

**SITE INFORMATION**

**SITE ADDRESS:** 1301 EAST MOREHEAD STREET  
CHARLOTTE, NC 28204

**PROPERTY OWNER(S):** FORESTAR (USA)  
REALESTATE GROUP, Inc.  
6300 BEE CAVE RD., BLDG. 2  
SUITE 500  
AUSTIN, TX 78746

**TAX PARCEL ID #:** 12521101, 12521102,  
12521103, 12521104,  
12521121, 12521120

**EXISTING ZONING:** MUDD-O  
MUDD(CD)  
OFFICE DISTRICT "O-2"

**TOTAL SITE SF (ACREAGE):** +/- 115,240.00 (2.65 AC)

**AREA PLANS:**

- MIDTOWN MOREHEAD CHERRY AREA PLAN
- ADOPTED 2012
- CENTER CITY 2020 VISION PLAN
- ADOPTED 2011

**SITE SURVEY PROVIDED BY:**

R.B. PHARR & ASSOCIATES, P.A.  
SURVEYING & MAPPING  
420 HAWTHORNE LANE  
CHARLOTTE, NC 28204  
704.376.2186

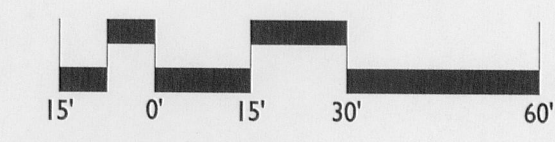
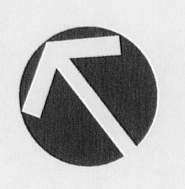
**SURVEY OF PROPERTY ⑤ PROVIDED BY:**

JACKIE G. DUNCAN, PLS  
19901 HENDERSON ROAD, UNIT H  
CORNELIUS, NC 28031  
704.765.9107

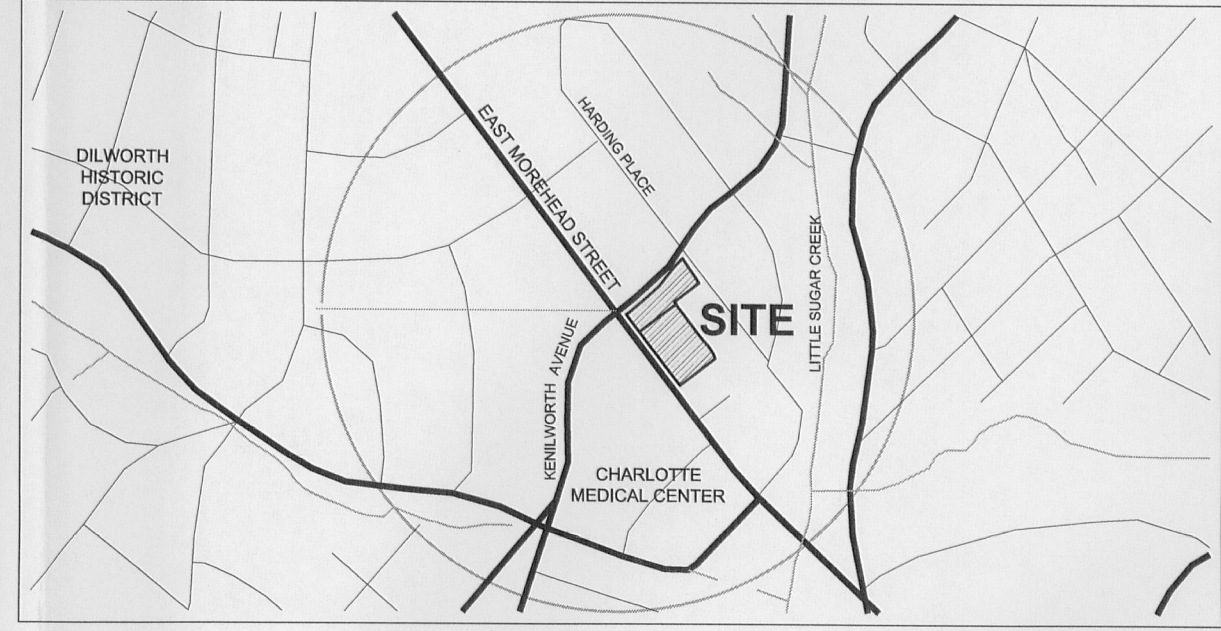
- ADJACENT PROPERTY OWNERS:**
- ① KINDER-MOURN, INC.  
SHERRILL COMPANY PROPERTY - SECTION 2  
PIN: 12521119  
EXISTING ZONING: O-2  
EXISTING USE: OFFICE
  - ② KINDER-MOURN, INC.  
SHERRILL COMPANY PROPERTY - SECTION 2  
PIN: 12521118  
EXISTING ZONING: O-2  
EXISTING USE: OFFICE
  - ③ ROBERT E. PENNY III, AND WADE P. PENNY  
SHERRILL COMPANY PROPERTY - SECTION 2  
PIN: 12521117  
EXISTING ZONING: O-2  
EXISTING USE: OFFICE
  - ④ NIF WILLIAM M. WARREN, ET AL.  
PIN: 12521116  
EXISTING ZONING: O-2  
EXISTING USE: OFFICE
  - ⑤ MONTICELLO TERRACE  
(15 OWNERS)  
PIN: 12521122-36  
EXISTING ZONING: O-2  
EXISTING USE:  
MULTIFAMILY RESIDENTIAL (CONDOMINIUM)

