



- Land Planning
- + Landscape Architecture
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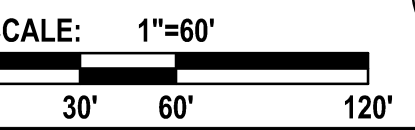
**1944 BRUNSWICK AVE.  
CHARLOTTE, NC 28207**

**1750 W MOREHEAD STREET  
CHARLOTTE, NC 28208**

**Project No.**  
**4243**

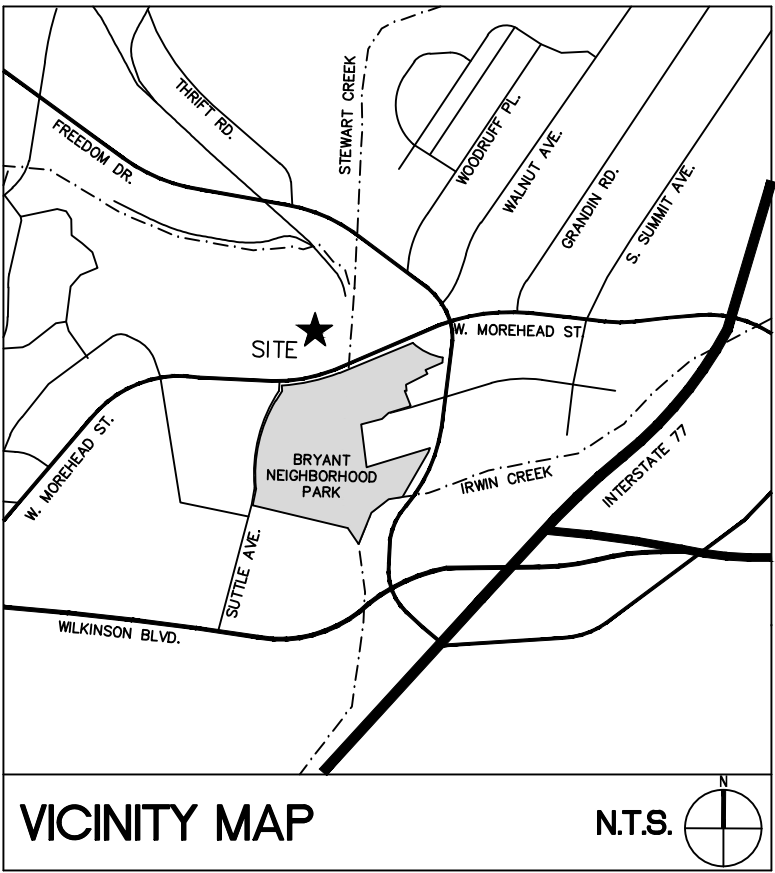
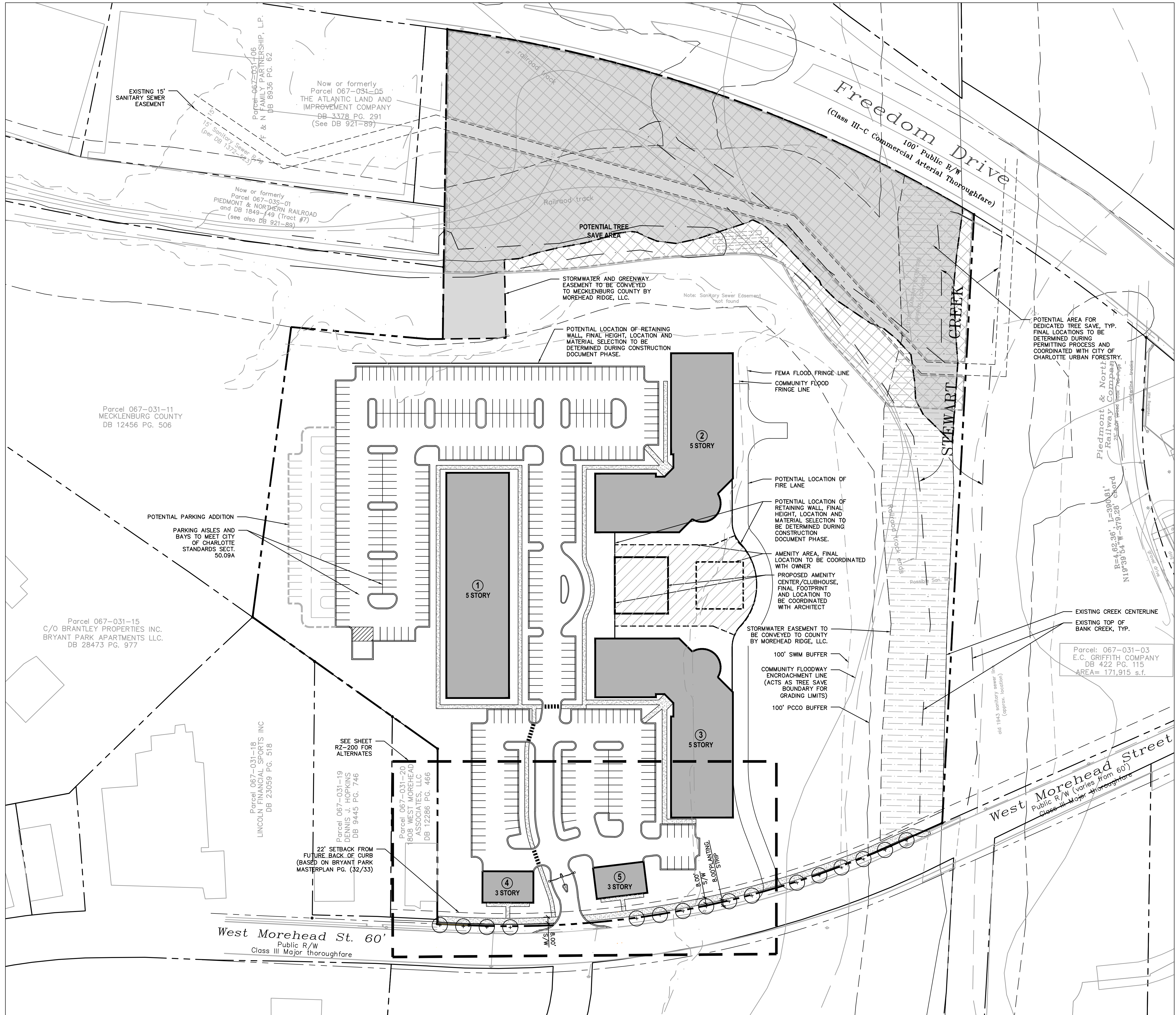
03/24/17

