

**SITE DEVELOPMENT DATA:**

--ACREAGE: ± 59.4 ACRES

--TAX PARCEL #S: 147-031-03,04-13; 147-081-37, 38-43; 147-031-01, 02-12; 147-034-01,04-09; 147-036-02,03-07; 147-041-02,03-14; 147-035-01,02-17; 147-042-01,02,17-26; 147-032-01,02; 147-033-01

--EXISTING ZONING: B-2, B-1, O-2, R-17MF AND R-8

--PROPOSED ZONING: MUDD-O, AND UR-2(CD) WITH FIVE (5) YEAR VESTED RIGHTS

--EXISTING USES: RETAIL USES & MULTI-FAMILY DWELLING UNITS

--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD-O ZONING DISTRICT AND THE UR-2 ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).

--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: (I) WITHIN THE MUDD-O ZONING DISTRICT: UP TO 198,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES AND OTHER COMMERCIAL USES (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3); AND (II) WITHIN THE MUDD-O AND UR-2(CD) ZONING DISTRICTS UP TO 649,050 RESIDENTIAL DWELLING UNITS; AND (III) WITHIN THE UR-2(CD) ZONING DISTRICT: UP TO 560 RESIDENTIAL DWELLING UNITS, SUBJECT TO THE TRANSFER LIMITATIONS AND CONVERSION RIGHTS DESCRIBED BELOW.

--MAXIMUM BUILDING HEIGHT: IN THE AREA ZONED UR-2(CD), BUILDING HEIGHT WILL BE LIMITED WITHIN DEVELOPMENT AREAS E THROUGH L AS SHOWN ON SHEET RZ-1.0 OF THE REZONING PLAN. IN THE AREA ZONED MUDD-O ALLOWED BUILDING HEIGHTS WILL BE LIMITED AS FOLLOWS: (I) WITHIN DEVELOPMENT AREA A THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; (II) WITHIN DEVELOPMENT AREA B THE MAXIMUM BUILDING HEIGHT WILL BE 85 FEET FOR THE PORTION OF BUILDING(S) ABUTTING SOUTH BLVD AND 56 FEET FOR THE PORTION OF THE BUILDING ABUTTING PRIVATE STREET A AS GENERALLY DEPICTED ON SHEET RZ-1.0; (III) WITHIN DEVELOPMENT AREA C THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET; AND (IV) WITHIN DEVELOPMENT AREA D THE MAXIMUM BUILDING HEIGHT WILL BE 60 FEET (FOR THE PURPOSES OF THIS HEIGHT LIMIT, ROOF TOP MECHANICAL EQUIPMENT, SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT, SPIRES, MANSARDS, DOMES, DORMERS, OR OTHER ARCHITECTURAL FEATURES WILL NOT BE CONSIDERED FOR THE CALCULATION OF ALLOWED BUILDING HEIGHT, OTHERWISE BUILDING HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE).

--PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O AND UR-2(CD) ZONING DISTRICTS. WITHIN THE AREAS ZONED UR-2(CD) A MINIMUM OF 1.3 SPACES PER RESIDENTIAL DWELLING UNIT WILL BE PROVIDED INCLUDING THE ON-STREET PARKING SPACES AS ALLOWED BY THE ORDINANCE.

**SEDGEFIELD NEIGHBORHOOD**  
**MIXED-USE DEVELOPMENT**  
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

**REVISIONS:**  
1.08/15/2014 REVISED PER STAFF COMMENTS.

DATE: 04/28/2014  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RJP  
SCALE: 1" = 100'-0"  
PROJECT #: 101257  
SHEET #:

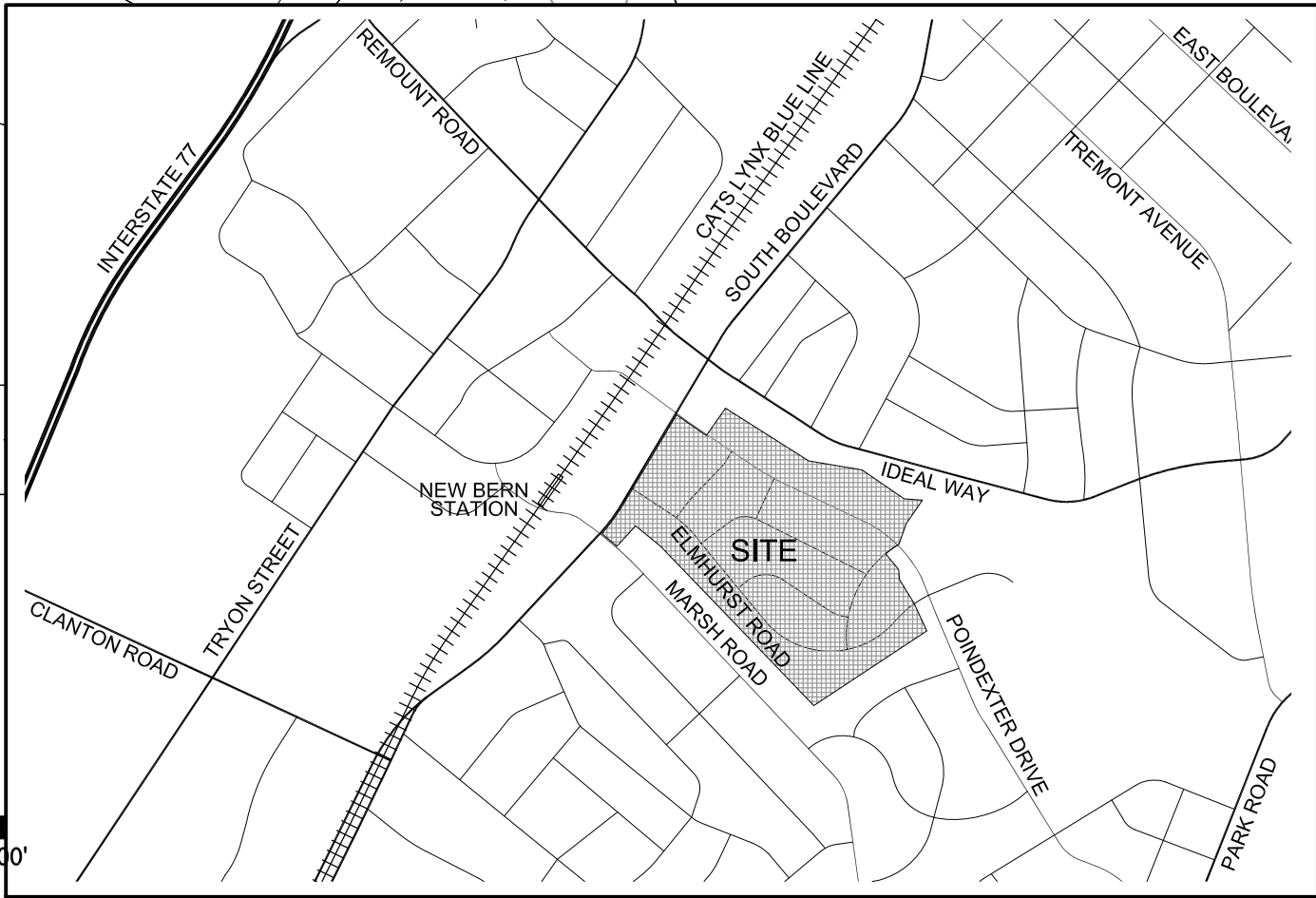
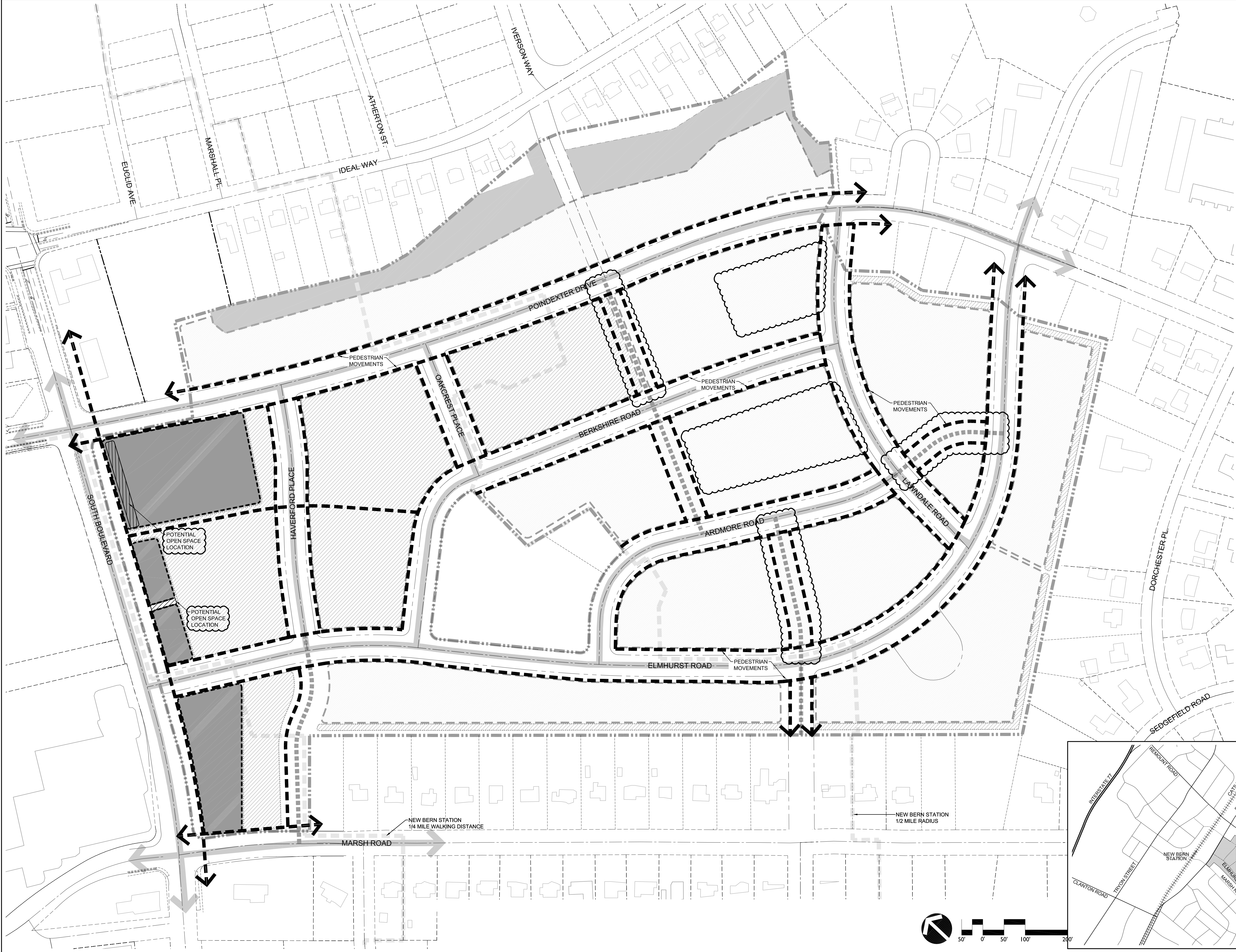
**LandDesign**  
223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.333.3746  
www.LandDesign.com

PETITION NO. 2014-064

TECHNICAL DATA SHEET

**RZ-1.0**





DATE: 04/28/2014  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RJP  
SCALE: 1" = 100'-0"  
PROJECT #: 101267

