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: ±3.76 AC Easement to be Dedicated to Mecklenburg County: (ALONG FREEDOM DRIVE)

Tax Parcel #: 067-031-04 & A Portion of 067-031-11

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
1. GENERAL PROVISIONS

A. Three-dimensional Drawings of some design characteristics of the building or any portion thereof may be submitted for consideration with the petition for rezoning.

B. The Rezoning Plan (Sheet RZ-100) shall be considered as an integral part of this Rezoning Petition and shall be submitted with the petition.

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.

2. NON-CONFORMING USES

A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on West Morehead Street, to the extent that such right of way does not already exist.

B. The colors of any retaining walls constructed on the Site shall be compatible to and complementary with the colors of the buildings to be constructed on the Site.

C. Petitioner shall install a minimum 8 foot wide sidewalk along the Site's frontage on West Morehead Street, to the extent that such right of way does not already exist.

3. TRANSPORTATION

A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

B. The Site shall be served by an adequate public street system, including necessary culverts and other improvements.
MOREHEAD RIDGE

STREETSCAPE ALTERNATIVE

CHARLOTTE, NORTH CAROLINA

JULY 24, 2017

THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, LOTS, AND ALL OTHER AREAS INCLUDING OFF-SITE ROAD IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.

SCALE: 1"=40'

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

GATED PEDESTRIAN ENTRY
ORNAMENTAL GRASS DRIFTS
6' DECORATIVE FENCE W/ BRICK COLUMNS
FIRE LANE

FIRE LANE
PEDESTRIAN WALK
LOW SEAT WALL
FOCAL POINT

SCALE 1"=40'