Revised



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A.G. ZOUTEWELLE SURVEYORS" SURVEY ISSUE DATE  
SEPTEMBER 25, 2007. PROVIDED BY ANDREW G. ZOUTEWELLE,  
1418 EAST FIFTH ST., CHARLOTTE, NC (704) 372-9444

SYMBOL

	BUILDING ENVELOPE
	GREENWAY CONVEYED TO MECKLENBURG COUNTY
	STORMWATER MITIGATION EASEMENT
	DEDICATED TREE SAVE
	PROPOSED SIDEWALK CONNECTION
	PROPOSED CURB & GUTTER

PARCEL AREA : ±15.42 AC  
(067-031-04)

PARCEL AREA : (067-031-04)	\$15.42 AC
LAND TO BE CONVEYED TO MOREHEAD RIDGE : (BY MECKLENBURG COUNTY - PORTION OF 067-031-111)	\$2.26 AC
REZONING SITE AREA : (GROSS)	\$17.68 AC
STORMWATER AND GREENWAY EASEMENT TO BE DEDICATED TO MECKLENBURG COUNTY: (ALONG FREEDOM DRIVE)	\$3.76AC
TAX PARCEL #:	067-031-04 & A PORTION OF 067-031-111
EXISTING ZONING:	I-1
PROPOSED ZONING:	MUDO-O
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL/OFFICE/ LIVE-WORK/SINGLE-FAMILY ATTACHED RESIDENTIAL
MAXIMUM NUMBER OF DWELLING UNITS:	280
MAXIMUM OFFICE/LIVE WORK:	\$9,000 SF
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:	SEE DEVELOPMENT STANDARDS
PARKING RATIO:	PER ORDINANCE
DEDICATED TREE SAVE:	REQUIRED: 2.65 AC (15%)

