

3 Vicinity Map  
not to scale

Tax Parcel 12521101  
G M A INDUSTRIAL CORP AND C/O LEONREIMER & CO  
Zoning = MUDD-O

Tax Parcel 12521121  
G M A INDUSTRIAL CORP  
AND  
C/O LEONREIMER & CO  
Zoning = MUDD-O

Tax Parcel 12521120  
PRIME SOLUTIONS LLC  
Zoning = O-2

Tax Parcel 12521119  
KINDER MOURN INC  
Zoning = O-2

Tax Parcel 12521118  
KINDER MOURN INC  
Zoning = O-2

Tax Parcel 12521117  
ROBERT AND WADE PENNY  
Zoning = O-2

Tax Parcel 12521116  
CHARLES BROWN JR & WVS  
AND WILLIAM WARREN  
Zoning = O-2

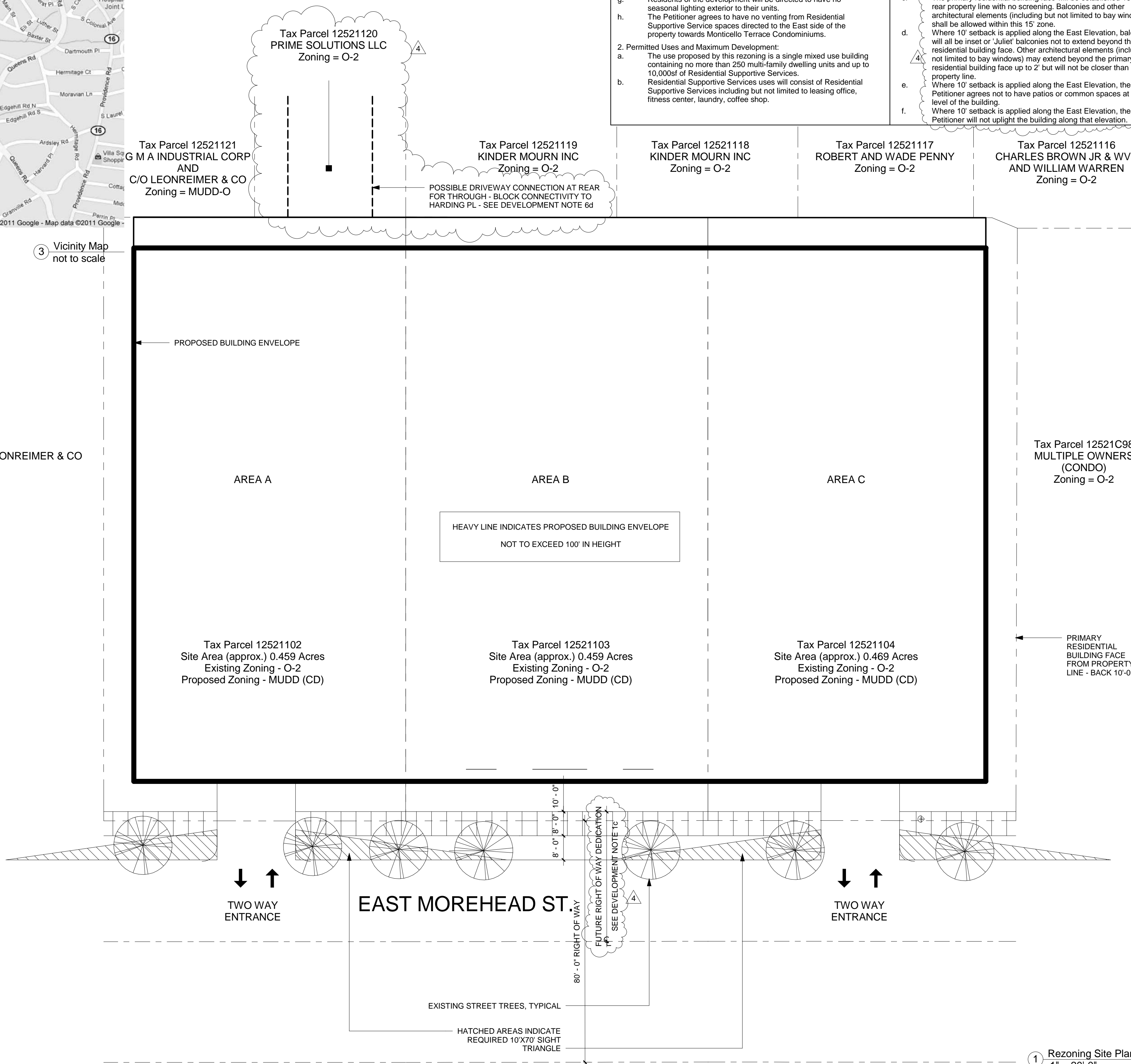
Tax Parcel 12521C98  
MULTIPLE OWNERS  
(CONDO)  
Zoning = O-2