**APPROVED BY  
CITY COUNCIL**

JAN 21 2014



**VICINITY MAP**



**REVISIONS:**

NO.	DATE	DESCRIPTION
1	10-20-2013	3 STAFF COMMENT REVISIONS
2	11-20-2013	3 STAFF COMMENT REVISIONS
3	12-20-2013	3 STAFF COMMENT/CLARITY REV.

DATE: SEPTEMBER 23, 2013  
DESIGNED BY: N/A  
DRAWN BY: N/A  
CHECKED BY: N/A  
SCALE: 1" = 60'-0"  
PROJECT #: 1013180  
SHEET #:

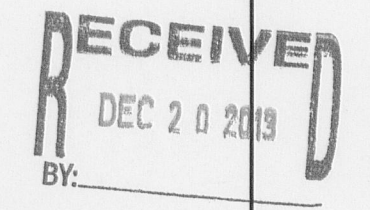
**EAST MOREHEAD APARTMENTS  
MIXED-USE DEVELOPMENT**

FMF MOREHEAD, LLC

**EXISTING CONDITIONS PLAN**

**EX-1.0**

PETITION NO. 2013-092



**LandDesign**

223 N Graham Street, Charlotte, NC 28202  
V: 704.333.0325 F: 704.333.2346  
www.LandDesign.com



DEVELOPMENT INFORMATION	
SITE AREA	+/- 115,240.00 SQFT (2.65 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12521101, 12521102, 12521103, 12521104, 12521121, 12521120
EXISTING ZONING	MUDD-O, MUDD(CD), OFFICE DISTRICT "O-2"
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT-OPTIONAL (MUDD-O (PED)) AND MUDD-O S.P.A. (SITE PLAN AMENDMENT)
EXISTING USES	ABANDONED
PROPOSED USES	RESIDENTIAL / COMMERCIAL / OFFICE
RESIDENTIAL UNITS AND TYPES	380 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS).
RESIDENTIAL DENSITY	143 DWELLING UNITS PER ACRE (143 DUA)
NON-RESIDENTIAL USES	10,000 SF RESIDENTIAL SUPPORTIVE USES (USES AS DEFINED HEREIN) 25,000 SQUARE FEET OF COMMERCIAL USES (AS DEFINED HEREIN); HOWEVER, COMMERCIAL SQUARE FOOTAGE SHALL BE CAPPED AT 15,000 SQUARE FEET IF A DRIVE-THROUGH SERVICE WINDOW IS INCORPORATED. FURTHERMORE, RETAIL USES MAY NOT EXCEED 15,000 SQUARE FEET (ALTHOUGH THE 15,000 SQUARE FOOT CAP ON RETAIL USES SHALL NOT APPLY TO GROCERY STORE USES).
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	100 FT MAXIMUM / 7 STORIES: (AS MEASURED FROM THE AVERAGE FINAL GRADE)
NUMBER OR RATIO OF PARKING SPACES	PARKING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

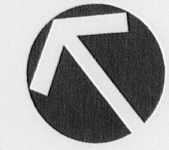
APPROVED BY  
CITY COUNCIL

JAN 21 2014

REZONING PETITION NO. 2013-092 DEVELOPMENT STANDARDS (CONTINUED)