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

March 24, 2017

I.General Provisions:

- A. These Development Standards form a part of the Rezoning Plan (comprised of Sheets RZ-100 and RZ-200) associated with the Rezoning Petition filed by Griffith Equities LLC and E.C. Griffith Company (hereinafter collectively referred to as the "Petitioner") for an approximately 17.69 acre site located on the north side of West Morehead Street at the intersection of West Morehead Street and Suttle 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. 067-031-04 and a portion of Tax Parcel No. 067-031-11.
- 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 parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided in accordance with the Subdivision Ordinance.
- D. 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.
- E. A maximum of 7 principal buildings may be located on the Site, which includes the clubhouse/amenity building.
- F. The development of the buildings to be located on the Site may occur in phases.
- G. As depicted on Sheet RZ-100 of the Rezoning Plan and in accordance with the optional provision set out below, the area located between Building 3 and the required setback from West Morehead Street may be devoted to surface parking and vehicular maneuvering areas. Alternatively, as depicted on Sheet RZ-200 of the Rezoning Plan on the "Additional Building Option," a freestanding building designated as Building 6 may be constructed on the Site between Building 3 and the required setback from West Morehead Street with no surface parking and vehicular maneuvering areas located between Building 6 and the required setback from West Morehead Street, or as depicted on the "Building Expansion Option," Building 3 may be extended towards West Morehead Street with no surface parking and vehicular maneuvering areas located between Building 3 and the required setback from West Morehead Street
- H. 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 Building 3 and the required setback from West Morehead Street as generally depicted on Sheet RZ-100 of the Rezoning Plan.
- B. In the event that Building 4 and/or Building 5 are not constructed prior to or concurrently with the construction of Building 1, Building 2 and/or Building 3, surface parking and vehicular maneuvering areas shall be permitted between Building 1, Building 2 and/or Building 3 and the required setback from West Morehead Street as generally depicted on Sheet RZ-100 of the Rezoning Plan.
- C. 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.

3.Permitted Uses & Development Area Limitations:

- A. The Site may only be devoted to the uses set out below.
- (i) A residential community containing up to 280 dwelling units. The dwelling units may be comprised of any combination of multi-family dwelling units and single family attached dwelling units.
- (ii) A total maximum of 9,000 square feet of gross floor area devoted to professional business and general office uses as described in the Ordinance. The professional business and general office uses may only be located on the ground floors of Buildings 4, 5 and 6 if such uses are located on the Site. If professional business and general office uses are not located on the Site, the entirety of Buildings 4, 5 and 6 may be devoted to residential uses.
- (iii) Buildings 4, 5, and 6 may be devoted to live/work units.

4.Transportation/Access Notes:

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point 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.
- C. The vehicular access point into and out of the Site may be gated at the option of the Petitioner. The location and design of the gates shall be determined during the permitting process.

5.Architectural Standards:

- A. The maximum height in stories of Building 1, Building 2 and Building 3 shall be 5 stories.
- B. The maximum height in stories of Building 4, Building 5 and Building 6 shall be 3 stories with optional rooftop terraces.
- C. The maximum height in stories of the clubhouse/amenity building shall be 2 stories with an optional rooftop terraces.
- D. 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 adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

6.Streetscape, Buffers and Landscaping:

- 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 as generally depicted on the Rezoning Plan.
- B. Urban open space will be provided on the Site as required by the Ordinance.

