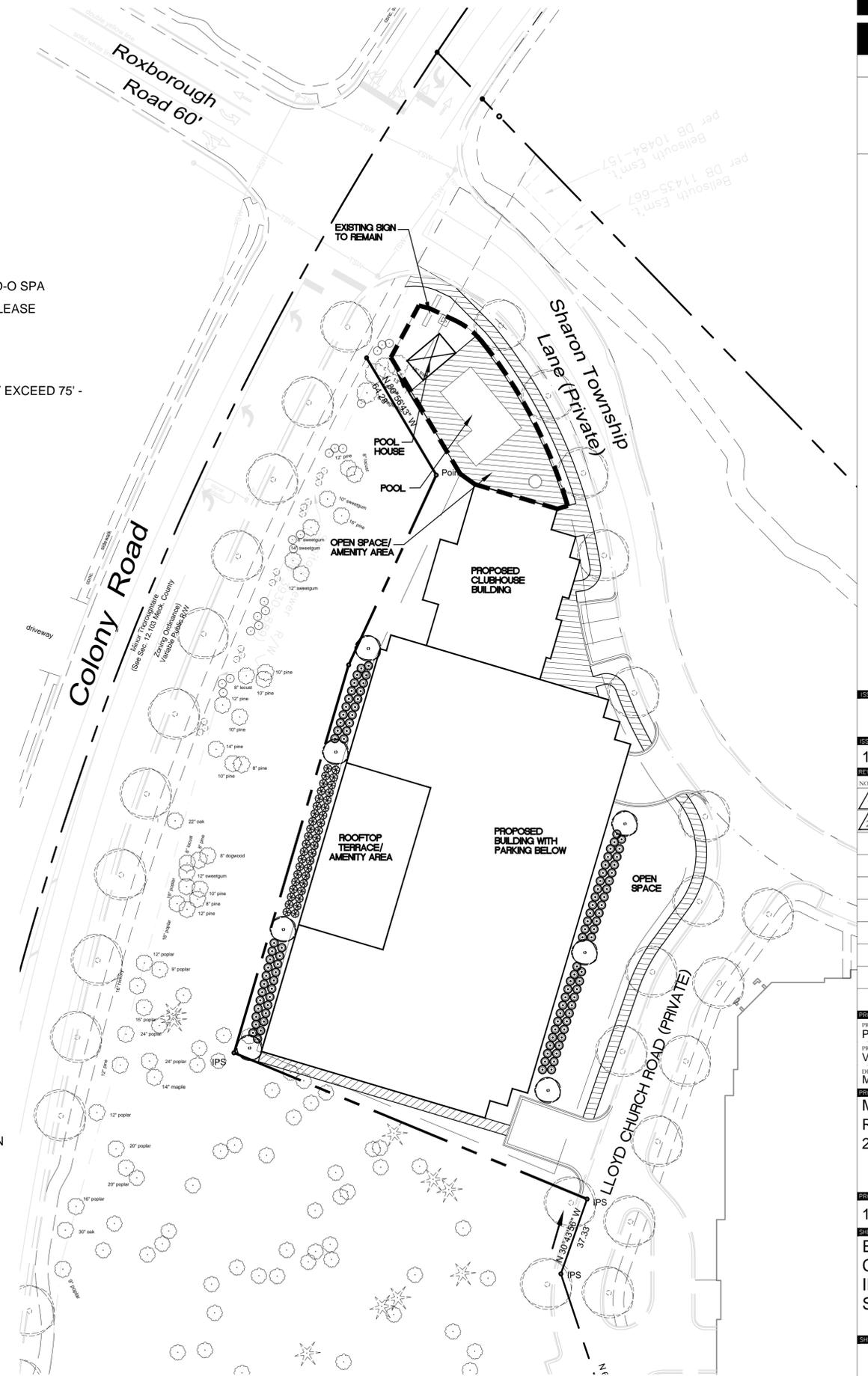


DEVELOPMENT DATA
 TAX PARCEL: 17709208
 LAND AREA: 1.41 ACRES
 CURRENT ZONING: MUDD-O AND R17MF
 PROPOSED ZONING: MUDD-O AND MUDD-O SPA
 PROPOSED USE: 100 FOR SALE OR FOR LEASE
 MULTI-FAMILY DWELLING UNITS
 DENSITY: 70.92 UNITS PER ACRE
 FAR: 2.5
 MAXIMUM BUILDING HEIGHT: SHALL NOT EXCEED 75' -
 SEE NOTE 4 B ON SHEET RZ-2