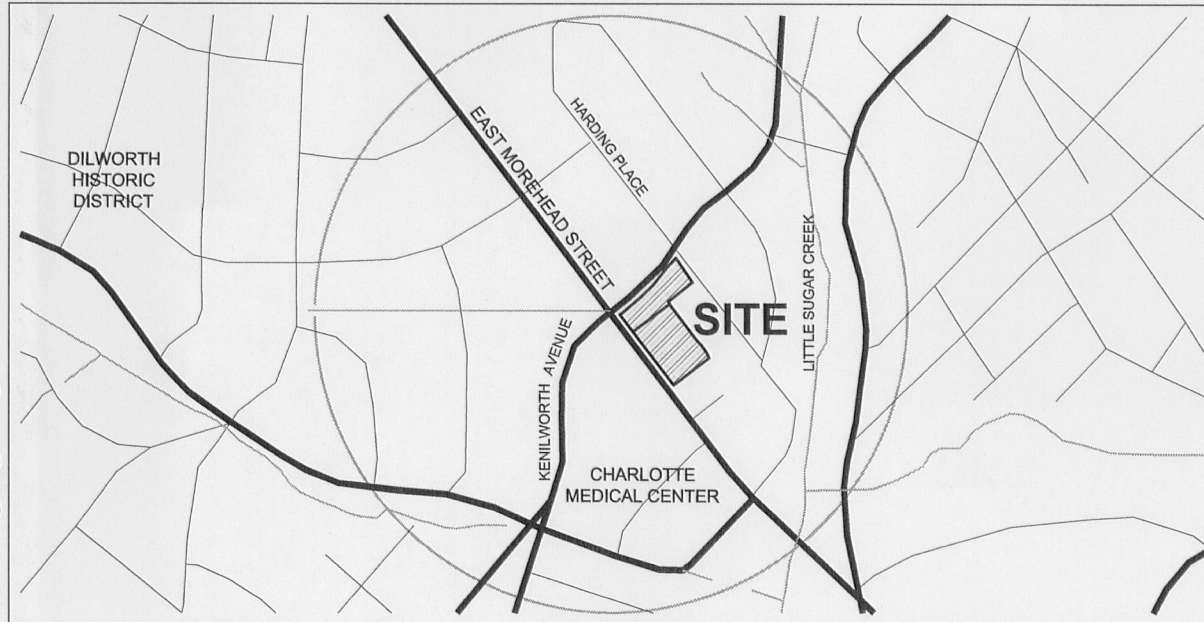
- (b) The Open Space area along Kenilworth Avenue shall include features which emphasize a sense of entry and accommodate public use. Such features may include, but shall not be limited to: planting areas, potted planters, steps, ramps, seating, special paving design, accent lighting and/or other focal features (i.e. Artwork, sculpture, architectural wall features).
9. Fire Protection  
Fire protection shall be provided in conformity with the specifications of the Fire Marshal.
10. Signage  
Optional provisions have been requested in order to accommodate signage sufficient to a development of this scale.
11. Lighting  
(a) Freestanding lights shall not exceed 20 feet in height.  
(b) On that portion of the building facing the Monticello Terrace Condominiums, no seasonal lighting shall be permitted on the exterior portions of individual residential units.

NOTE:  
PLANS AND IMAGES SHOWN ARE FOR ILLUSTRATIVE  
AND GENERAL INTENT PURPOSES ONLY THEY ARE  
MEANT TO SHOW CHARACTER, RELATIONSHIPS OF  
USES, CIRCULATION, AND BUILDING  
CONFIGURATION. FINAL CONSTRUCTION MAY VARY.



15' 0' 15' 30' 60'

VICINITY MAP



NOT TO SCALE

REVISIONS:  
DATE: SEPTEMBER 23, 2013  
DESIGNED BY: DAS/UDI  
DRAWN BY: DAS/UDI  
CHECKED BY: NLD  
SCALE: 1" = 30'-0"  
PROJECT #: 1013180  
SHEET #:

RZ-1.0

EAST MOREHEAD APARTMENTS  
MIXED-USE DEVELOPMENT

FMF MOREHEAD, LLC

SCHEMATIC SITE PLAN

PETITION NO. 2013-092

LandDesign™

223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com

REZONING PETITION NO. 2013-092 DEVELOPMENT STANDARDS

1. General Provisions

The purpose of this rezoning request is to replace the various existing entitlements affecting the Site in order to allow the development of an integrated mixed use development that will provide connectivity between Morehead Street and Harding Place.

These Development Standards, Sheet RZ-1, and RZ-2 form the "Rezoning Plan" associated with a Rezoning Application filed by FMF Morehead, LLC seeking rezoning for property located at the southeastern quadrant of the intersection of Morehead Street and Kenilworth Avenue (the "Site").

Development of the Site will be governed by Sheet RZ-1, Sheet RZ-2, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless Sheet RZ-1, Sheet RZ-2 or these Development Standards provide more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

If approved, modifications to this Rezoning Plan may be allowed subject to the provisions of Section 6.207 of the Ordinance.

2. MUDD-O Optional Provisions

The Petitioner proposes to utilize the MUDD-O provisions of the Ordinance in order to accommodate the following:  
(a) Water quality and stormwater detention facilities located within setback areas and beneath sidewalks. However, such facilities may not be located with the right-of-way.

(b) Parking and maneuvering within the porte-cochere area along Morehead Street as generally depicted on Sheet RZ-1.

(c) A 16 foot minimum setback from the back of the new curb line along Kenilworth Avenue as generally depicted on RZ-1. A 14 foot minimum setback from the existing back of curb along Harding Place as generally depicted on Sheet RZ-1.

