GRIFFITH EQUITIES LLC
1844 BRUNSWICK AVE.
CHARLOTTE, NC 28207
MOREHEAD RIDGE
MULTI-FAMILY
1700 W MOREHEAD STREET
CHARLOTTE, NC 28207
EQUITIES LLC
4243 RZ-100
CONDITIONAL REZONING PLAN (2017-080)

REZONING SUMMARY

PARCEL AREA: ±15.42 AC (067-031-04)
LAND TO BE CONVEYED TO MOREHEAD RIDGE: ±2.26 AC (BY MECKLENBURG COUNTY - PORTION OF 067-031-11)

REZONING SITE AREA: ±17.69 AC (GROSS)
STORMWATER AND GREENWAY EASEMENT TO BE DEDICATED TO MECKLENBURG COUNTY: (ALONG FREEDOM DRIVE)

EXISTING ZONING: I-1
PROPOSED ZONING: MUDD-O

EXISTING USE: VACANT
PROPOSED USE: MULTI-FAMILY RESIDENTIAL/SINGLE-FAMILY ATTACHED RESIDENTIAL

MAXIMUM NUMBER OF DWELLING UNITS: 280
PROPOSED DENSITY: 15.82 UNITS/ACRE
MINIMUM SETBACK: 22' FROM THE FUTURE BACK OF CURB
MINIMUM SIDE YARD: NONE; 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
MINIMUM REAR YARD: NONE; 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
MAXIMUM BUILDING HEIGHT: 70'
PARKING REQUIRED: 1.5 SPACES/UNIT 1.5(280) = 420 SPACES
DEDICATED TREE SAVE: REQUIRED: 2.65 AC (15%)
PROVIDED: 3.00 AC (17%)

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT
MOREHEAD RIDGE

STREETSCAPE ALTERNATIVE
CHARLOTTE, NORTH CAROLINA

JULY 24, 2017

This plan & drawing number: location of scale used, and all other areas included as part of the project. All plans shall be deemed to be the property of the engineer or architect as the case may be.}

LOW SEAT WALL
ORNAMENTAL GRASS DRIFTS

GATED PEDESTRIAN ENTRY
ORNAMENTAL GRASS DRIFTS

6' DECORATIVE FENCE w/ BRICK COLUMNS
FIRE LANE

SCREEN PARKING
PEDESTRIAN GATE
ENTRY SIGNAGE
LOW SEAT WALL
ORNAMENTAL GRASS DRIFT, TYP.
STREET TREE, TYP.

PEDESTRIAN WALK
LOW SEAT WALL
FOCAL POINT

SCALE: 1"=40'

NOT TO SCALE
I. Attached to the Rezoning Plan is a conceptual, schematic image of the western facing elevation of Building 3 that is intended to depict the general

concepts of the design treatment and character of the western facing elevation of Building 3. The actual design and materials, however, may vary from what

is depicted on the Rezoning Plan.

II. The minimum building separation between the buildings constructed on the Site shall be 10 feet.

J. Attached to the Rezoning Plan is a conceptual, schematic image of the southern elevation (the elevation facing West Morehead Street) of Building 3.

K. All other elevations of Building 1 and the elevations of Building 2 shall be substantially similar in appearance to the western elevation of Building 3.

L. The tree save areas depicted on the Rezoning Plan are conceptual, and the actual locations of the tree save areas on the Site may vary from what is
depicted on the Rezoning Plan. The actual locations of the tree save areas shall be determined during the site plan approval and permitting process.

M. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more

of the accessory garage structures that may be constructed on the Site may vary from what is depicted.

N. All other elevations of Building 3 shall be substantially similar in appearance to the western elevation of Building 3.

O. The guardhouse at the vehicular entrance into the Site that is depicted on the Rezoning Plan may be constructed at the option of Petitioner.

P. Accessory garage structures and an accessory car wash structure may be located on the Site as generally depicted on the Rezoning Plan. The number

and type of accessory garage structures that may be constructed on the Site may be determined at the discretion of Petitioner.

Q. All construction on the Site shall be subject to the terms of the Post Construction Stormwater Management Plan.

R. Prior to the issuance of the first certificate of occupancy for a building constructed on the Site, Petitioner shall convey a greenway and storm water

management area to the current and subsequent owners of the Site and their respective successors in interest and assigns.

S. Petitioner is not required to construct Building 4, Building 5 or Building 6, but Petitioner may construct one or more of these buildings at its option.

T. Prior to the issuance of the first certificate of occupancy for a building constructed on the Site, Petitioner shall convey a greenway and storm water

management area to the current and subsequent owners of the Site and their respective successors in interest and assigns.

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