

VICINITY MAP
NOT TO SCALE

Development Data Table

- **Site Acreage:** Approximately 1.396 acres
- **Tax Parcel Number:** 067-045-16
- **Existing Zoning:** I-1
- **Existing Uses:** Office/Warehouse
- **Proposed Zoning:** MUDD-O
- **Proposed Uses:** Professional Business and General Office/Retail
- **Maximum Gross Floor Area:** 28,000 Square Feet

ADJACENT LANDOWNER SUMMARY

- A. TWRC, LLC
2016 WEST MOREHEAD ST
CHARLOTTE, NC 28208
067-045-18
Zoning: I-1
- B. TWRC, LLC
2016 WEST MOREHEAD ST
CHARLOTTE, NC 28208
067-045-15
Zoning: I-1

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1206.57'	69.60'	N66°14'38"E	69.59'
C2	96.40'	101.25'	S83°04'37"E	96.66'
C3	400.00'	276.70'	S31°41'18"E	271.22'
C4	953.99'	220.71'	S71°18'56"W	220.22'

DEVELOPMENT STANDARDS

March 27, 2017

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by TTR Investments, LLC (hereinafter referred to as the "Petitioner") for an approximately 1.396 acre site located on the northwest corner of the intersection of West Morehead Street and Millerton Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 067-045-16.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The Site is currently improved with a single building. Petitioner intends to demolish portions of the existing building and create two freestanding buildings on the Site as generally depicted on the Rezoning Plan. The actual limits of demolition have not been determined and the actual portions of the building to be demolished may vary from what is generally depicted on the Rezoning Plan.
- E. A maximum of 2 principal buildings may be located on the Site.
- F. The existing building located on the Site shall be preserved except for those portions of the building that may be demolished to convert the existing building into two freestanding buildings. Notwithstanding the foregoing, alterations and renovations to the exterior portions of the building(s) shall be permitted, and additional portions of the building may be demolished or modified to create urban open space and outdoor plazas.
- G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Surface parking and vehicular maneuvering areas shall be permitted between the buildings located on the Site and the required setbacks from the adjacent public streets as generally depicted on the Rezoning Plan.
- B. The buildings located on the Site are existing structures. Accordingly, the buildings located on the Site shall not be required to meet the minimum setback requirements of the Ordinance.
- C. The sidewalks and planting strips to be installed along the Site's frontages on West Morehead Street and Millerton Avenue that are generally depicted on the Rezoning Plan shall be permitted.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below.
 - (1) Professional business and general office uses as described in the Ordinance.
 - (2) Retail sales limited to uses permitted in the B-1 zoning district, provided, however, that the maximum gross floor area that may be devoted to retail sales shall be 2,000 square feet.
 - (3) Any incidental or accessory uses associated with the uses described above that are permitted under the Ordinance in the MUDD zoning district.
- B. The total maximum gross floor area of the principal buildings located on the Site shall be 28,000 square feet.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