(d) Up to 220 square feet of attached signage along each of the Morehead Street and Kenilworth Avenue frontages.

(e) One drive-through service window.

(f) Building access features, extending into setback areas as generally depicted on Sheet RZ-1. Building access features shall include, but not be limited to: area drains, guard rails, hand rails, steps, ramps, landings, small retaining/cheek walls, and footings as necessary to accommodate entry features.

(g) Reduced planting strip dimension along a portion of Morehead Street in order to accommodate tree preservation goals as depicted on RZ-1.

3. Permitted Uses and Maximum Development

The Site may be developed with up to 380 residential dwelling units and up to 10,000 square feet of "Residential Supportive

Uses." Residential Supportive Uses shall mean non-residential uses that serve residents living within the Site. Residential supportive uses may include, but shall not be limited to laundry rooms, fitness facilities, coffee bars, and pet grooming areas.

The Site may also be developed with up to 25,000 square feet of "Commercial" uses that may serve the general public. Commercial uses shall include retail, general office, medical office, grocery store, financial institution, pharmacy, and restaurant uses. All principal and accessory uses allowed in the MUDD zoning district shall be permitted. However, no more than 15,000 square feet of the allowable Commercial square footage may be devoted to retail uses, except in the case of a grocery store, up to 25,000 square feet of grocery store uses shall be allowed.

As noted above, the Petitioner has requested an optional provision to accommodate an internal drive-through service window. If a drive-through service window is used, Commercial square footage shall be limited to 15,000 square feet. No more than one drive-through service window or pneumatic tube system shall be permitted. Drive-through service windows shall be allowed for pharmacy, financial service uses only.

Hours of operation (i.e. open to the public) for retail uses shall be limited to 6:00 a.m. to 12:00 a.m. Hours of operation for restaurant uses shall be limited to 6:00 a.m. to 2:00 a.m.

4. Transportation

(a) Petitioner shall relocate the existing curb line along Kenilworth Avenue to accommodate at least a four (4) foot wide bicycle lane. Where possible, Petitioner shall provide a five (5) foot wide bicycle lane. Petitioner shall be permitted to provide a four and one half (4 1/2) foot bike lane and a two (2) foot curb and gutter in order to accommodate a bike lane along Kenilworth Avenue. The contemplated location of the proposed new curb line is generally depicted on RZ-1.  
(b) Petitioner shall dedicate and convey by plat or quitclaim deed to CDOT, where owned by the Petitioner and where not already existing that portion of such additional right-of-way along the Site's frontage on Kenilworth Avenue as generally depicted on RZ-1.

(c) To the extent that sidewalks cannot be installed within the existing right-of-way along Kenilworth Avenue and Harding Place, Petitioner agrees to convey to CDOT, a nonexclusive easement to an area of up to eight (8) feet in width along Kenilworth Avenue for the installation of an eight (8) foot wide sidewalk, and along Harding Place a nonexclusive easement to an area of up to six (6) feet in width for the installation of a six (6) foot sidewalk, it being understood that the width of such easement shall be reduced by the right-of-way area in which the sidewalk can be located. Any such easement instrument shall be in a form mutually acceptable to the Petitioner and CDOT, as applicable, and shall permit the installation of the Petitioner's project signage and lighting and the encroachment of the same within the easement, so long as any encroachment maintains a nine (9) foot height clearance as measured from the sidewalk surface.

(d) Internal connectivity shall be provided in order to provide vehicular access through the Site from Morehead Street to Harding Place.

(e) With the exception of the porte-cochere area along Morehead Street, all off-street parking will be located in structured parking facilities located below the residential portions of the building.

(f) The Morehead Street driveway closest to Kenilworth Avenue shall be limited to one-way exit-only movement.

(g) The number of vehicular access points to the Site shall be limited to the number depicted on RZ-1.

5. Architectural Standards

(a) Exterior building materials may include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, metal panel.

(b) The building constructed on the Site shall be substantially similar in all material respects to the elevations shown on RZ-2, provided however, that changes shall be permitted as long as the overall design intent is maintained.

(c) Petitioner shall provide a 26 foot setback along Morehead Street in order to be consistent with provisions of the Midtown Morehead Cherry Area Plan.

(d) Sideyards of not less than 10 feet shall be provided for residential levels above parking levels.

(e) A 5 foot rear yard shall be provided for parking levels.

(f) All setback commitments that exceed Ordinance standards shall apply to the ground level of the proposed building, above the ground level, window projections, balconies, architectural elements may encroach a maximum of 6' into said setbacks or yards for up to 25% of the building along that facade. The intent of this provision is to allow some building articulation, in order to avoid a stale or industrial, solid-face appearance.

