The drawings, the project manual and the design shown are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2017

MOREHEAD RIDGE
MULTI-FAMILY
SERVICES
1944 BRUNSWICK AVE.
CHARLOTTE, NC 28207

SERVICES
1750 W MOREHEAD STREET
CHARLOTTE, NC 28208

CONDITIONAL REZONING PLAN (2017-080)

REZONING SUMMARY

PARCEL AREA: ±15.42 AC
LAND TO BE CONVEYED TO MOREHEAD RIDGE: ±2.26 AC
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

SCALE: 1"=60'
The drawings, the project manual and the design shown for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.

A. ZONING EXHIBIT A.

1. Issued by the North Carolina Office of Secretary of State, Division of Business Registration & Dissolutions.

2. Rev. 2020

3. Stone, P.A. is prohibited.


B. Environmental Features

1. Streetscape, Buffers and Landscaping

2. The actual locations of the tree save areas shall be determined during the site plan approval and permitting process.

3. 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.

4. Streets, sidewalks, driveways and landscaping along each such side.

5. 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 sides of a dumpster and recycling area is open, the maximum height in stories of Building 1, Building 2 and Building 3 shall be 5 stories.

6. Architectural Standards

7. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

8. Surface parking and vehicular maneuvering areas shall be permitted between the buildings to be located on the Site and the required setback from Freedom Drive as generally depicted on Sheet RZ-100 of the Rezoning Plan.

9. Surface parking and vehicular maneuvering areas shall be permitted between Building 3 and the required setback from West Morehead Street as generally depicted on Sheet RZ-100 of the Rezoning Plan.


11. Until such time that Building 4, Building 5, and Building 6 are constructed, Petitioner shall install and maintain an urban green edge along the Site’s frontage on West Morehead Street.

12. Recommended that the Petitioner consider permitting street trees to be planted along such streets.


14. 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.

15. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest to and assigns of the Petitioner.

16. The Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner, Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner.

17. The realignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking and use patterns.

18. The Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner, Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner.

19. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.

20. 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.

21. Petitioner may construct a maximum of three freestanding buildings containing single family attached dwelling units may be constructed along the Site’s frontage on West Morehead Street. These three building are designated on the Rezoning Plan as Building 4, Building 5, and Building 6 (which is represented by a dashed line). Petitioner is not required to construct these buildings, and these buildings shall be subject to minor alterations or modifications during the design development and construction document phases.

22. The Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner, Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner.

23. The Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner, Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner.

24. Petitioner may construct a maximum of three freestanding buildings containing single family attached dwelling units may be constructed along the Site’s frontage on West Morehead Street. These three building are designated on the Rezoning Plan as Building 4, Building 5, and Building 6 (which is represented by a dashed line). Petitioner is not required to construct these buildings, and these buildings shall be subject to minor alterations or modifications during the design development and construction document phases.

25. The Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner, Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction of any transportation improvements by Petitioner.

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