- ADJACENT OWNERS**
- ① MORRISON PHASE I LLC AND C/O GRUBB PROPERTIES LLC
401 N CATTLEMEN RD #108
SARASOTA, FL 34232
 - ② GRUBB REAL ESTATE PRESERVATION FOUNDATION
4500 CAMERON VALLEY PARKWAY
SUITE 350
CHARLOTTE, NC 28211
 - ③ INVESTORS-COLONY ASSOCIATED APARTMENT
1515 MOCKINGBIRD LN
CHARLOTTE, NC 28209
 - ④ MORROCROFT APARTMENTS, INC.
2633 RICHARDSON DRIVE
CHARLOTTE, NC 28211



ISSUE FOR		
ISSUE DATE		
10/12/12		
NO.	REASON	DATE
1	PER REVIEW COMMENT	10.12.12
2	PER REVIEW COMMENT	11.16.12
PROJECT TEAM		
PRINCIPAL IN CHARGE Powlen		
PROJECT MANAGER Van Sickle		
DESIGN TEAM MVS		
PROJECT NAME		
Morrison Tract 2 Rezoning Petition 2012-0093		
PROJECT NUMBER		
101.6681.00		
SHEET TITLE		
EXISTING CONDITIONS & ILLUSTRATIVE SITE PLAN		
SHEET NUMBER		
RZ-1		

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F:\SDS\Site\101-9681-00 Morrison Tract 2\Rezoning\9681-RZ-2 DEVELOPMENT STANDARDS.dwg Nov. 16, 2012-8:53am

DEVELOPMENT STANDARDS FOR REZONING PETITION # 2012-093
Morrison Place Tract 2

1. Development Data Table

Site Acreage: 1.41
Tax Parcels Included in Rezoning: 17709208
Existing Zoning: MUDD-O and R-17MF
Proposed Zoning: MUDD-O and MUDD-O SPA
Existing Uses: Vacant
Proposed Uses: 100 For Sale or For Lease Multi-Family Dwelling Units
Floor Area Ratio: 2.5
Maximum Building Height: 75' (See Development Standards Note 4.B.)
Number and/or Ratio of Parking Spaces: 1 per each bedroom in a Unit
Amount of Open Space: As required by the Ordinance
Density: 70.92 units per acre

2. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with a Rezoning Petition filed by Grubb Properties to amend a site plan filed in conjunction with approved Rezoning Petition 2004-015 to accommodate development of a multifamily for lease or for sale residential community on a 1.41 acre, more or less, site located at the southeasterly corner of the intersection formed by Sharon Township Lane and Colony Road (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") subject to the Optional Provisions set forth under Section 3 below. Unless the Technical Data Sheets or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) Zoning Classification shall govern all development taking place on this Site.

The exact alignment of driveways has not been determined and are subject to final design and engineering plans. Minor modifications or alternations of these alignments may therefore take place during design development and construction phases.

The exact locations of buildings and parking areas have also not been determined and are subject to final design and engineering plans. Accordingly, flexibility shall be granted to the Petitioners/Developers to make adjustments to the precise building sizes and locations shown on the site plan being submitted as part of this petition (shown as page RZ-1) (the "Site Plan") during final design changes. However, buildings shall be located within the building envelopes depicted on the Site Plan, their placements shall be generally consistent with the locations depicted on the Site Plan and they shall satisfy all other Ordinance Standards. The buildings will be constructed in a manner similar to the schematic elevations attached to this petition as RZ-3; however, such elevations are conceptual only and actual design and elevations may differ but shall be consistent with this Development Standards and other Ordinance Standards.

Locations of trees, plantings, open space and hardscape amenities may be altered or modified to accommodate Site Plan configuration changes. Parking layouts may also be modified to accommodate final building location and parking spaces may be located inside or outside building envelopes to the extent permitted by the Ordinance. All such changes are subject to approval per Section 6.207 of the Ordinance.

3. Optional Provisions

The Petitioner requests a variation from the MUDD signage provisions to allow for a detached, ground-mounted sign in the location on which a sign currently exists, as shown on the Site Plan, and which will be no greater than 32 square feet in size and up to 4 feet in height.