REVISIONS:

1. 08/15/2014 REVISED PER STAFF COMMENTS

SEDGEFIELD NEIGHBORHOOD

MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

PEDESTRIAN AND OPEN SPACE FRAMEWORK

LandDesign

223 N Graham Street Charlotte, NC 28202  
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PETITION NO. 2014-064

SHEET #:  
**RZ-1.1**





F DEVELOPMENT AREA 'A' - RETAIL SHOPS - SOUTH BOULEVARD ELEVATION

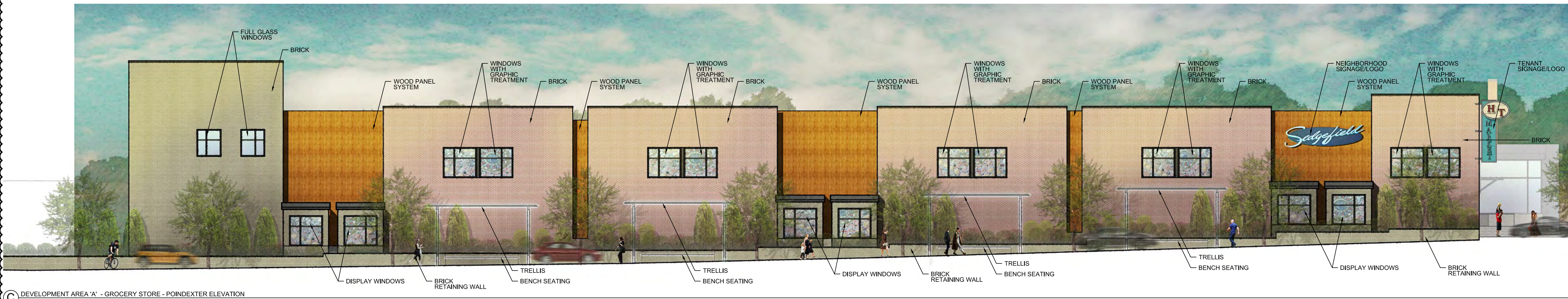
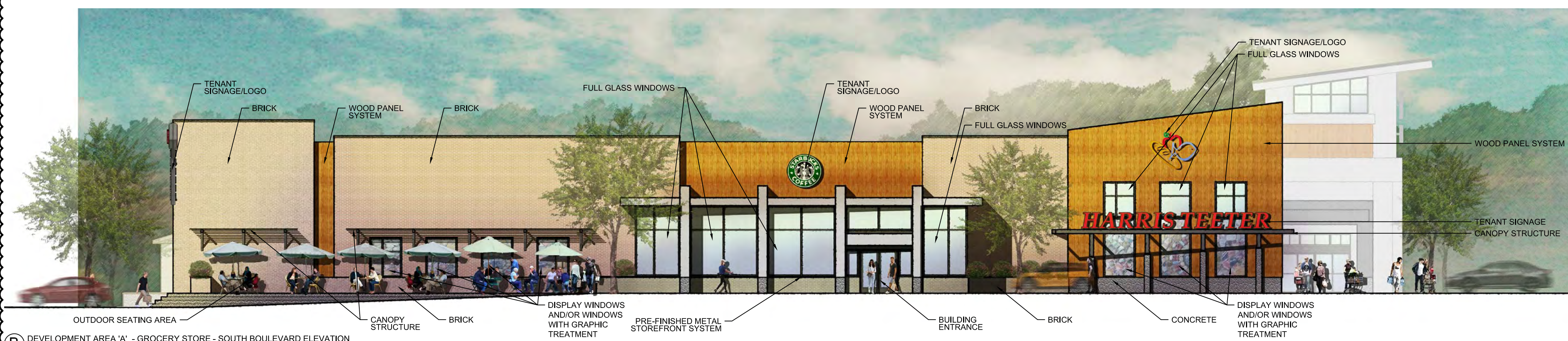


G DEVELOPMENT AREA 'A' - RETAIL SHOPS - SOUTH BOULEVARD SCHEMATIC PERSPECTIVE



H DEVELOPMENT AREA 'B' - MIXED-USE GROUND FLOOR RETAIL WITH OFFICE/RESIDENTIAL ABOVE - SOUTH BOULEVARD ELEVATION





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PETITION NO. 2014-064

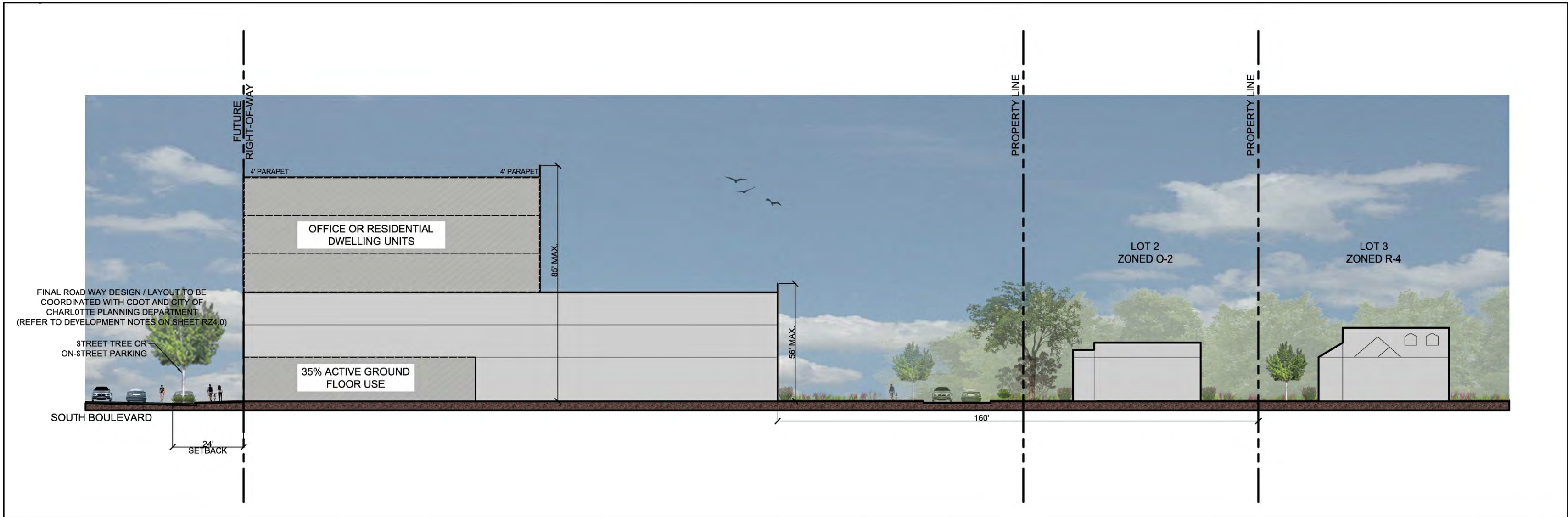
**SEDGEFIELD NEIGHBORHOOD  
MIXED-USE DEVELOPMENT**  
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA  
**SCHEMATIC BUILDING ELEVATIONS**

REVISIONS: 08/15/2014 REVISED PER STAFF COMMENTS.

DATE: 04/28/2014  
DESIGNED BY: N/A  
DRAWN BY: N/A  
CHECKED BY: N/A  
Q.C. BY: N/A  
SCALE: NTS  
PROJECT #: 1012267

SHEET #:  
RZ-4.0





**E** DEVELOPMENT AREA 'B' - BUILDING OPTION 5  
PLAN / SECTION

SEDGEFIELD MULTI-FAMILY DESIGN GUIDELINES

MULTI-FAMILY DESIGN GUIDELINES

- a. **GENERAL SITE CONSIDERATIONS**
- i. ORIENT BUILDINGS TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE. ORIENT BUILDINGS IN A WAY TO ENCLOSE AND DEFINE PUBLIC SPACE, OPEN SPACE AND GREEN SPACE.
  - ii. BUILDING FEATURES SUCH AS PORCHES, PATIOS, STOOPS, FRONT WALKWAYS AND CENTRALIZED DOORWAYS OR BREEZEWAYS SHALL FRONT THE PUBLIC OR PRIVATE STREETS, EXCEPT WHERE ENDS OF BUILDINGS FRONT THESE STREETS. WHEN ENDS OF BUILDINGS FRONT STREETS, WALKWAYS WILL BE PROVIDED TO CLEARLY CONNECT THE BUILDING ENTRANCES WITH THE STREET NETWORK.
  - iv. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
  - v. ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).
- b. **FACADE COMPOSITION**
- i. THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.
  - ii. WINDOWS SHALL BE VERTICALLY SHAPED WITH A HEIGHT GREATER THAN THEIR WIDTH. HOWEVER, IN INSTANCES OF LARGE, FEATURE WINDOWS, FENESTRATIONS MAY BE USED TO PROVIDE A SIMILAR VERTICAL APPEARANCE. SQUARE WINDOWS MAY BE USED AS A SECONDARY DESIGN ELEMENT.

FACADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:

- i. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 25% OF THE TOTAL FACADE AREA ALONG THE PRIMARY AND SECONDARY STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 20 FEET IN LENGTH.
- ii. THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
- iii. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.

FACADE ARTICULATION:

- i. FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 12 INCHES IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH FOR FACADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.

ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:

- i. STREET FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.
- ii. ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FACADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.
- iii. FIRST STORY FACADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, PORCHES, STOOPS, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
- iv. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES, OR OTHER ARCHITECTURAL DETAILS.
- v. NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
- vii. MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL.
- viii. VINYL OR ALUMINUM SIDING, EXPOSED STANDARD CONCRETE MASONRY UNIT (CMU) BLOCK, CORRUGATED STEEL, PREFABRICATED METAL, EXPOSED PLYWOOD, AND EXPOSED PRESSBOARD ARE PROHIBITED, EXCEPT WHEN USED AS A DECORATIVE FEATURE OR ACCENT.
- x. EXTERIOR MATERIALS OF BUILDINGS ALONG THE PUBLIC AND PRIVATE STREETS SHALL BE LIMITED TO BRICK, STONE, PRE-CAST CONCRETE, WOOD, STUCCO, CEMENTITIOUS SIDING, GLASS, MANUFACTURED STONE OR GRANITE.
- xi. ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.

- (a) FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FACADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FACADE MATERIALS.

ROOFS

- i. PITCHED OR FLAT ROOFS ARE ACCEPTABLE. THE PITCH OF THE BUILDING'S PRIMARY ROOF SHALL HAVE A MINIMUM SLOPE OF 4:12. FLAT ROOFS SHALL BE SCREENED FROM THE VIEW OF PUBLIC AND PRIVATE STREETS BY A PARAPET.
- ii. ACCESSORY FEATURES ON A ROOF SHALL BE SCREENED FROM THE VIEW OF THE PUBLIC AND PRIVATE STREETS BY A PARAPET OR OTHER ARCHITECTURAL FEATURE.
- iii. PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- iv. VENTS, STACKS, AND ROOF FANS ARE TO BE PAINTED TO BLEND WITH THE ROOF COLOR AND HIDDEN FROM PUBLIC AND PRIVATE STREET VIEW TO THE GREATEST EXTENT POSSIBLE.