(g) Along the eastern portion of the building facing the Monticello Terrace Condominiums, a ten foot side-yard shall be provided for residential levels above parking levels. Additionally, in this area, landscaping will be provided; balconies will be inset or Juliet balconies not to extend beyond the primary residential building face; other architectural elements (including but not limited to bay windows) may extend beyond the primary residential building face up to two (2) feet but will not be closer than eight (8) feet to the property line; patios or common spaces will not be permitted at grade the grade level of the building; and the building will not be uplit along that elevation.

(h) With regard to the eastern portion of the building facing the Monticello Terrace Condominiums, Petitioner shall attempt to ensure that the project's residential windows do not "line up" with adjacent windows of the Monticello Terrace Condominium units. Additionally, venting for non-residential uses shall not be permitted along the portion of the building that faces the Monticello Terrace Condominiums.

(i) Roof top mechanical equipment shall be screened from public view as viewed from grade level.

(j) Active space for Residential Supportive Services shall be provided at street level along the Site's Morehead Street frontage as generally depicted on RZ-1.

(k) Petitioner shall provide at least one pedestrian entrance that is accessible from the street fronting on Morehead Street near

the intersection of Morehead Street and Kenilworth Avenue as generally depicted on RZ-1.

(l) Petitioner shall provide at least two pedestrian entrances, fronting on Kenilworth Avenue that are accessible from the street, as generally depicted on RZ-1.

(m) Expenses of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements, including one or more of the following design elements: awnings, display windows, art, sculptures, mosaics, ornamentation, green walls, molding, string courses, belt courses, fountains, street furniture, landscaping and garden areas, or display areas. Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.

6. Streetscape and Landscaping

(a) Petitioner shall provide eight (8) foot planting strips and eight (8) foot sidewalks along Morehead Street and Kenilworth Avenue except in specific areas shown on RZ-1 where deviations are necessary for tree preservation or to allow trees to be placed in tree wells to enhance a sense of entry.

(b) Petitioner shall provide an eight (8) foot planting strip and six (6) foot sidewalk along Harding Place.

(c) Petitioner shall rebuild the existing wall or construct a new wall between the Site and the Monticello Terrace Condominiums as well as the two portions of that wall that run perpendicular to the property line to a height of eight (8) feet minimum. The wall design, and additional landscaping, screening, and lighting will be developed in agreement with the Monticello Terrace Condominiums. Wall materials will be consistent to the existing wall construction (brick, stone, precast concrete, etc.). Landscaping will include tall maturing trees.

(d) Petitioner shall cause the existing overhead power lines at the rear of the Site to be relocated underground. All costs associated with the coordination, design, and relocation of the subject utilities shall be the responsibility of the Petitioner.

7. Environmental Features

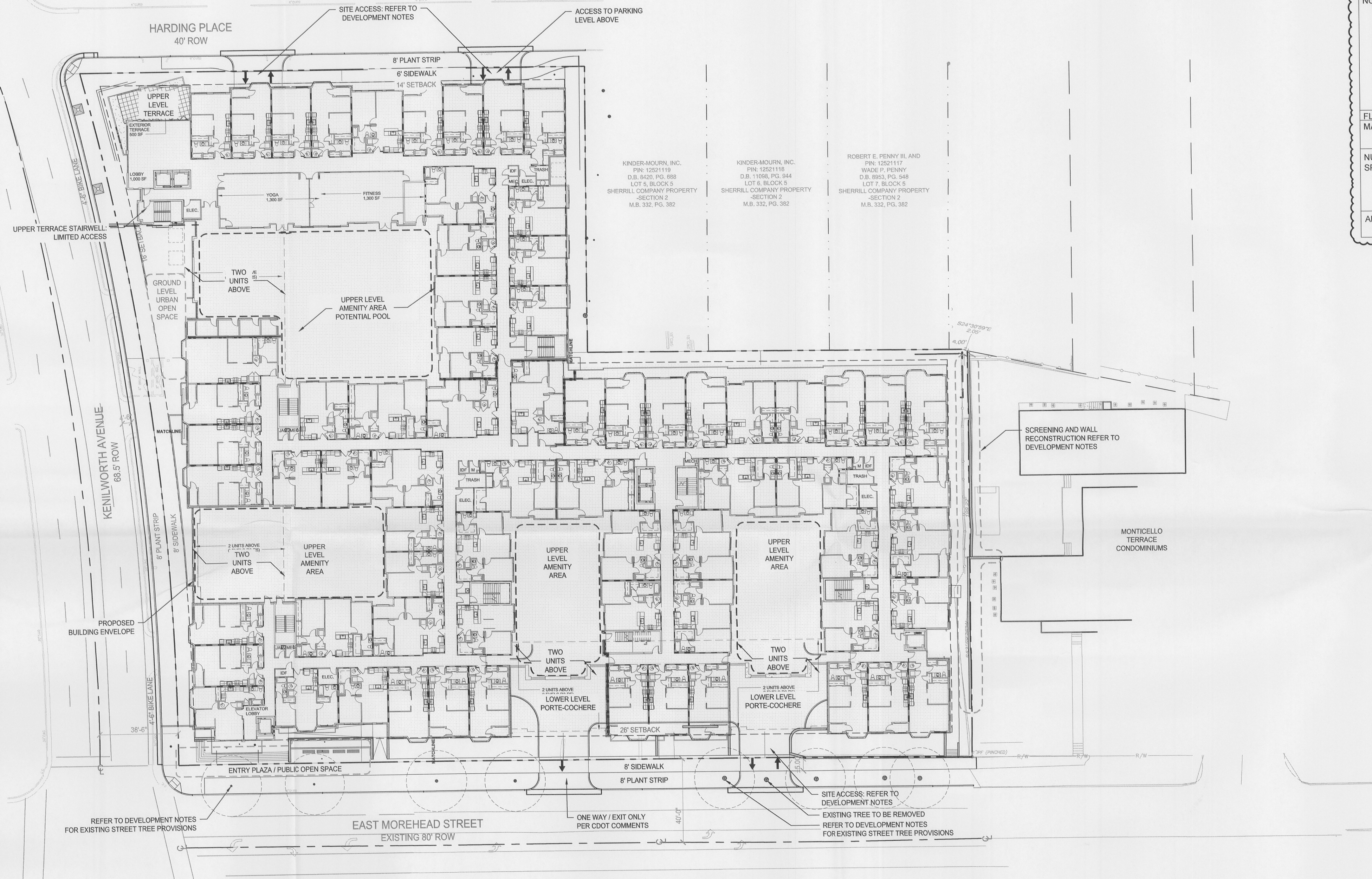
(a) Development on the Site shall comply with the Post Construction Controls Ordinance.