Tax Parcel 12521102  
Site Area (approx.) 0.459 Acres  
Existing Zoning - O-2  
Proposed Zoning - MUDD (CD)

Tax Parcel 12521103  
Site Area (approx.) 0.459 Acres  
Existing Zoning - O-2  
Proposed Zoning - MUDD (CD)

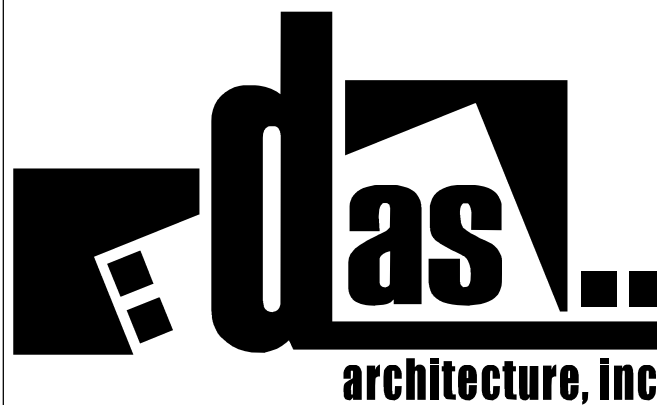
Tax Parcel 12521104  
Site Area (approx.) 0.469 Acres  
Existing Zoning - O-2  
Proposed Zoning - MUDD (CD)

REZONING SUMMARY	
PETITIONER:	Morehead Property Investments, LLC 1329 E Morehead St Suite 200 Charlotte, NC 28204
ACREAGE:	+/- 1.387 AC
TAX PARCELS:	<ul style="list-style-type: none"><li>12521103</li><li>12521104</li><li>12521105</li></ul>
EXISTING ZONING:	O-2
PROPOSED ZONING:	MUDD(CD)
EXISTING USES:	Office/ Vacant
PROPOSED USE:	The site may be developed with the following uses: up to 250 multi-family dwelling units and up to 10,000sf of Residential Type Services
MAX BUILDING HEIGHT:	<ul style="list-style-type: none"><li>100' *See note 4.</li></ul>
PARKING:	<ul style="list-style-type: none"><li>1.5 per unit/ 1 per bedroom - See section 5 in Development Notes</li></ul>