ADDITIONAL DESIGN STANDARDS

- i. NO PARKING OR MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS LOCATED ON DEVELOPMENT AREAS E THROUGH L AND THE ABUTTING PUBLIC STREETS. PARKING AREAS MAY BE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS OR BEHIND THE ALLOWED RESIDENTIAL BUILDINGS. WHEN PARKING AREAS ARE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS THE WIDTH OF THE PARKING AREA ALONG THE PUBLIC STREET MAY NOT EXCEED 70 FEET.
- ii. IF GARAGES ARE CONSTRUCTED ON THE SITE THEY MAY NOT BE ORIENTED TOWARD THE EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS.
- iii. ALONG THE EXISTING PUBLIC STREETS ABUTTING DEVELOPMENT AREAS C THROUGH L THE PETITIONER WILL PRESERVE A MINIMUM OF 50% OF THE EXISTING STREET TREES ALONG EACH BLOCK FACE AND WITHIN 15 FEET OF THE RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS. THAT ARE DEEMED TO BE IN GOOD HEALTH BY THE CITY ARBORIST/URBAN FORESTRY OR A PRIVATE ARBORIST AT THE TIME DEVELOPMENT ALONG EACH BLOCK FACE OCCURS.

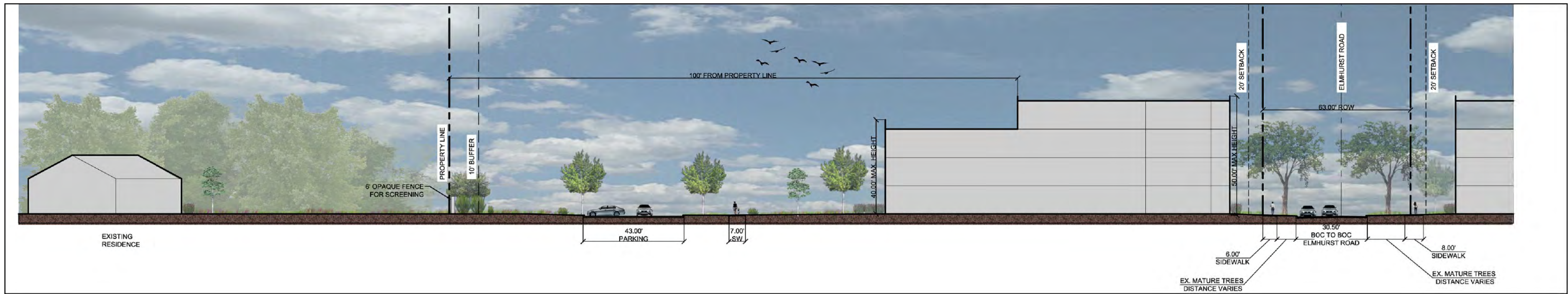


PLAN

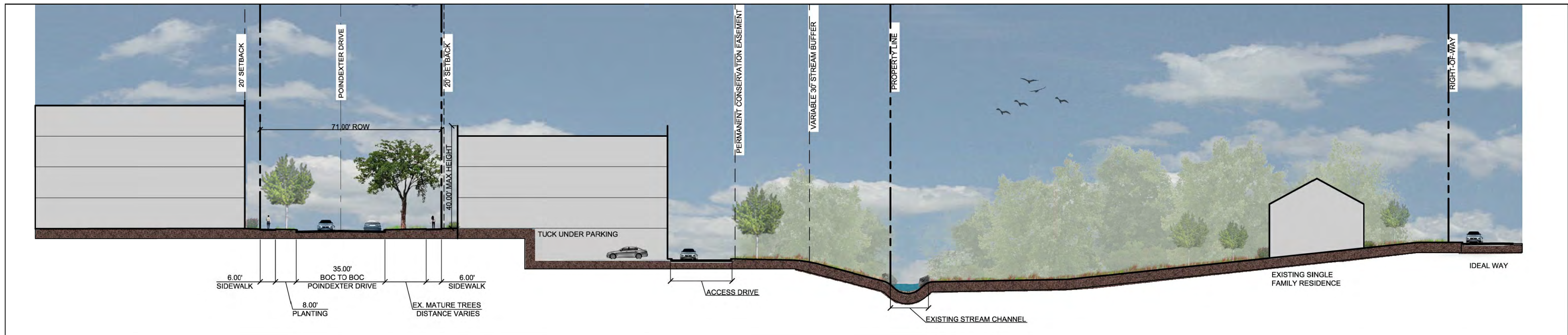
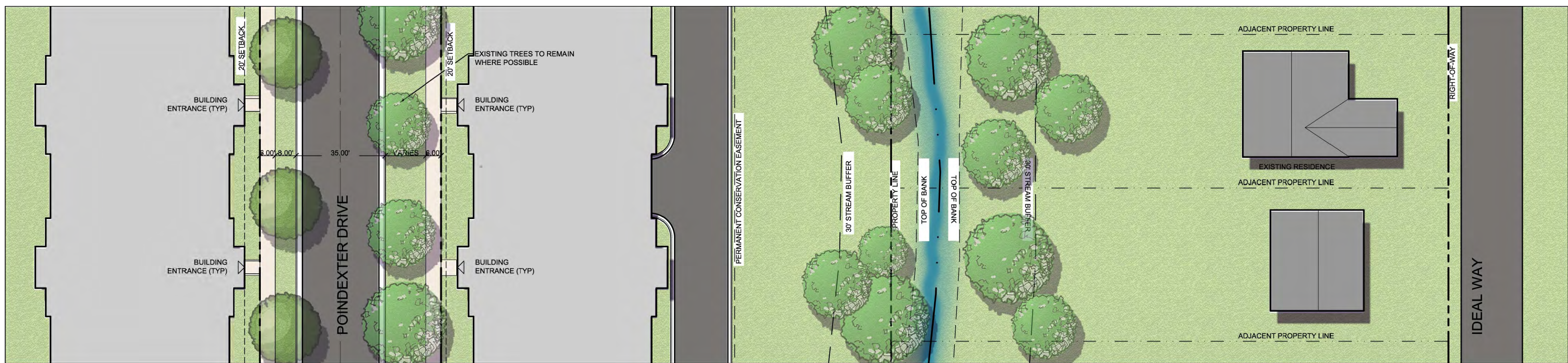
SECTION

PLAN

SECTION



C DEVELOPMENT AREA 'J' - RESIDENTIAL BUILDING OPTION 3  
PLAN / SECTION



D DEVELOPMENT AREA 'L' - RESIDENTIAL BUILDING OPTION 4  
PLAN / SECTION

## SEDGEFIELD MULTI-FAMILY DESIGN GUIDELINES

### MULTI-FAMILY DESIGN GUIDELINES

#### a. GENERAL SITE CONSIDERATIONS

- ORIENT BUILDINGS TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE. ORIENT BUILDINGS IN A WAY TO ENCLOSE AND DEFINE PUBLIC SPACE, OPEN SPACE AND GREEN SPACE.
- BUILDING FEATURES SUCH AS PORCHES, PATIOS, STOOPS, FRONT WALKWAYS AND CENTRALIZED DOORWAYS OR BREEZEWAYS SHALL FRONT THE PUBLIC OR PRIVATE STREETS, EXCEPT WHERE ENDS OF BUILDINGS FRONT THESE STREETS. WHEN ENDS OF BUILDINGS FRONT STREETS, WALKWAYS WILL BE PROVIDED TO CLEARLY CONNECT THE BUILDING ENTRANCES WITH THE STREET NETWORK.
- ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).

#### b. FAÇADE COMPOSITION

- THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.
- WINDOWS SHALL BE VERTICALLY SHAPED WITH A HEIGHT GREATER THAN THEIR WIDTH. HOWEVER, IN INSTANCES OF LARGE, FEATURE WINDOWS, FENESTRATIONS MAY BE USED TO PROVIDE A SIMILAR VERTICAL APPEARANCE. SQUARE WINDOWS MAY BE USED AS A SECONDARY DESIGN ELEMENT.

#### FAÇADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:

- WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 25% OF THE TOTAL FAÇADE AREA ALONG THE PRIMARY AND SECONDARY STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 20 FEET IN LENGTH. THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FAÇADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
- THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.

#### FAÇADE ARTICULATION:

- FAÇADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 12 INCHES IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FAÇADE LENGTH FOR FAÇADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.

#### ADDITIONAL STREET FRONTING FAÇADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:

- STREET FRONTING FAÇADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.
- ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FAÇADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.
- FIRST STORY FAÇADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, PORCHES, STOOPS, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
- FAÇADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES, OR OTHER ARCHITECTURAL DETAILS.
- NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
- MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL.
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- ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.

- FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FAÇADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FAÇADE MATERIALS.

#### c. ROOFS

- PITCHED OR FLAT ROOFS ARE ACCEPTABLE. THE PITCH OF THE BUILDING'S PRIMARY ROOF SHALL HAVE A MINIMUM SLOPE OF 4:12. FLAT ROOFS SHALL BE SCREENED FROM THE VIEW OF PUBLIC AND PRIVATE STREETS BY A PARAPET.
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- VENTS, STACKS, AND ROOF FANS ARE TO BE PAINTED TO BLEND WITH THE ROOF COLOR AND HIDDEN FROM PUBLIC AND PRIVATE STREET VIEW TO THE GREATEST EXTENT POSSIBLE.

#### d. ADDITIONAL DESIGN STANDARDS

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- ALONG THE EXISTING PUBLIC STREETS ABUTTING DEVELOPMENT AREAS C THROUGH L THE PETITIONER WILL PRESERVE A MINIMUM OF 50% OF THE EXISTING STREET TREES ALONG EACH BLOCK FACE AND WITHIN 15 FEET OF THE RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS. THAT ARE DEEMED TO BE IN GOOD HEALTH BY THE CITY ARBORIST/URBAN FORESTRY OR A PRIVATE ARBORIST AT THE TIME DEVELOPMENT ALONG EACH BLOCK FACE OCCURS.

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PETITION NO. 2014-064

SEDGEFIELD NEIGHBORHOOD

MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE SECTIONS

REVISIONS:  
1. 08/15/2014 REVISED PER STAFF COMMENTS

DATE: 04/28/2014  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RJP  
SCALE: 1" = 30'-0"  
PROJECT #: 101267  
SHEET #:

RZ-3.3



PLAN

SECTION



PLAN

SECTION



SEDGEFIELD MULTI-FAMILY DESIGN GUIDELINES

MULTI-FAMILY DESIGN GUIDELINES

- a. GENERAL SITE CONSIDERATIONS
- ORIENT BUILDINGS TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE. ORIENT BUILDINGS IN A WAY TO ENCLOSE AND DEFINE PUBLIC SPACE, OPEN SPACE AND GREEN SPACE.
  - BUILDING FEATURES SUCH AS PORCHES, PATIOS, STOOPS, FRONT WALKWAYS AND CENTRALIZED DOORWAYS OR BREEZEWAYS SHALL FRONT THE PUBLIC OR PRIVATE STREETS, EXCEPT WHERE ENDS OF BUILDINGS FRONT THESE STREETS. WHEN ENDS OF BUILDINGS FRONT STREETS, WALKWAYS WILL BE PROVIDED TO CLEARLY CONNECT THE BUILDING ENTRANCES WITH THE STREET NETWORK.
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  - ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).