(b) Petitioner has coordinated with the Urban Forestry Staff to develop a tree protection and preservation plan to ensure that the specified street trees located within the right-of-way of Morehead Street are protected and preserved during all phases on construction. Petitioner shall construct berm features to establish a tree protection area along Morehead Street as generally depicted on RZ-1. Construction of said berm features requires that the sidewalk in that area be less than eight (8) feet along Morehead Street as shown on RZ-1.

8. Parks, Greenways and Open Space

(a) Open Spaces will be provided in areas generally depicted on RZ-1 and RZ-2.

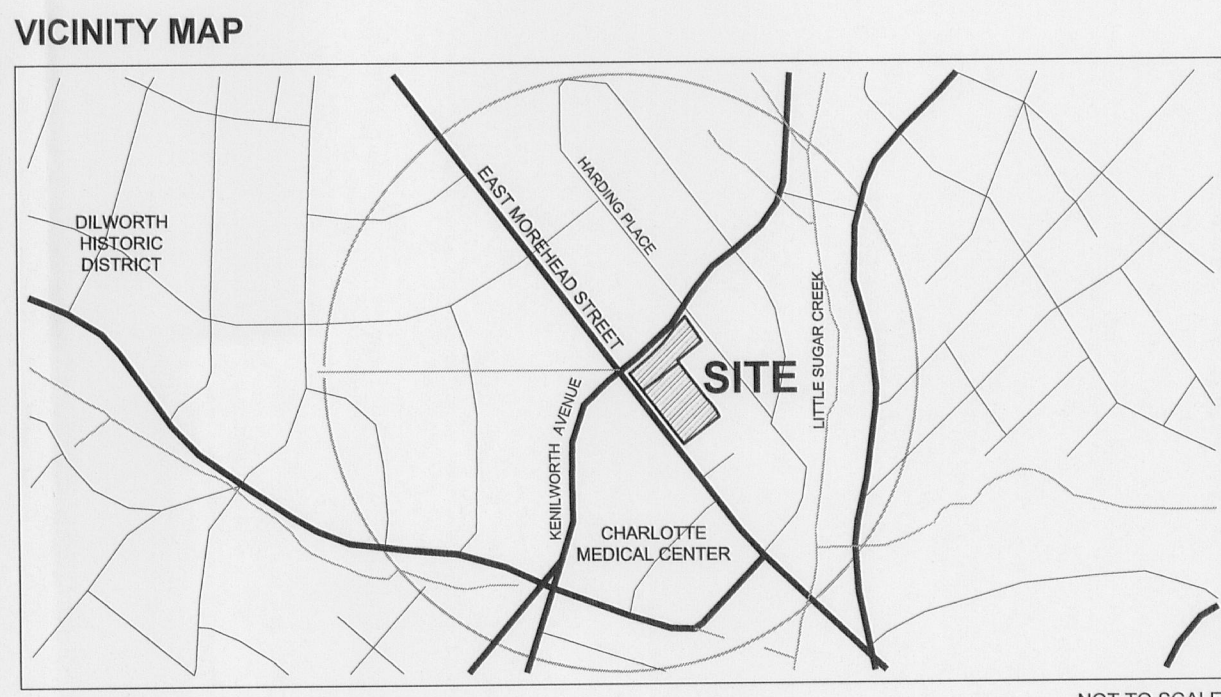
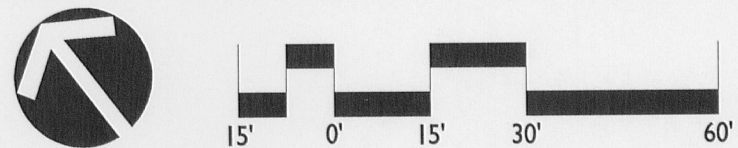