4. Permitted Uses

A. Permitted Uses:
Tract 2 may be devoted to only residential uses, including any accessory uses as permitted in the MUDD Zoning Classification:

Permitted Development:
Tract 2 may be developed with up to 100 for-sale or for-lease residential multifamily dwelling units and accessory uses as permitted in the MUDD zoning classification.

B. Building Descriptions / Restrictions:

No part of any building built within Tract 2 shall exceed 75 feet in height as measured from average grade around the building to the top of the highest part of the structure, but not including firewalls, chimneys, sky lights, and roof structures for elevators, stairways, tanks, heating, ventilation and air conditioning equipment, or similar equipment for the operation and maintenance of the building and any device (no more than five feet in height) used to screen only the immediate area around a roof top structure or equipment.

C. Other Use Conditions and Limitations:

Accessory uses to the residential development include but are not limited to, laundry rooms, leasing offices, property management offices, pools, clubhouses, business centers, fitness rooms, storage/janitorial rooms, lobbies, concierge areas, loading docks, and trash/recycling areas shall not be included in the calculation of the maximum floor areas or residential units noted above.

Any surface level parking or structured parking facilities shall not be included in the calculation of the maximum floor areas or maximum residential units noted above. Surface, on-street, and/or structured parking facilities may be constructed within Tract 2.

5. Transportation

A. Off street parking and loading will meet the standards established under the Ordinance, but will accommodate at least one parking space per bedroom.

B. Parking areas may include surface parking and/or structured parking. Surface parking areas will be screened in accordance with the Ordinance. Developer is allowed to vary the location, quantity and configuration of the proposed parking areas identified in the Site Plan. Structured parking will be treated architecturally or screened by buildings and/or landscaping in order to avoid large expanses of blank walls.

C. Angled, parallel or perpendicular parking may be provided along internal streets within the Site.

6. Architectural Standards

A. Buildings constructed on the Site along Colony Road will utilize four-sided architecture and contain windows and doors that face these streets and these doors shall be operational. Large expanses of solid walls for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements in accordance with the Ordinance.

B. The Petitioner shall provide for the burial of the existing overhead utility lines along those portions of Colony Road abutting the Site.

C. The building materials for all elevations shall include brick and glass as the primary construction material with accents of stucco, architectural concrete block, EIFS, natural or manufactured stone, pre-cast concrete, and architectural metals. At least 60% of the exterior opaque vertical surfaces below the eaves (not including the doors and windows) of all buildings constructed within the Site will be composed of brick.

D. Petitioner will provide rooftop screening for all roof mounted mechanical equipment. Petitioner agrees not to install any rooftop mounted heating, ventilation or air conditioning equipment unless such equipment is completely screened on all four sides and a sloped roof structure on top of the screening walls.

E. In order to reduce the number of rooftop mechanical units, Petitioner agrees to install packaged terminal air conditioner systems in each of the residential units unless installation is not practically feasible given the design and layout of a particular unit, in which case a split heating, ventilation and air conditioning system may be used for such unit; provided, however, in no event shall a split system be used in more than ten percent (10%) of the total units constructed and any equipment placed on the roof for such units using a split system and for any common areas of the building will be screened as provided in Note 6.D of these development standards.

F. No public assembly space or improvements will be constructed on the roof of any building other than a terrace that may be constructed on the roof of a parking structure and which will be integrated as a part of the building configuration.

G. Subject to being able to obtain approvals to do so from the utilities involved, the Petitioner will cause all new utility lines (not including relocations or replacements of existing lines) installed on the Site to be buried.

H. The exterior balconies of all buildings constructed on the Site will be designed so that they will be covered and substantially enclosed on 3 sides but which may cantilever out from the building a distance not to exceed approximately eighteen inches.

I. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. Dumpsters will be screened in accordance with the Ordinance. No dumpsters will be permitted within 100 feet of the northerly property line abutting residential zoning classification.

J. Any loading dock and dumpster areas will be constructed in a manner that will accommodate not less than a twenty-four foot (24') moving truck in such a manner as to avoid such truck from extending into, or blocking traffic on, any internal private streets serving the Site. If the loading dock and dumpster share a single drive, the drive will be constructed in a manner that will accommodate simultaneous use of the dumpster and loading dock without blocking traffic on any internal private street serving the Site. Petitioner will plant large maturing trees on either side of the drive in order to provide screening between the dumpster and adjacent properties across Lloyd Church Road.