1 Rezoning Site Plan  
1" = 20'-0"

MUDD (CD) - Development Notes		
<p>1. General Provisions:</p> <p>a. Development of this site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is schematic in nature and is intended to reflect the arrangement of proposed buildings and uses on the site.</p> <p>b. <del>A freestanding Commercial Building is not permitted.</del></p> <p>c. Petitioner agrees to dedicate 40' Right of Way measured from the centerline of the existing Right of Way. Right of Way dedicated shall be extended to the back of the sidewalk to include the full width of the sidewalk should the sidewalk width go beyond the 40' indicated.</p> <p>d. <del>The Petitioner will make every attempt to make the development's windows not line up with the windows of the Monticello Terrace Condominiums.</del></p> <p>e. A minimum of 65% of the units will be 1-bedroom.</p> <p>f. The Petitioner will bury existing power lines at rear of property. Work will be coordinated with residents of Monticello Terrace Condominiums and other neighbors such that any break in services is minimized.</p> <p>g. Residents of the development will be directed to have no seasonal lighting exterior to their units.</p> <p>h. The Petitioner agrees to have no venting from Residential Supportive Service spaces directed to the East side of the property towards Monticello Terrace Condominiums.</p> <p>2. Permitted Uses and Maximum Development:</p> <p>a. The use proposed by this rezoning is a single mixed use building containing no more than 250 multi-family dwelling units and up to 10,000sf of Residential Supportive Services.</p> <p>b. Residential Supportive Services uses will consist of Residential Supportive Services including but not limited to leasing office, fitness center, laundry, coffee shop.</p>	<p>3. Setbacks, Sideyards, Rear Yards:</p> <p>a. Under the requested MUDD zoning, the Petitioner agrees to increase the setback above current MUDD zoning requirements:</p> <ul style="list-style-type: none"><li>MUDD Required Front Setback - 16'</li><li>Provided Front Setback - 26'</li><li>MUDD Required Sideyard - 0'</li><li>Provided Sideyard - 10' at Residential Levels above Parking Levels.</li><li>MUDD Required Rear Yard - 0'</li><li>Provided Rear Yard - 15' at Residential Levels above Parking Levels</li></ul> <p>*The 26' setback applies to the street level up to the Second Floor. At and above the Second Floor, window projections, balconies, architectural elements may encroach a maximum of 6' into the 26' setback for up to 25% of the building along that facade. The intent of this provision is to allow building articulation with portions of the building projecting and will not be an expansive projection of the entire facade to avoid a stale or industrial solid face appearance.</p> <p>b. Side yards will be minimum 10'; landscaping will be provided in the character depicted on sheet LS1-00.</p> <p>c. The primary residential building face will be established 15' from the rear property line with no screening. Balconies and other architectural elements (including but not limited to bay windows) shall be allowed within this 15' zone.</p> <p>d. Where 10' setback is applied along the East Elevation, balconies will all be inset or Juliet balconies not to extend beyond the primary residential building face. Other architectural elements (including but not limited to bay windows) may extend beyond the primary residential building face up to 2' but will not be closer than 8' to the property line.</p> <p>e. Where 10' setback is applied along the East Elevation, the Petitioner agrees not to have patios or common spaces at grade level of the building.</p> <p>f. Where 10' setback is applied along the East Elevation, the Petitioner will not uplight the building along that elevation.</p>	<p>4. Building Height:</p> <p>a. Under the requested MUDD Zoning, the Petitioner agrees to limit the building height below the current allowed MUDD zoning requirements:</p> <ul style="list-style-type: none"><li>Maximum building height allowed under MUDD - 120'</li><li>Maximum building height - 100'.</li></ul> <p>b. Building height along Monticello Terrace property will be limited to a maximum average height of 85'. The building height along the rear property line will be held to the same height standard as note 4c along Monticello Terrace (parcel 12521C98) property line.</p> <p>c. Primary building face on rear will be limited to a maximum average height as defined in the Zoning Ordinance of 85'; however, portions of the building height in the rear may exceed 85' but any portions of the building above 85' must step back a minimum of an additional five feet (5') per floor (as indicated on detail 3 sheet RZ 2.00). The intent of this is to minimize any impact along the rear (O-2) commercially zoned properties while blending quality design standards to the existing neighborhood character, both sustainable and aesthetically pleasing. See item 4b' above for further restriction on the height of this face.</p> <p>5. Transportation/ Parking:</p> <p>a. Parking will be provided at a minimum the lesser of 1.5 spaces per unit or 1 space per bedroom.</p> <p>b. Parking will be located in a parking structure below the residential portion of the building.</p> <p>c. No parking or maneuvering space will occur within the Front Setback.</p> <p>d. Visitor/ short term parking may be located at grade.</p> <p>e. Any portion of the parking structure that is above grade and less than 5' from any property line will be a solid wall with an architectural finish.</p> <p>f. All overflow parking will occur on premises.</p> <p>6. Access and Circulation:</p> <p>a. The Access Drive located at the Southeast portion of the site will be the primary entry and exit into the development. The Access Drive located at the Southwest portion of the site will primarily be used for service entry and exit and visitor entry and exit.</p> <p>b. Until each Phase or Building is occupied, existing drives will remain.</p> <p>c. The Petitioner will work with CDOT and NCDOT to have one (1) driveway along Morehead Street to serve this development. However, 2 driveways may be permitted along Morehead as shown on this plan. The driveway closest to Kenilworth Avenue due to existing Morehead Street northbound queuing conditions and will be primarily for service vehicles and guest traffic. The second driveway needs to be located as close as possible to the site's southern property line. The second driveway will access the proposed parking deck and primarily serve resident traffic. Driveway locations and design will be determined during the construction permitting phase and approved by both NCDOT and CDOT.</p> <p>d. For possible joint access, the Petitioner agrees to coordinate the design and construction of the proposed structure with CDOT and adjacent property development/ developers as orchestrated by CDOT and the Planning Department to provide through-block connectivity as deemed appropriate.</p> <p>7. Stormwater/ Erosion Control:</p> <p>a. The Petitioner shall meet or exceed the Charlotte City Council approved and adopted Post Construction Controls Ordinance.</p> <p>b. The development will meet or exceed all known applicable codes and ordinances for stormwater detention and management.</p> <p>c. No drainage will be directed over retaining wall onto Monticello Terrace Condominiums courtyard.</p> <p>d. The Petitioner will meet all City/ County/ State erosion control regulations and endeavor to eliminate any erosion related impact to adjacent properties.</p> <p>8. Screening and Tree Ordinance:</p> <p>a. Street trees along Morehead Street will remain.</p> <p>b. The Petitioner will hire a licensed arborist during design to assess the current condition of the existing trees and consult with City Arborist, verify the structural stability and health of the trees, and develop a plan to best keep the trees healthy including making recommendations on appropriate pruning to allow the trees to survive with the proposed development. The petitioner will follow all recommendations made by the arborist to preserve the trees along the street of the development property as well as any trees on adjacent properties that may be adversely affected by the construction of this development, as determined by the arborist.</p> <p>c. Landscaping as depicted in this submittal is intended to represent the general theme and overall design of the proposed landscaping and screening 'hardscape' elements (walls, screens, etc.). Various landscape and screening elements may be altered at the discretion of the Petitioner to respond to final building plans, site constraints, etc. so long as the overall general landscape and screening theme is preserved and ordinance requirements are met.</p> <p>d. The Petitioner agrees to rebuild the wall between the property and Monticello Terrace Condominiums as well as the two portions that run perpendicular to the property line to a height of 8' minimum. The wall design, and additional landscaping, screening, and lighting will be developed in agreement with the Monticello Terrace Condominiums. Wall materials will be consistent to the existing wall construction (brick, stone, precast concrete, etc.). Landscaping will include tall maturing trees.</p> <p>e. Where 10' setback is applied along the East Elevation, balconies will all be inset or Juliet balconies not to extend beyond the primary residential building face. Other architectural elements (including but not limited to bay windows) may extend beyond the primary residential building face up to 2' but will not be closer than 8' to the property line.</p> <p>f. Where 10' setback is applied along the East Elevation, the Petitioner agrees not to have patios or common spaces at grade level of the building.</p> <p>g. Where 10' setback is applied along the East Elevation, the Petitioner will not uplight the building along that elevation.</p> <p>h. Where 10' setback is agreed along the East Elevation, the Petitioner will provide landscaping and screening/ fence as described in note 3c above. Leyland Cypress and Bradford Pear Trees will not be allowed for use in landscaping as screening elements. Other evergreen, seasonal flowering, and deciduous native plantings will be used.</p> <p>i. The Screening/ Fence between the property and Monticello Terrace Condominiums will extend to the face of the building at East Morehead St.</p> <p>9. Architectural Controls:</p> <p>a. The building will be articulated with a variety of materials and will include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, metal panel.</p> <p>b. The attached building elevations are intended to represent the general architectural theme and overall design of the proposed building. Various building elements may be altered at the discretion of the Petitioner to respond to final building plans, site constraints, etc. so long as the overall general architectural theme is preserved and ordinance requirements are met.</p> <p>c. The development will provide open space in such ways as to meet or exceed the Zoning Ordinance.</p> <p>10. Solid Waste/ Recycling:</p> <p>a. Solid waste containers will be located within the service area/ Loading Dock within the building and will be serviced by private waste removal contractors.</p>
<p>Tax Parcel 12521118 KINDER MOURN INC Zoning = O-2</p>	<p>Tax Parcel 12521117 ROBERT AND WADE PENNY Zoning = O-2</p>	<p>Tax Parcel 12521116 CHARLES BROWN JR &amp; WVS AND WILLIAM WARREN Zoning = O-2</p>
<p>AREA C</p>		
<p>SEE DEVELOPMENT ENVELOPE TO THE RIGHT</p>	<p>Tax Parcel 12521104 Site Area (approx.) 0.469 Acres Existing Zoning - O-2 Proposed Zoning - MUDD (CD)</p>	<p>Tax Parcel 12521C98 MULTIPLE OWNERS (CONDO) Zoning = O-2</p>
<p>Acres (CD)</p>	<p>PRIMARY RESIDENTIAL BUILDING FACE FROM PROPERTY LINE - BACK 10'-0"</p>	
<p>TWO WAY ENTRANCE</p>		