DEVELOPMENT INFORMATION	
SITE AREA	+/- 115,240.00 SQFT (2.65 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12521101, 12521102, 12521103, 12521104, 12521121, 12521120
EXISTING ZONING	MUDD-O, MUDD(CD), OFFICE DISTRICT "O-2"
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT-OPTIONAL (MUDD-O (PED)) AND MUDD-O S.P.A. (SITE PLAN AMENDMENT)
EXISTING USES	ABANDONED
PROPOSED USES	RESIDENTIAL / COMMERCIAL / OFFICE
RESIDENTIAL UNITS AND TYPES	380 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS).
RESIDENTIAL DENSITY	143 DWELLING UNITS PER ACRE (143 DUA)
NON-RESIDENTIAL USES	10,000 SF RESIDENTIAL SUPPORTIVE USES (USES AS DEFINED HEREIN) 25,000 SQUARE FEET OF COMMERCIAL USES (AS DEFINED HEREIN); HOWEVER, COMMERCIAL SQUARE FOOTAGE SHALL BE CAPPED AT 15,000 SQUARE FEET IF A DRIVE-THROUGH SERVICE WINDOW IS INCORPORATED. FURTHERMORE, RETAIL USES MAY NOT EXCEED 15,000 SQUARE FEET (ALTHOUGH THE 15,000 SQUARE FOOT CAP ON RETAIL USES SHALL NOT APPLY TO GROCERY STORE USES).
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	100 FT MAXIMUM / 7 STORIES (AS MEASURED FROM THE AVERAGE FINAL GRADE)
NUMBER OR RATIO OF PARKING SPACES	PARKING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

APPROVED BY  
CITY COUNCIL  
JAN 21 2014

NOTE:  
PLANS AND IMAGES SHOWN ARE FOR ILLUSTRATIVE AND GENERAL INTENT PURPOSES ONLY THEY ARE MEANT TO SHOW CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION. FINAL CONSTRUCTION MAY VARY.



REVISIONS:  
DATE: SEPTEMBER 23, 2013  
DESIGNED BY: DAS/LDI  
DRAWN BY: DAS/LDI  
CHECKED BY: NLD  
SCALE: 1" = 30'-0"  
PROJECT #: 10.31.80  
SHEET #:  
**RZ-1.1**