7.Environmental Features:

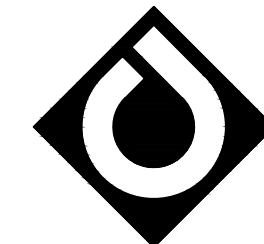
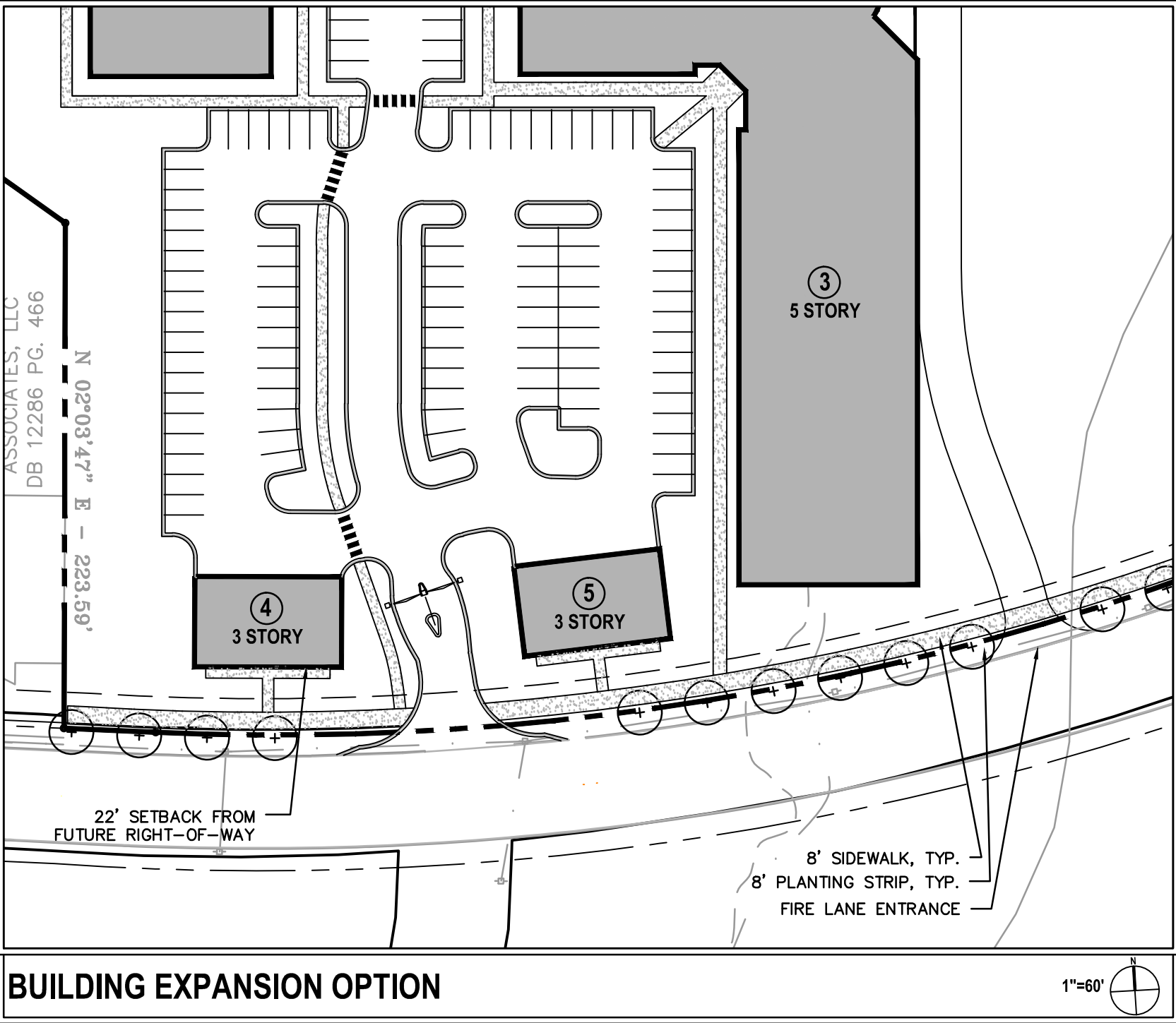
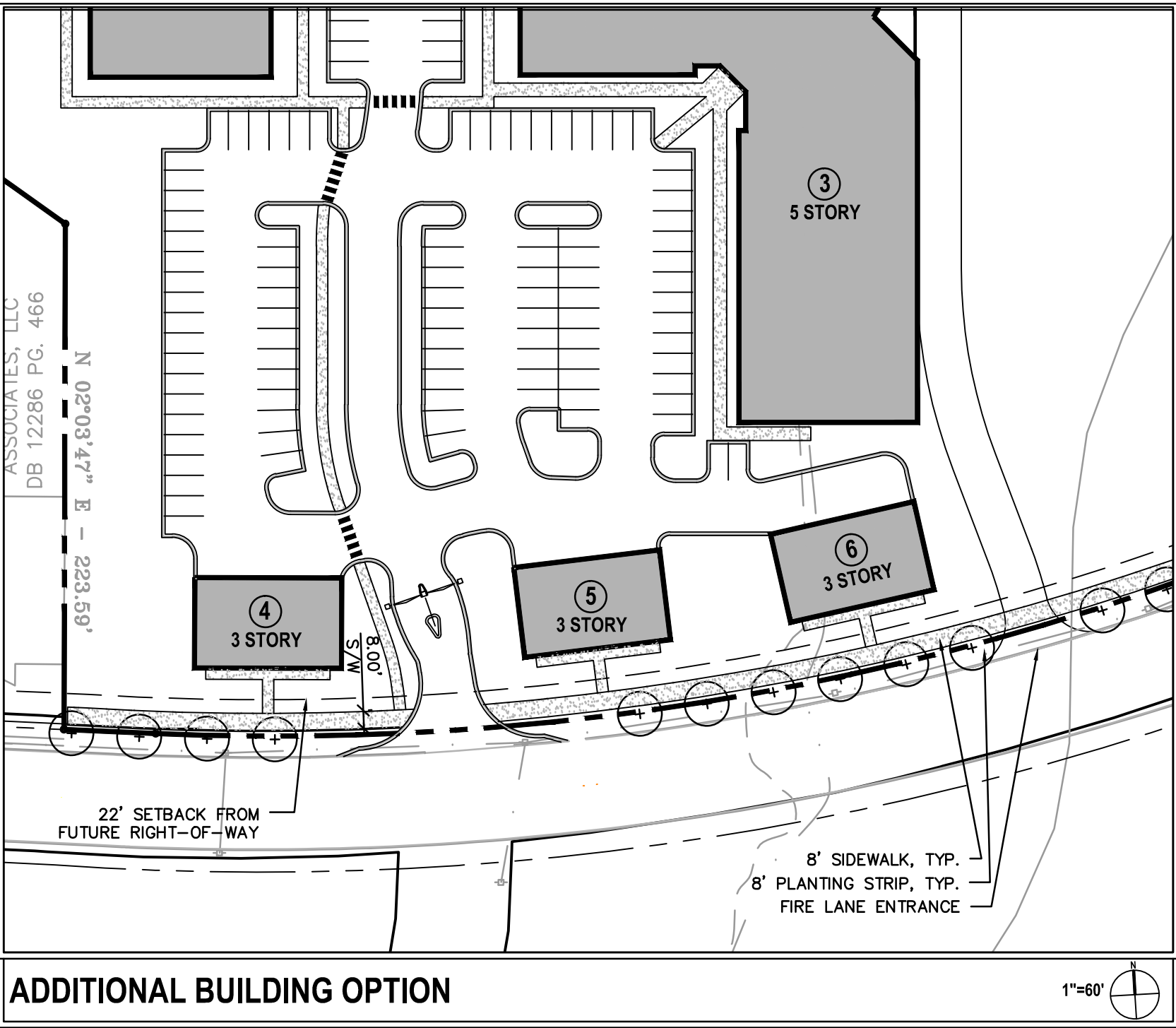
- A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

8.Lighting:

- A. All freestanding lighting fixtures installed 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 freestanding lighting fixture installed 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.

9.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.



ColeJenest  
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Shaping the Environment  
Realizing the Possibilities

Land Planning  
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## GRIFFITH REAL ESTATE SERVICES

1944 BRUNSWICK AVE.  
CHARLOTTE, NC 28207

## MOREHEAD RIDGE MULTI-FAMILY

1750 W MOREHEAD STREET  
CHARLOTTE, NC 28208

## DEVELOPMENT STANDARDS

Project No.  
4243

Issued  
03/24/17

Revised



## RZ-200

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