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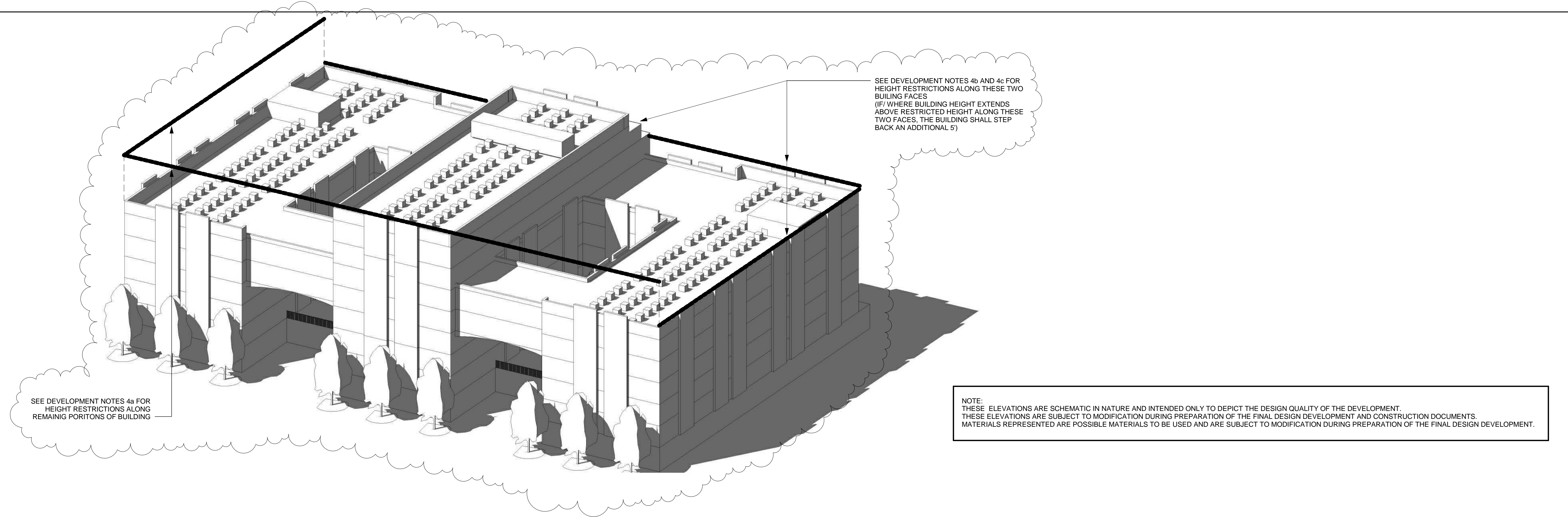
Morehead  
Residential  
PETITION # 2011-068  
Morehead  
Property  
Investments, LLC