FAÇADE COMPOSITION

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- WINDOWS SHALL BE VERTICALLY SHAPED WITH A HEIGHT GREATER THAN THEIR WIDTH. HOWEVER, IN INSTANCES OF LARGE, FEATURE WINDOWS, FENESTRATIONS MAY BE USED TO PROVIDE A SIMILAR VERTICAL APPEARANCE. SQUARE WINDOWS MAY BE USED AS A SECONDARY DESIGN ELEMENT.

FAÇADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:

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- FIRST STORY FAÇADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, PORCHES, STOOPS, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
- FAÇADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES, OR OTHER ARCHITECTURAL DETAILS.
- NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
- MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL.
- VINYL OR ALUMINUM SIDING, EXPOSED STANDARD CONCRETE MASONRY UNIT (CMU) BLOCK, CORRUGATED STEEL, PREFABRICATED METAL, EXPOSED PLYWOOD, AND EXPOSED PRESSBOARD ARE PROHIBITED, EXCEPT WHEN USED AS A DECORATIVE FEATURE OR ACCENT.
- EXTERIOR MATERIALS OF BUILDINGS ALONG THE PUBLIC AND PRIVATE STREETS SHALL BE LIMITED TO BRICK, STONE, PRE-CAST CONCRETE, WOOD, STUCCO, CEMENTITIOUS SIDING, GLASS, MANUFACTURED STONE OR GRANITE.
- ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR.

- (a) FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FAÇADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED STONE, OR NATURAL STONE TO CONTRAST WITH FAÇADE MATERIALS.

ROOFS

- PITCHED OR FLAT ROOFS ARE ACCEPTABLE. THE PITCH OF THE BUILDING'S PRIMARY ROOF SHALL HAVE A MINIMUM SLOPE OF 4:12. FLAT ROOFS SHALL BE SCREENED FROM THE VIEW OF PUBLIC AND PRIVATE STREETS BY A PARAPET.
- ACCESSORY FEATURES ON A ROOF SHALL BE SCREENED FROM THE VIEW OF THE PUBLIC AND PRIVATE STREETS BY A PARAPET OR OTHER ARCHITECTURAL FEATURE.
- PERMITTED SLOPED ROOF MATERIALS ARE ASPHALT SHINGLES, COMPOSITION SHINGLES, WOOD SHINGLES, TIN, STANDING SEAM METAL, AND WOOD SHAKES.
- VENTS, STACKS, AND ROOF FANS ARE TO BE PAINTED TO BLEND WITH THE ROOF COLOR AND HIDDEN FROM PUBLIC AND PRIVATE STREET VIEW TO THE GREATEST EXTENT POSSIBLE.

ADDITIONAL DESIGN STANDARDS

- NO PARKING OR MANEUVERING FOR PARKING WILL BE ALLOWED BETWEEN THE BUILDINGS LOCATED ON DEVELOPMENT AREAS E THROUGH L AND THE ABUTTING PUBLIC STREETS. PARKING AREAS MAY BE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS OR BEHIND THE ALLOWED RESIDENTIAL BUILDINGS. WHEN PARKING AREAS ARE LOCATED ADJACENT AND BETWEEN THE ALLOWED RESIDENTIAL BUILDINGS THE WIDTH OF THE PARKING AREA ALONG THE PUBLIC STREET MAY NOT EXCEED 70 FEET.
- IF GARAGES ARE CONSTRUCTED ON THE SITE THEY MAY NOT BE ORIENTED TOWARD THE EXISTING OR PROPOSED PUBLIC OR PRIVATE STREETS.
- ALONG THE EXISTING PUBLIC STREETS ABUTTING DEVELOPMENT AREAS C THROUGH L THE PETITIONER WILL PRESERVE A MINIMUM OF 50% OF THE EXISTING STREET TREES ALONG EACH BLOCK FACE AND WITHIN 15 FEET OF THE RIGHT-OF-WAY OF THE EXISTING PUBLIC STREETS. THAT ARE DEEMED TO BE IN GOOD HEALTH BY THE CITY ARBORIST/URBAN FORESTRY OR A PRIVATE ARBORIST AT THE TIME DEVELOPMENT ALONG EACH BLOCK FACE OCCURS.

LandDesign

223 N Graham Street Charlotte, NC 28202  
V: 704.333.0325 F: 704.332.3246  
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PETITION NO. 2014-064

SEDGEFIELD NEIGHBORHOOD  
MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

SCHEMATIC SITE SECTIONS

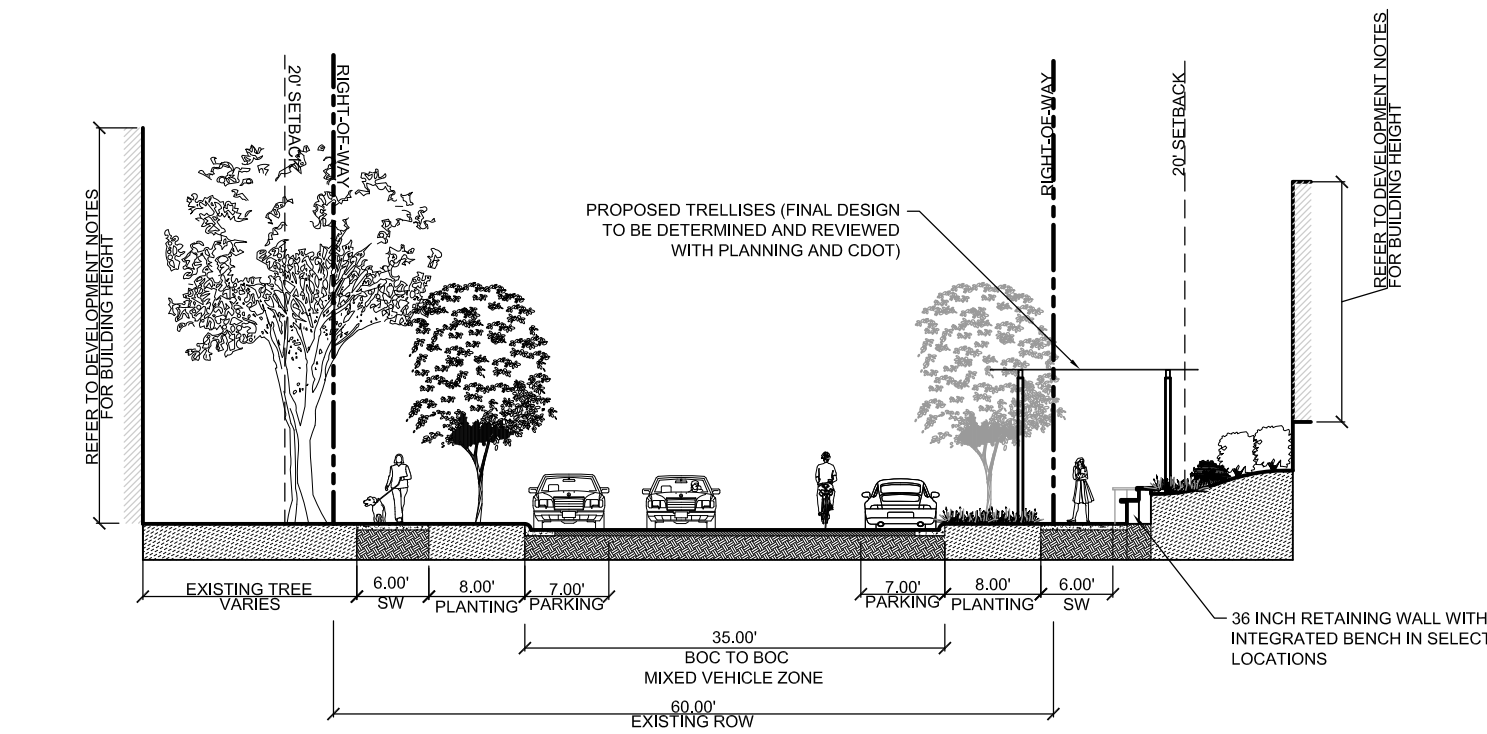
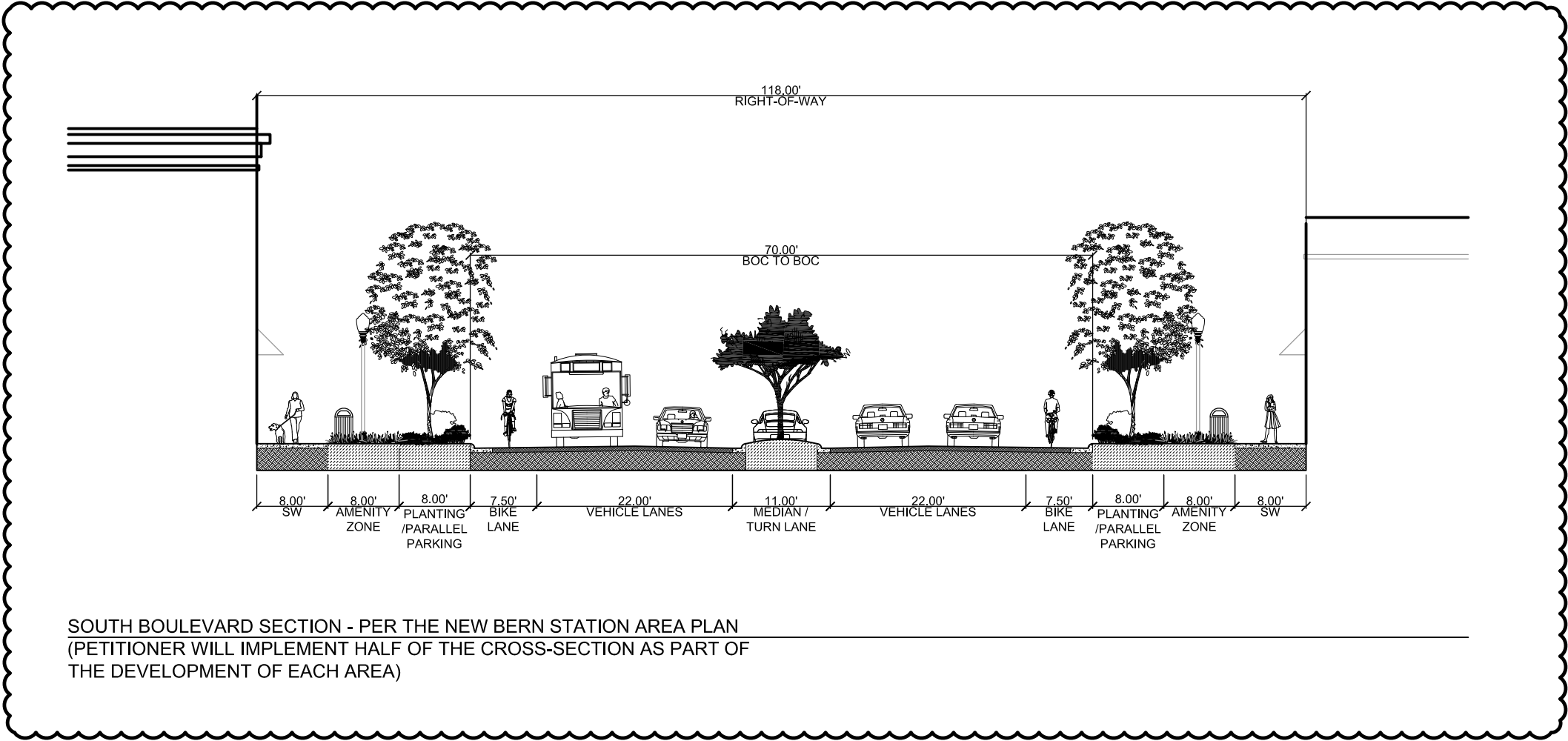
REVISIONS:  
1. 08/15/2014 REVISED PER STAFF COMMENTS