**EAST MOREHEAD APARTMENTS**  
**MIXED-USE DEVELOPMENT**  
FMF MOREHEAD, LLC  
**SCHEMATIC SITE PLAN**

PETITION NO. 2013-092

**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com





**A** EAST MOREHEAD STREET ELEVATION / SECTION  
SCALE: 1"=20' - 0"



**B** KENILWORTH AVENUE ELEVATION / SECTION  
SCALE: 1"=20' - 0"



**C** HARDING PLACE ELEVATION / SECTION  
SCALE: 1"=20' - 0"



**D** EAST ELEVATION / SECTION (FACING MONTICELLO TERRACE CONDOMINIUMS)  
SCALE: 1"=20' - 0"



**E** KENILWORTH AVE. / MOREHEAD ST. INTERSECTION PERSPECTIVE - "ENTRY PLAZA / PUBLIC OPEN SPACE"  
SCALE: NTS

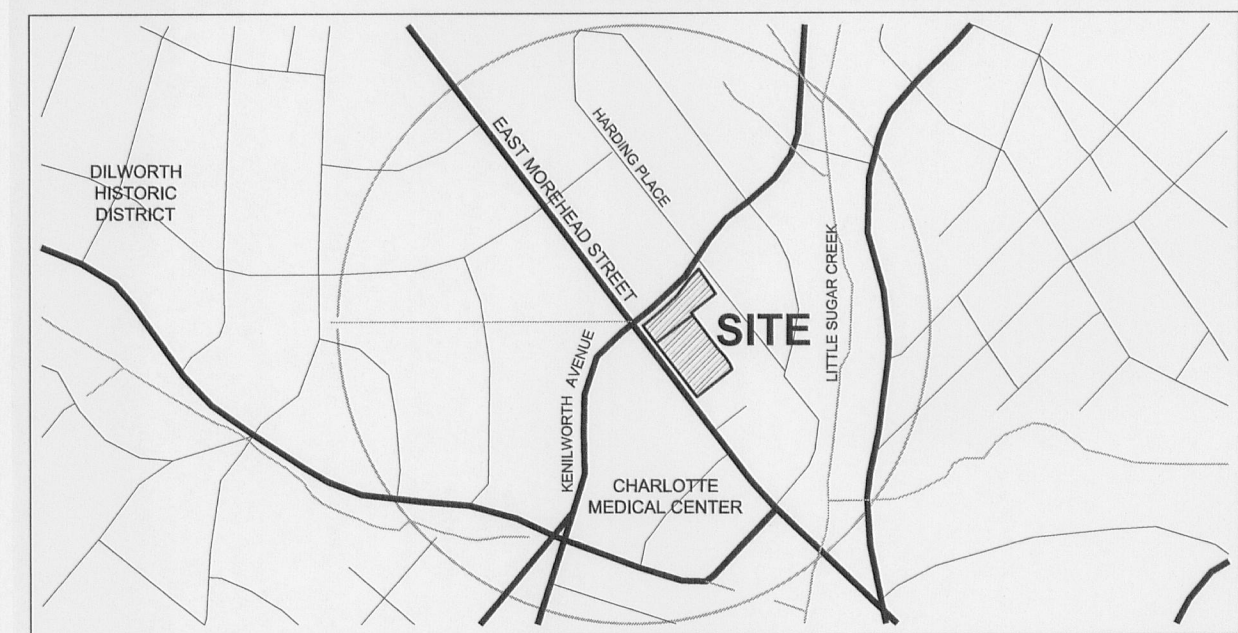
DEVELOPMENT INFORMATION	
SITE AREA	+/- 115,240.00 SQFT (2.65 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12521101, 12521102, 12521103, 12521104, 12521121, 12521122
EXISTING ZONING	MUDD-O, MUDD(CD), OFFICE DISTRICT "O-2"
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT-OPTIONAL (MUDD-O (PED)) AND MUDD-O S.P.A. (SITE PLAN AMENDMENT)
EXISTING USES	ABANDONED
PROPOSED USES	RESIDENTIAL / COMMERCIAL / OFFICE
RESIDENTIAL UNITS AND TYPES	380 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS).
RESIDENTIAL DENSITY	143 DWELLING UNITS PER ACRE (143 DUA)
NON-RESIDENTIAL USES	10,000 SF RESIDENTIAL SUPPORTIVE USES (USES AS DEFINED HEREIN) 25,000 SQUARE FEET OF COMMERCIAL USES (AS DEFINED HEREIN); HOWEVER, COMMERCIAL SQUARE FOOTAGE SHALL BE CAPPED AT 15,000 SQUARE FEET IF A DRIVE-THROUGH SERVICE WINDOW IS INCORPORATED. FURTHERMORE, RETAIL USES MAY NOT EXCEED 15,000 SQUARE FEET (ALTHOUGH THE 15,000 SQUARE FOOT CAP ON RETAIL USES SHALL NOT APPLY TO GROCERY STORE USES).
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	100 FT MAXIMUM / 7 STORIES; (AS MEASURED FROM THE AVERAGE FINAL GRADE)
NUMBER OR RATIO OF PARKING SPACES	PARKING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

APPROVED BY  
CITY COUNCIL

JAN 21 2014

NOTE:  
PLANS AND IMAGES SHOWN ARE FOR ILLUSTRATIVE  
AND GENERAL INTENT PURPOSES ONLY THEY ARE  
MEANT TO SHOW CHARACTER, RELATIONSHIPS OF  
USES, CIRCULATION, AND BUILDING  
CONFIGURATION. FINAL CONSTRUCTION MAY VARY.

VICINITY MAP



DATE: SEPTEMBER 23, 2013  
DESIGNED BY: DAS/DI  
DRAWN BY: DAS/DI  
CHECKED BY: NLD  
SCALE: 1"=20' - 0"  
PROJECT #: 1013180  
SHEET #:

REVISIONS:

11-15-2013 STAFF COMMENT REVISIONS  
12-20-2013 STAFF COMMENT/CLARITY REV.

RZ-2.0

EAST MOREHEAD APARTMENTS  
MIXED-USE DEVELOPMENT  
FMF MOREHEAD, LLC

SCHEMATIC SECTIONS / ELEVATIONS

PETITION NO. 2013-092

LandDesign<sup>®</sup>

223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com