K. Petitioner agrees to construct and make available to residents of any buildings developed on the Site amenities which shall include, without limitation, a swimming pool, clubhouse with business capabilities such as wi-fi and printer, a fitness center and parking as prescribed elsewhere in these development standards. The pool and fitness center will be of sufficient size to reasonably service the residents of the building.

7. Streetscape and Landscaping

A. The streetscape treatment along Colony Road will conform to Section 9.8506 of the Ordinance and include either existing or proposed large or small maturing trees and supplemental shrubbery.

B. The Petitioner shall make every reasonable effort to preserve all existing trees six inches in caliper and larger located within the 30-foot setback along Colony Road. The Petitioner will utilize tree protection measures such as barricades during the construction process and tree maintenance measures such as automatic irrigation in an effort to preserve such trees.

C. Sidewalks of at least 5 feet in width shall be provided along both sides of all internal streets and extending from the interior of the Site out to the sidewalk system along Colony Road, as generally depicted on the Site Plan.

D. Large maturing trees, spaced approximately 40 feet on center, shall be provided along the internal streets surrounding the Site.

E. The Petitioner shall cause to be installed within the setback areas along Colony Road, trees and other materials in accordance with the City of Charlotte Tree Ordinance and the Site Plan and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying trees and/or other plant materials).

F. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code and the Site Plan.

G. The height of any screening materials located along Colony Road shall comply with the provisions of Section 12.109 of the Ordinance to maintain clear sight triangles.

H. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from an elevation of approximately 75' above grade.

I. Petitioner will cause the swimming pool amenity area to be screened from Colony Road and from Sharon Township Lane with either opaque fencing, walls, landscaped plantings or any combination of such screening methods to a minimum height of four feet.

J. All other screening and landscaping shall meet or exceed the standards of the Ordinance.

8. Environmental Features

Storm Water retention areas will be at existing off-site retention facilities pursuant to existing easements appurtenant to the Site as set forth on Rezoning Petition 2004-015.

9. Parks, Greenways and Open Space

Petitioner will cause the Site to have sufficient open space as required by the Ordinance.

10. Fire Protection

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

11. Signage

Any detached signage shall be ground mounted or monument style. Residential detached signage will be no more than 4 feet in height as measured from the final grade and no more than 32 square feet in size. The area of the copy on any Residential detached signage shall not exceed a size of 28 square feet per sign.

12. Lighting

A. The Petitioner shall provide pedestrian-scale lighting along Colony Road, along the internal streets and at vehicular entrances to the Site from Colony Road. The Petitioner shall thereafter maintain or cause to be maintained all such lighting. All pedestrian-scale lighting will be capped to direct lighting downward.

B. The maximum height of any freestanding lighting fixture erected on the Site (other than streetlights on public rights-of-way) including its base, shall not exceed 20 feet, except in the designated surface parking areas. Freestanding lighting in the designated surface parking areas shall not exceed 25 feet. All parking lot lighting shall be designed such that direct illumination does not extend past any property line.

C. No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces are permitted.

13. Phasing--None

14. Other

A. Amendments to Rezoning Plan:

Future amendments to the Technical Data Sheet, the Site Plan and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

B. Binding Effect of the Rezoning Documents and Definitions:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

ISSUE FOR

ISSUE DATE

10/12/12

REVISIONS

NO. REASON PER REVIEW COMMENT DATE

1. REASON PER REVIEW COMMENT 10.12.12

2. REASON PER REVIEW COMMENT 11.16.12

PROJECT NUMBER
101.6681.00

SHEET TITLE
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-2



1 NORTH ELEVATION
Scale: 1/8"=1'-0"

NOTE:

THIS IS A CONCEPTUAL RENDERING ONLY. ACTUAL ELEVATIONS AND DESIGN MAY DIFFER.

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TYPICAL BUILDING IMAGES

NOT TO SCALE

ISSUE FOR

ISSUE DATE

10/12/12

REVISIONS

NO.	REASON	DATE
1	PER REVIEW COMMENT	10.12.12
2	PER REVIEW COMMENT	11.16.12

PROJECT TEAM

PRINCIPAL IN CHARGE
Powlen
PROJECT MANAGER
Van Sickle
DESIGN TEAM
MVS

PROJECT NAME

**Morrison Tract 2
Rezoning Petition
2012-0093**

PROJECT NUMBER

101.6681.00

SHEET TITLE

**ARCHITECTURAL
IMAGES**

SHEET NUMBER

RZ-3