DATE: 04/28/2014  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RJP  
SCALE: 1" = 30'-0"  
PROJECT #: 101267  
SHEET #:

RZ-3.2



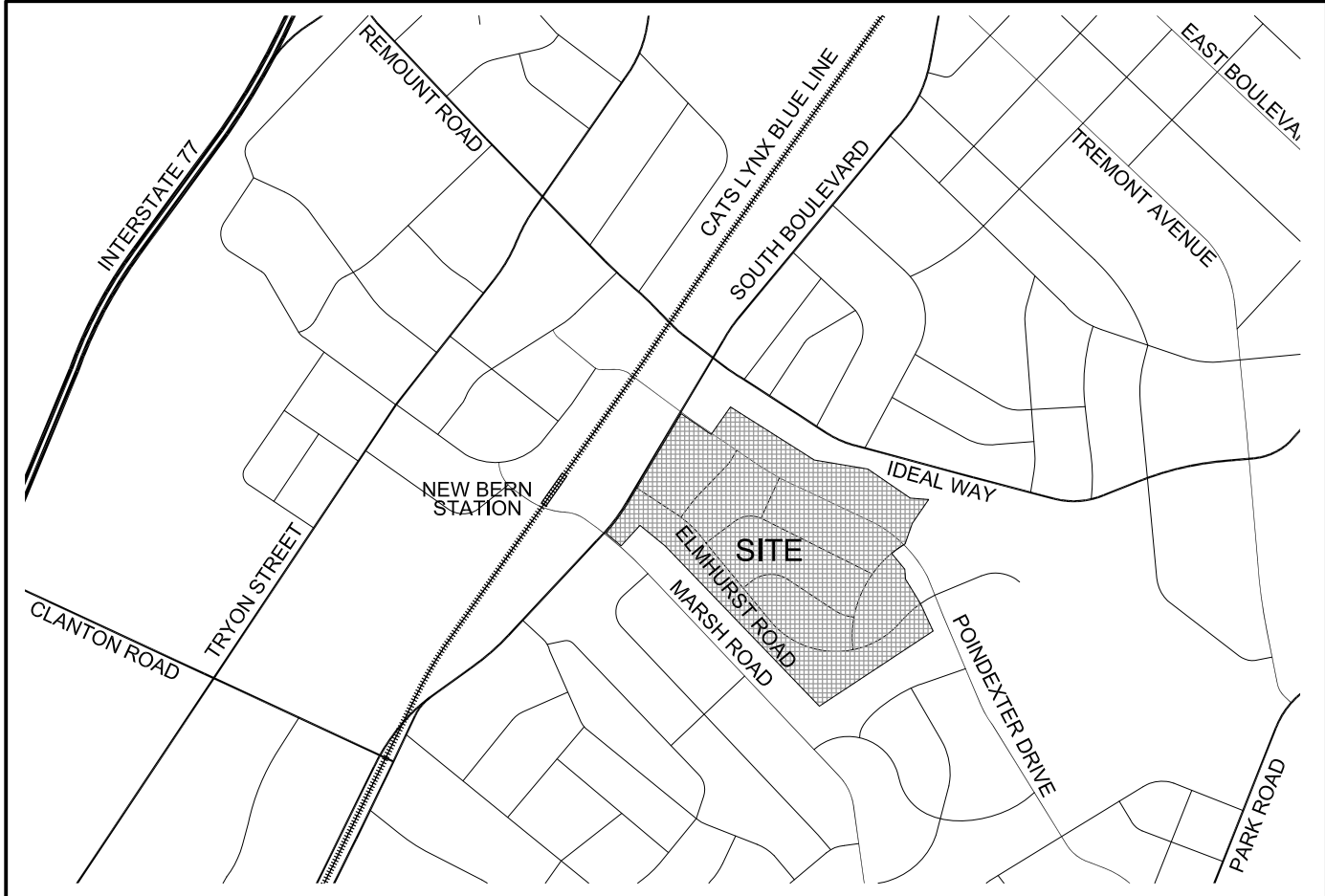
PROPOSED STREET SECTIONS



PROPOSED POINDEXTER DRIVE SECTION @ SOUTH BOULEVARD

NOTES:

1. ALL SECTION SHOWN ARE TYPICAL AND MAY BE IMPLEMENTED AS NECESSARY TO ACCOMMODATE DEVELOPMENT STANDARDS.
2. ALL SECTIONS TO BE COORDINATED WITH CDOT AND CITY OF CHARLOTTE PLANNING DEPARTMENT.
3. BUILDING HEIGHTS SHOWN THIS SHEET ARE CONCEPTUAL AND FOR INTENT PURPOSES ONLY. REFER TO SHEET RZ4.0 FOR ARCHITECTURAL STANDARDS AND DEVELOPMENT SUMMARY.
4. ALL BUILD-TO LINES RESPONDS TO TREE CANOPY DRIE-LINE.
5. ALL BUILDINGS SHOWN THIS SHEET ARE PROPOSED UNLESS OTHERWISE NOTED.



REVISIONS:  
1. 08/15/2014 REVISED PER STAFF COMMENTS.

DATE: 04/28/2014  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RP  
SCALE: 1/16" = 1'-0"  
PROJECT #: 1012267  
SHEET #:

RZ-3.1

SEdgefield NEIGHBORHOOD  
MIXED-USE DEVELOPMENT  
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA  
STREET SECTIONS