5. STREETScape

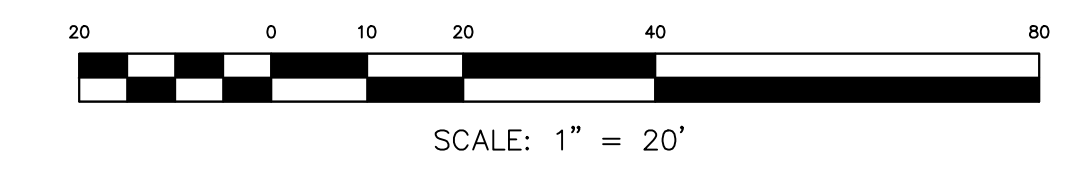
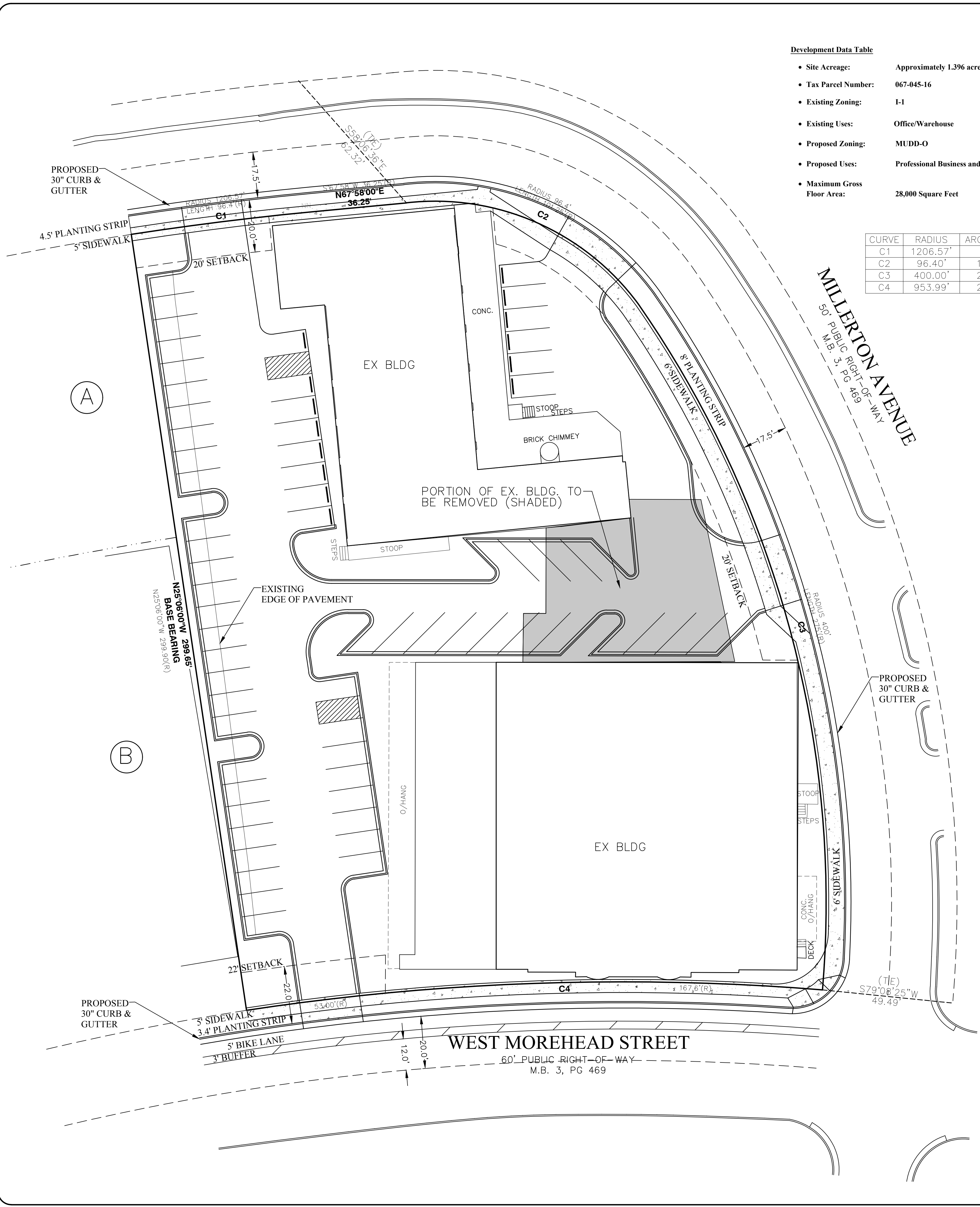
- A. Petitioner shall install planting strips and sidewalks along the Site's frontages on West Morehead Street and Millerton Avenue as generally depicted on the Rezoning Plan.

6. LIGHTING

- A. All newly installed freestanding lighting fixtures on the Site (excluding lower, decorative lighting that may be installed along the internal private drives and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any newly installed freestanding lighting fixture on the Site, including its base, shall not exceed 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



DATE	
REV.	
PROJECT MANAGER	
PROJECT ENGINEER	
PROJECT NUMBER	
DATE	
ISSUED	
APPROVED BY	
DATE	

GEOSCIENCE GROUP
 5000 W. Morehead Road
 Charlotte, NC 28213
 Tel: 704.535.2051
 www.geosciencegroup.com
 NC REG. LICENSE #27904

WEST MOREHEAD PROPERTY
CHARLOTTE, NORTH CAROLINA

REZONING PLAN

RZ
1