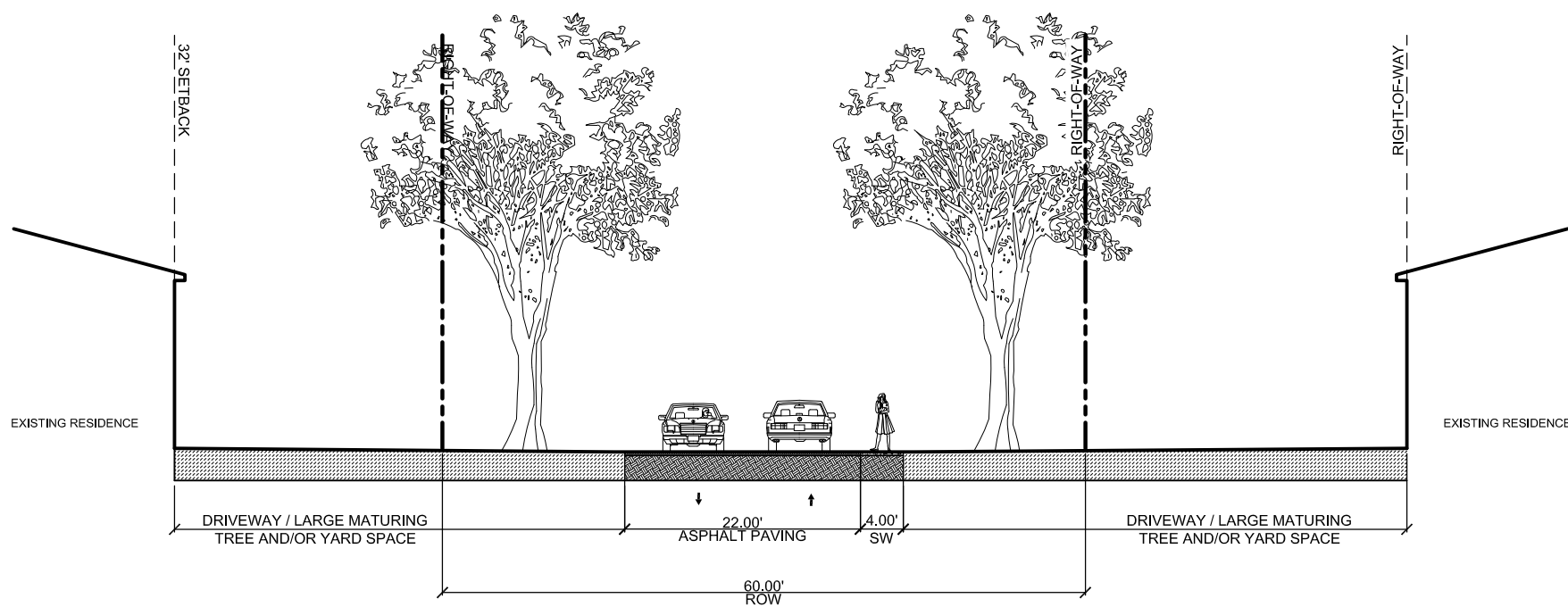
PETITION NO. 2014-064

LandDesign

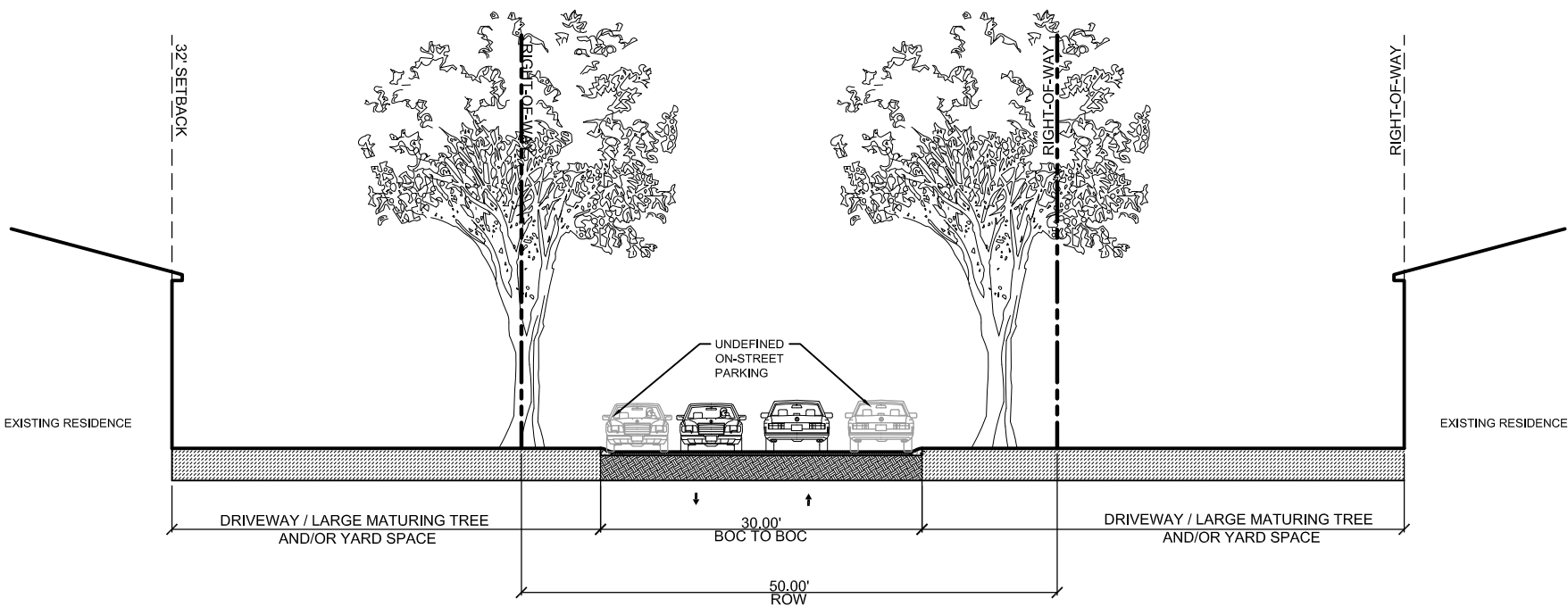
223 N Graham Street Charlotte, NC 28202  
V: 704.332.0325 F: 704.332.3246  
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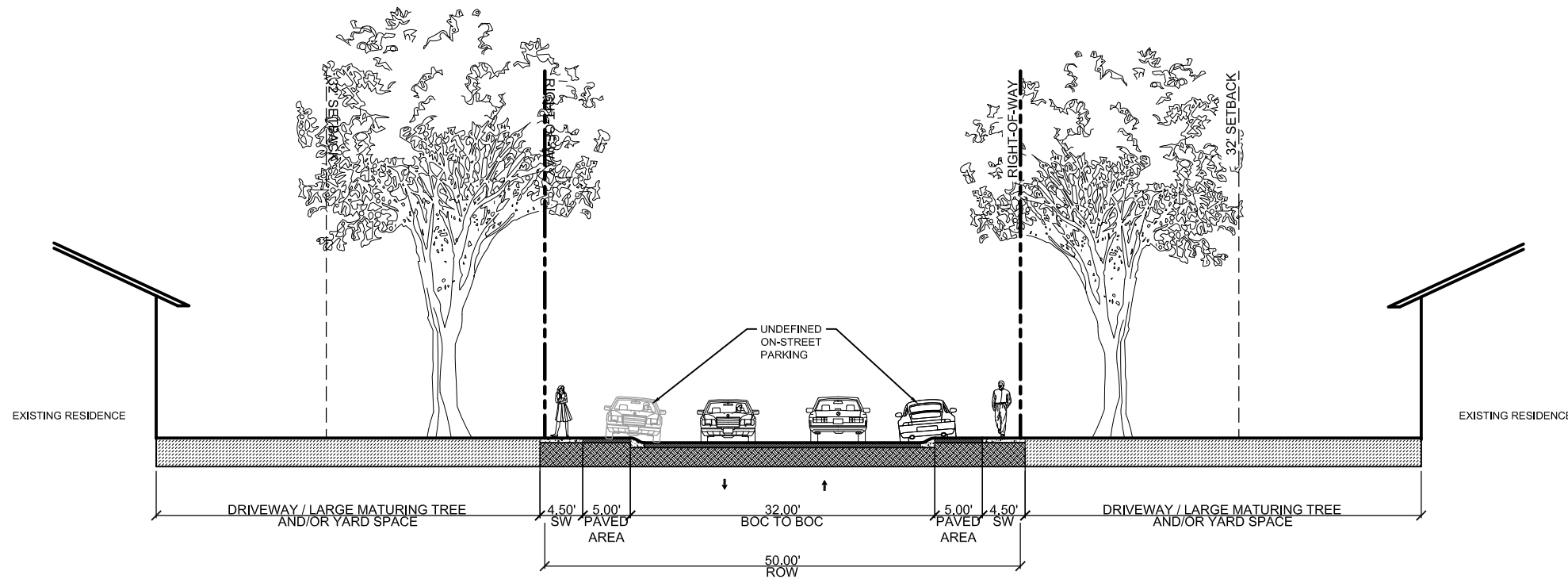
EXISTING STREET SECTIONS



EXISTING TYPICAL SECTION - VARIATION 01

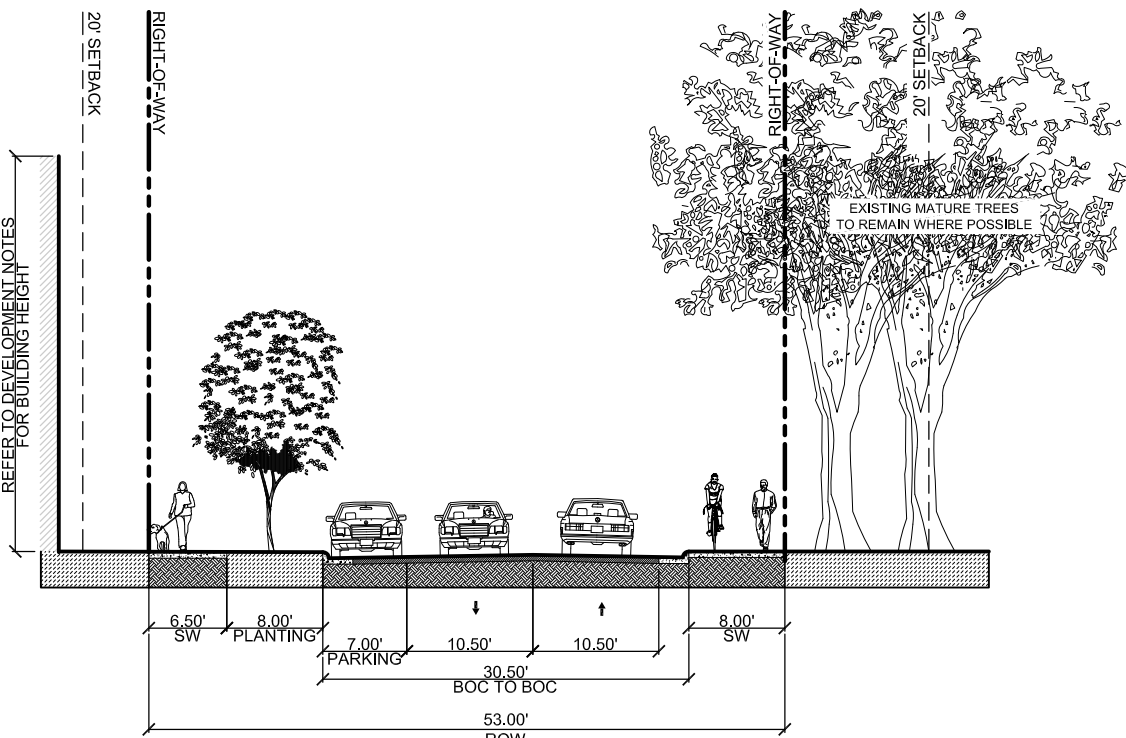


EXISTING TYPICAL SECTION - VARIATION 02

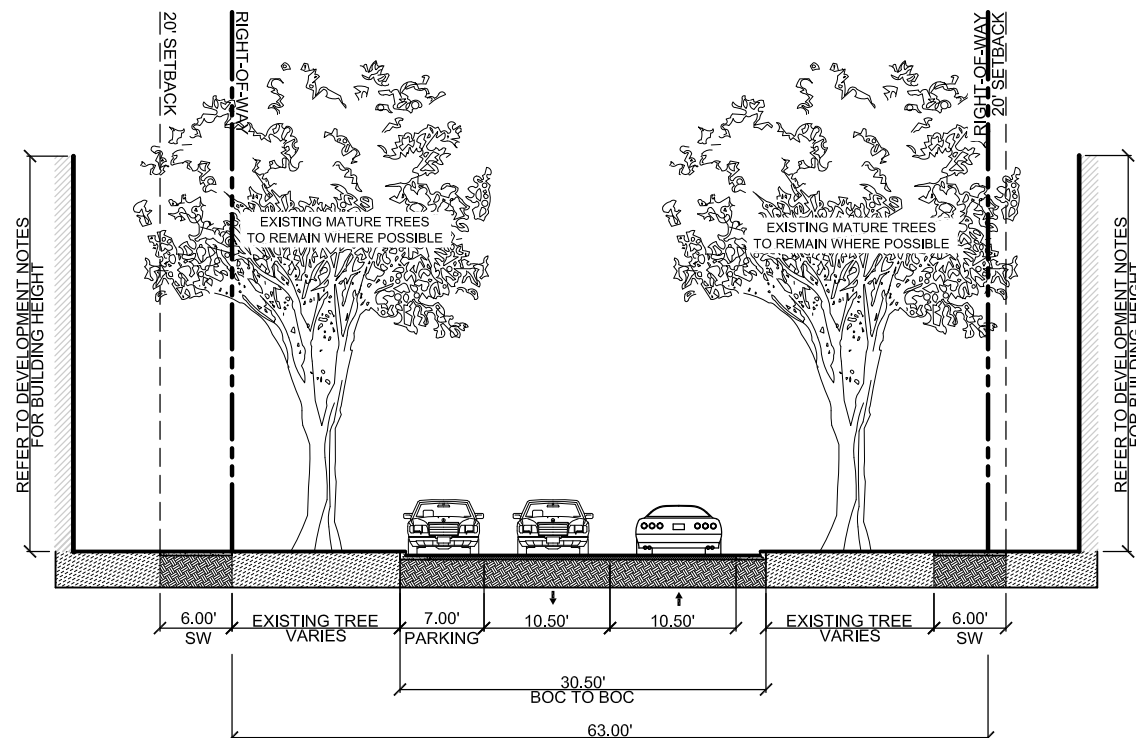


EXISTING TYPICAL SECTION - VARIATION 03

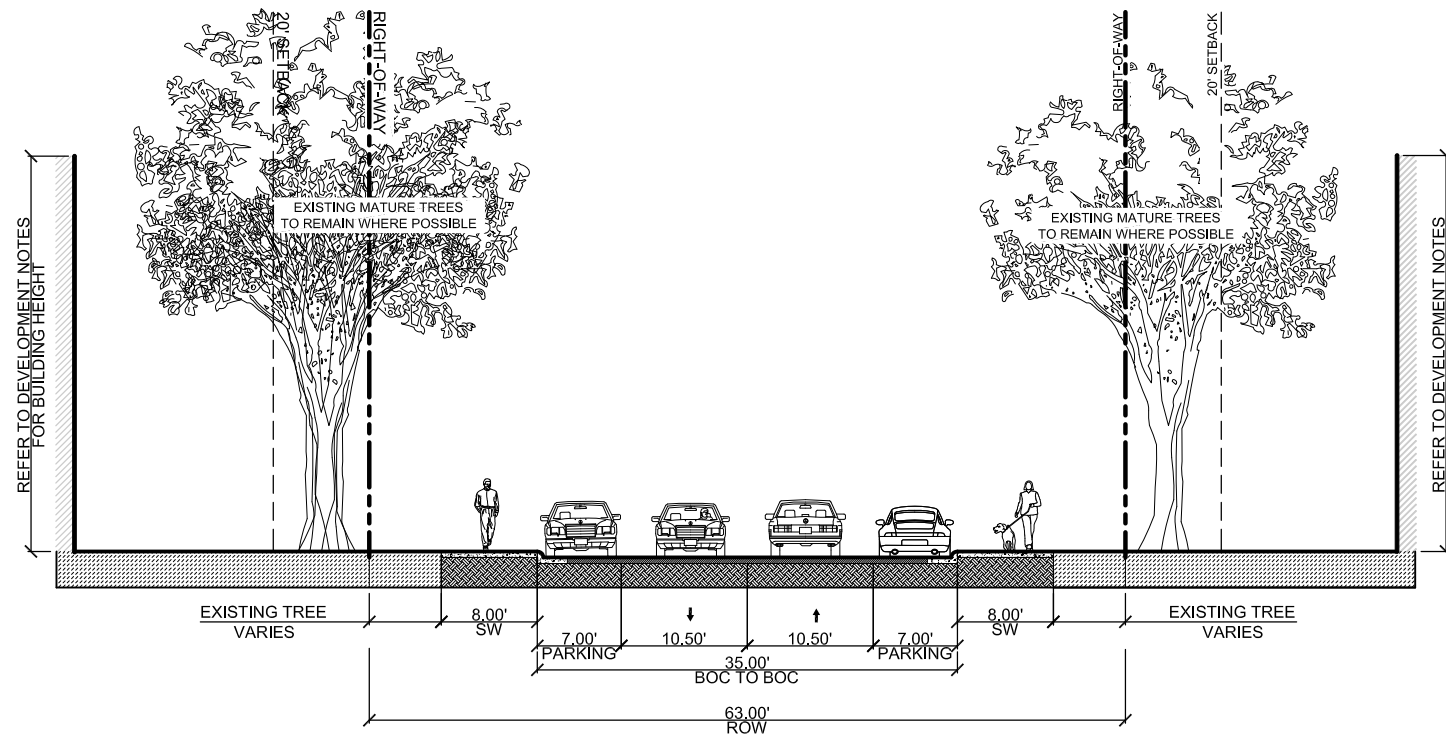
PROPOSED STREET SECTIONS



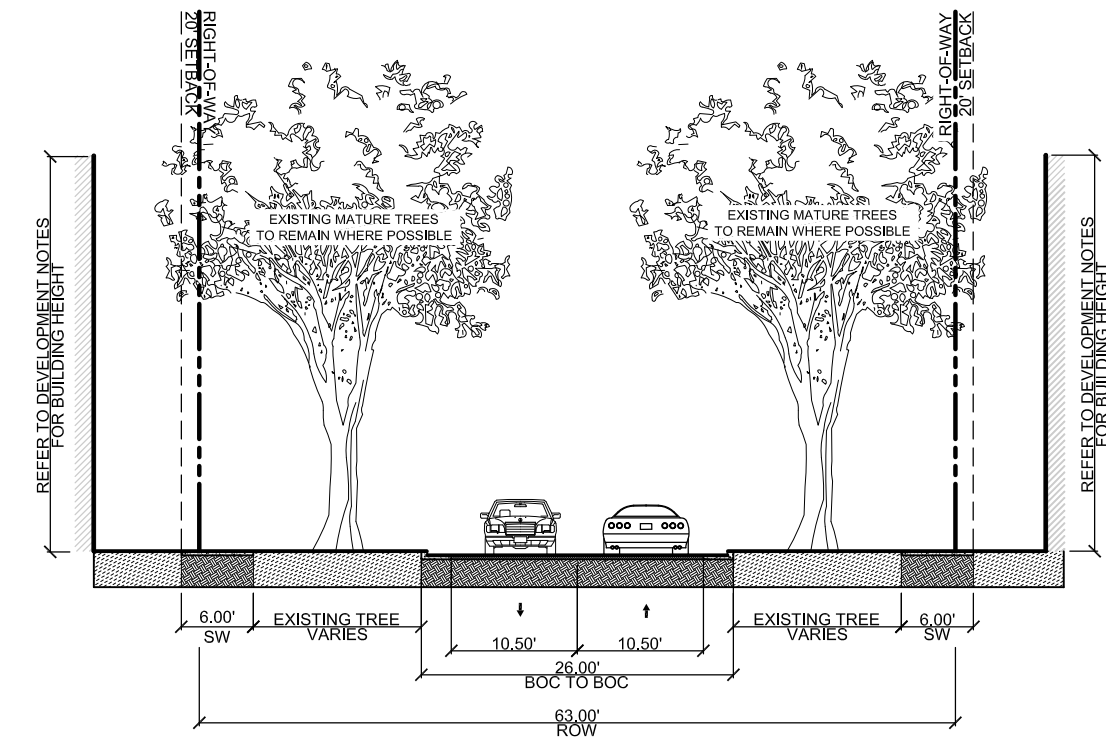
PROPOSED RESIDENTIAL SECTION - OPTION A



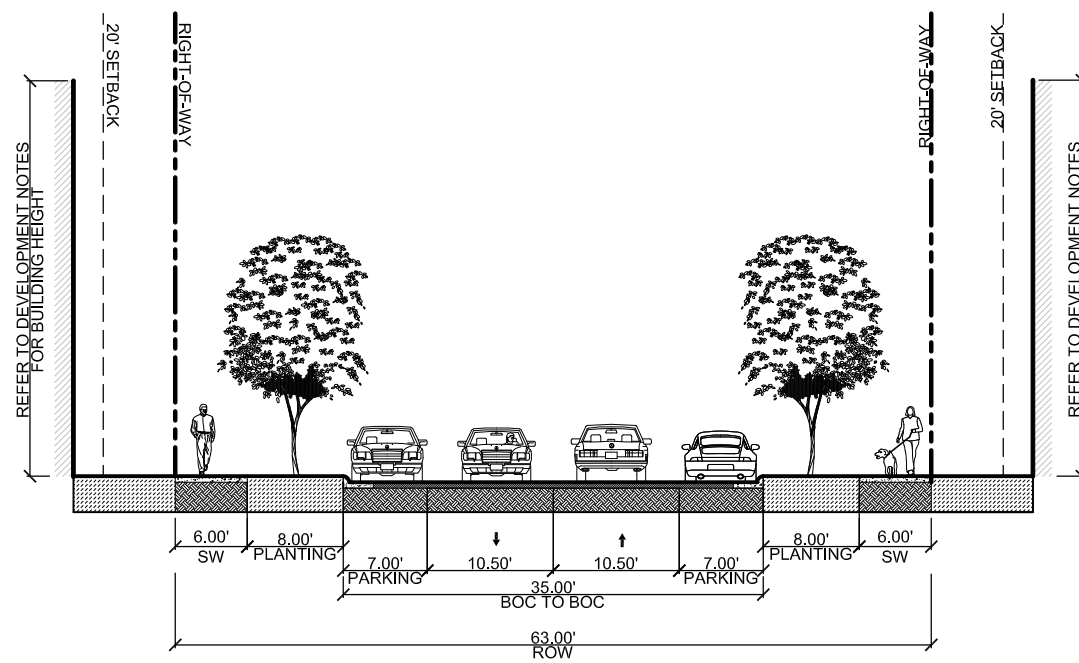
PROPOSED RESIDENTIAL SECTION - OPTION B



PROPOSED RESIDENTIAL SECTION - OPTION C



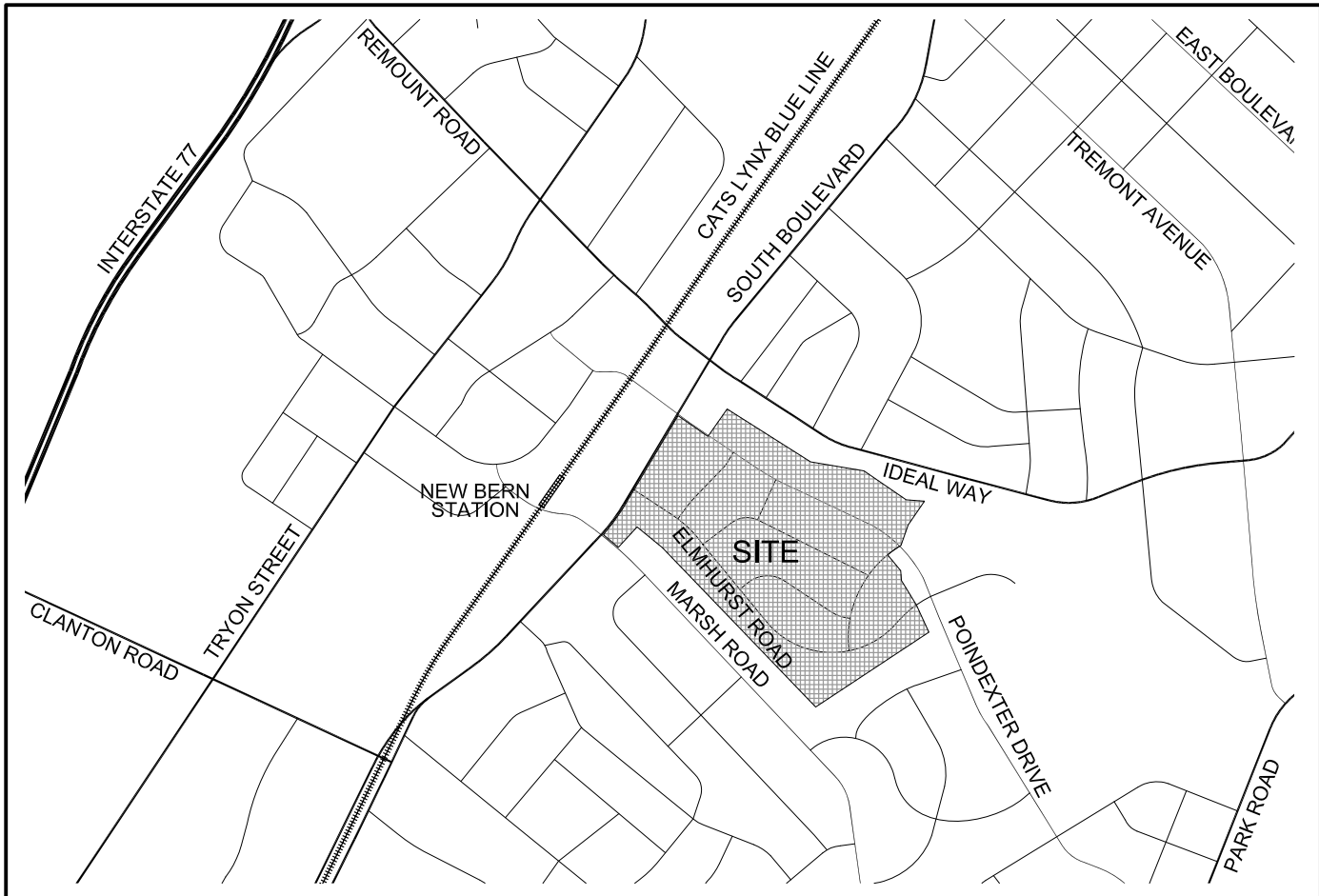
PROPOSED RESIDENTIAL SECTION - OPTION D



PROPOSED RESIDENTIAL SECTION - OPTION E

NOTES:

1. ALL SECTION SHOWN ARE TYPICAL AND MAY BE IMPLEMENTED AS NECESSARY TO ACCOMMODATE DEVELOPMENT STANDARDS.
2. ALL SECTIONS TO BE COORDINATED WITH CDOT AND CITY OF CHARLOTTE PLANNING DEPARTMENT.
3. BUILDING HEIGHTS SHOWN THIS SHEET ARE CONCEPTUAL AND FOR INTENT PURPOSES ONLY. REFER TO SHEET RZ4.0 FOR ARCHITECTURAL STANDARDS AND DEVELOPMENT SUMMARY.
4. ALL BUILD-TO LINES RESPONDS TO TREE CANOPY DRIE-LINE.
5. ALL BUILDINGS SHOWN THIS SHEET ARE PROPOSED UNLESS OTHERWISE NOTED.



REVISIONS:  
1. 08/15/2014 REVISED PER STAFF COMMENTS.

DATE: 04/28/2014  
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DRAWN BY: DAW  
CHECKED BY: RP  
SCALE: 1/16" = 1'-0"  
PROJECT #: 1012267

SHEET #:

RZ-3.0

SEDGEFIELD NEIGHBORHOOD

MIXED-USE DEVELOPMENT

MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA

STREET SECTIONS

LandDesign

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PETITION NO. 2014-064



MARSH PROPERTIES, LLC  
DEVELOPMENT STANDARDS  
04/08/2015/14  
REZONING PETITION NO. 2014-000064 (SEDGEFIELD REDEVELOPMENT





**ZONING LEGEND**

**EXISTING:**

- B-2
- B-1
- O-2
- R-17MF
- R-8

**PROPOSED:**

- MUDD-O
- UR-2(CD)



REVISIONS:  
1.08/15/2014 REVISED PER STAFF COMMENTS

DATE: 04/28/2014  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RP  
SCALE: 1" = 100'-0"  
PROJECT #: 101267

SHEET #:

**RZ-1.2**

**SEDGFIELD NEIGHBORHOOD  
MIXED-USE DEVELOPMENT**  
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA  
**ZONING BOUNDARY EXHIBIT**

PETITION NO. 2014-064

**LandDesign**

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V: 704.333.0325 F: 704.332.3246  
www.LandDesign.com









**SITE INFORMATION**

ADJACENT PROPERTIES:  
1. LAW SHACK, LLC  
PARCEL ID: 147-04-203  
EXISTING USE: OFFICE

2. PAUL AND TOSHIO M. TRAN  
PARCEL ID: 147-04-204  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

3. CHARLES E. HODDY  
PARCEL ID: 147-04-205  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

4. MELINDA S. McNEEL  
PARCEL ID: 147-04-206  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

5. ADAM WOOD  
PARCEL ID: 147-04-207  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

6. VOGEN VENTURES, LLC  
PARCEL ID: 147-04-208  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

7. DIMITRIOS V. AND KONSTANTINA T. BIKAS  
PARCEL ID: 147-04-209  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

8. ASHLEY AND DAVID ROGERS  
PARCEL ID: 147-04-210  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

9. PAUL AND TOSHIO TRAN  
PARCEL ID: 147-04-211  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

10. JOHN H. GARRISON  
PARCEL ID: 147-04-212  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

11. BINH KET TRAN  
PARCEL ID: 147-04-213  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

12. DEMETRIOS AND ELEN ZARAVELIS  
PARCEL ID: 147-04-214  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

13. VASILEIOS ZARAVELIS  
PARCEL ID: 147-04-215  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

14. JOYCE R. BRASWELL  
PARCEL ID: 147-04-216  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

15. AMY AND JOHN CLINE  
PARCEL ID: 147-04-217  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

16. MOLLY SUE WADE  
PARCEL ID: 147-04-218  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

17. DIMITRIOS AND KONSTANTINA PAPAGEORGIOU  
PARCEL ID: 147-04-219  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

18. CAROLINA COTTAGE HOMES, LLC  
PARCEL ID: 147-04-220  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

19. CAROLINA COTTAGE HOMES, LLC  
PARCEL ID: 147-04-221  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

20. DONNA RAGAN AND MICHAEL DAVID  
PARCEL ID: 147-04-222  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

21. FEDERAL HOME LOAN MORTGAGE CORP  
PARCEL ID: 147-04-223  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

22. FANNIE THOMAS - CHICKEN  
PARCEL ID: 147-04-224  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

23. JUSTIN AND MEGHAN LAY  
PARCEL ID: 147-04-225  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

24. DORIS M. FARRELL  
PARCEL ID: 147-04-226  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

25. STANLEY F. PATTERSON AND JANE COPPER  
PARCEL ID: 147-04-227  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

26. MICHAEL DAVID FLAUM  
PARCEL ID: 147-04-228  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

27. CHURCH ST. PAUL UNITED METHODIST  
PARCEL ID: 147-04-229  
CURRENT ZONING: R-4  
EXISTING USE: INSTITUTIONAL (CHURCH)

28. ST. PAUL METHODIST CHURCH  
PARCEL ID: 147-04-230  
CURRENT ZONING: R-4  
EXISTING USE: INSTITUTIONAL (CHURCH)

29. CHURCH ST. PAUL UNITED METHODIST  
PARCEL ID: 147-04-231  
CURRENT ZONING: R-4  
EXISTING USE: VACANT

30. ALAMADA SHRAM AND CORINA MIHAI  
PARCEL ID: 147-04-232  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

31. DEBORAH MOSCHAK AND IAN STAROWICZ  
PARCEL ID: 147-04-233  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

32. WILLIAM REE  
PARCEL ID: 147-04-234  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

33. MARIAN MACLEAN  
PARCEL ID: 147-04-235  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

34. LAURA M. COBB  
PARCEL ID: 147-04-236  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

35. DOLLY W. SWEENEY  
PARCEL ID: 147-04-237  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

36. MELISSA AND SCOTT HALL  
PARCEL ID: 147-04-238  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

37. THOMAS B. GORDON  
PARCEL ID: 147-04-239  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

38. JAMES EUGENE HOLMES  
PARCEL ID: 147-04-240  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

39. JOSEPH DONATO  
PARCEL ID: 147-04-241  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

40. JOHN AND JAMIE FENWICK  
PARCEL ID: 147-04-242  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

41. ROSE HAMILTON ALFORD  
PARCEL ID: 147-04-243  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

42. WADE AND KENDRA LAUREL  
PARCEL ID: 147-04-244  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

43. JOCK AND RANDY WERTZ  
PARCEL ID: 147-04-245  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

44. JEFFREY AND CONNIE GRUBBS  
PARCEL ID: 147-04-246  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

45. FRANKLIN HEDGECOCK AND JENIS LEE  
PARCEL ID: 147-04-247  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

46. EMILY HEDRICK  
PARCEL ID: 147-04-248  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

47. SCOTT KIMBALL AND ELISSA BOLLING  
PARCEL ID: 147-04-249  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

48. FRANK HYATT  
PARCEL ID: 147-04-250  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

49. ROBERT MEELY  
PARCEL ID: 147-04-251  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

50. DECELA PUTNAM  
PARCEL ID: 147-04-252  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

51. PHON L. HUMPHREY  
PARCEL ID: 147-04-253  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

52. LLC DESIGNER MAGIC  
PARCEL ID: 147-04-254  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

53. MICHAEL AND BETH CUPP  
PARCEL ID: 147-04-255  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

54. WYNDA M. ABERGOMBE  
PARCEL ID: 147-04-256  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

55. HARRY G. LANS  
PARCEL ID: 147-04-257  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

56. HARRY G. LANS  
PARCEL ID: 147-04-258  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

57. HARRY G. LANS  
PARCEL ID: 147-04-259  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

58. ERIC H. JOHNSON  
PARCEL ID: 147-04-260  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

59. CHRISTOPHER J. WERTE  
PARCEL ID: 147-04-261  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

60. THOMAS AND DEBORAH GIBSON  
PARCEL ID: 147-04-262  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

61. THOMAS AND DEBORAH GIBSON  
PARCEL ID: 147-04-263  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

62. MARSH REALTY CO. INC.  
PARCEL ID: 147-04-264  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

63. BHM PROPERTIES, LLC  
PARCEL ID: 147-04-265  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

64. CHARLOTTE BOTTLING COMPANY, LLC  
PARCEL ID: 147-04-266  
CURRENT ZONING: R-4  
EXISTING USE: SINGLE FAMILY

65. COLONIAL REALTY LP OR AT SOUTH END  
PARCEL ID: 147-04-267  
CURRENT ZONING: R-4  
EXISTING USE: MULTIFAMILY

66. CHARLOTTE BOTTLING COMPANY, LLC  
PARCEL ID: 147-04-268  
CURRENT ZONING: R-4  
EXISTING USE: MULTIFAMILY

67. CHARLOTTE BOTTLING COMPANY, LLC  
PARCEL ID: 147-04-269  
CURRENT ZONING: R-4  
EXISTING USE: MULTIFAMILY

68. GOLDEN B. ENTERPRISES, LTD.  
PARCEL ID: 147-04-270  
CURRENT ZONING: R-4  
EXISTING USE: COMMERCIAL

69. WACHOVIA BANK AND TRUST  
PARCEL ID: 147-04-271  
CURRENT ZONING: R-4  
EXISTING USE: OFFICE

**REVISIONS:**  
1. 08/15/2014 REVISED PER STAFF COMMENTS.

DATE: 04/28/2014  
DESIGNED BY: RB PHARR  
DRAWN BY: RB PHARR  
CHECKED BY: RB PHARR  
SCALE: 1" = 100'-0"  
PROJECT #: 101267

SHEET #:  
**RZ-6.0**

**SEDGEFIELD NEIGHBORHOOD  
MIXED-USE DEVELOPMENT  
MARSH PROPERTIES | CHARLOTTE, NORTH CAROLINA**

**EXISTING CONDITIONS PLAN**

**PETITION NO. 2014-064**



GARDEN APARTMENT DESIGN CONCEPTS



LANDSCAPING PLANTERS WITH MULTIPLE ENTRIES



BUILDING UNDULATION WITH ARTICULATED PEDESTRIAN SIDEWALK



PORCHES & DEFINED ENTRY



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



MATERIAL DETAILING & OVERHANGS TO ADD INTEREST



ARTICULATION OF ENTRY



MULTIPLE ENTRY POINTS ALONG STREETSCAPE

(A) DEVELOPMENT AREAS 'E', 'F', 'G', 'H', 'I', 'J', 'K', & 'L'

TOWNHOME DESIGN CONCEPTS



LANDSCAPED AREAS AT PEDESTRIAN ENTRIES



REAR PARKING PODS



MULTIPLE CLEARLY EXPRESSED ENTRIES



TUCK UNDER PARKING IN REAR (NOT VISIBLE FROM STREET)



INDIVIDUAL ENTRANCES & BALCONIES FACING THE STREET

LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



variation in facade to identify each unit & break up large bldg



TRADITIONAL ROWHOUSE STREET FRONT

(C) DEVELOPMENT AREAS 'I', 'K', & 'L'

LARGER APARTMENT/PARKING DECK DESIGN CONCEPTS



LARGE SETBACK FROM STREET TO MAINTAIN MATURE TREES, & GOOD LANDSCAPE BUFFERS



ACTIVATION OF CORNERS & STREET EDGE WITH AMENITY/PUBLIC AREAS



UNDULATION/VARIATION IN FACADE & MATERIAL TO HELP BREAK UP LARGE SCALE OF BLDG



PARKING SCREENED FROM MAIN STREETS (PODIUM & WRAPPED GARAGES)

(B) DEVELOPMENT AREAS 'B', 'C', & 'D'



(D) DEVELOPMENT AREAS 'C', 'D', 'E', 'F', 'G', 'H', 'I', 'J', 'K', AND 'L' - RESIDENTIAL STREET SCHEMATIC PERSPECTIVE