1329 E. Morehead St.  
Suite 200  
Charlotte, NC 28204

No.	Description	Date
1	Review Comments	09.12.11
2	Review Comments	12.15.11
3	DCDA Comments	01.19.12
4	DCDA/ Review Comments	02.24.12

Rezoning Site Plan	
Project Number	11 20500
Date	11.30.11
RZ 1.00	
Scale	As indicated



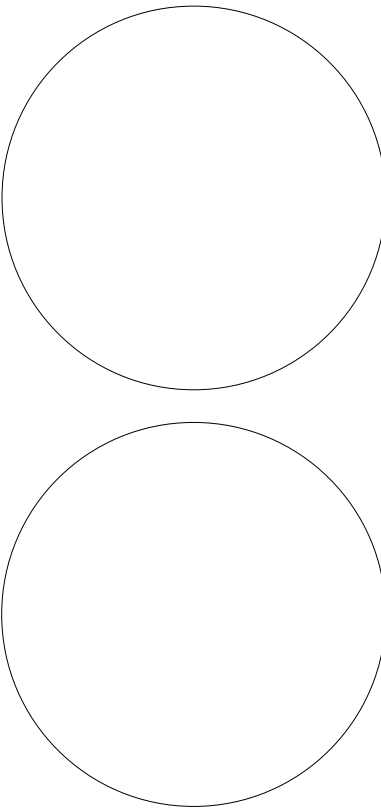
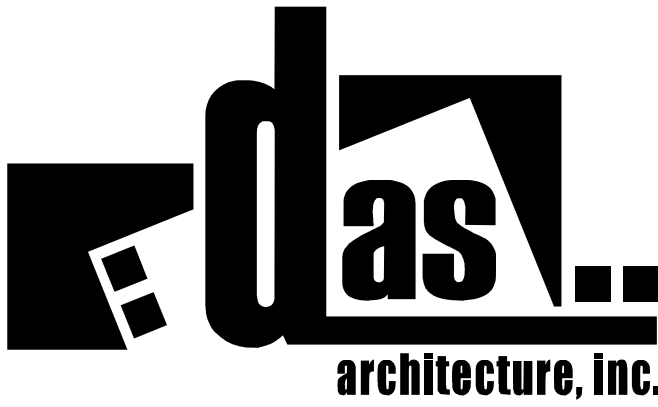


③ Sample Concept Massing  
12" = 1'-0"



EAST MOREHEAD RESIDENTIAL  
SCHEME A.1

① Sample Concept Elevation 2  
not to scale



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PETITION # 2011-068

Morehead  
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No.	Description	Date
1	Review Comments	12.15.11
2	DCDA/ Review Comments	02.24.12

Sample  
Concept  
Elevations

Project Number 11 20500  
Date 11.30.11

RZ 2.00

Scale not to scale



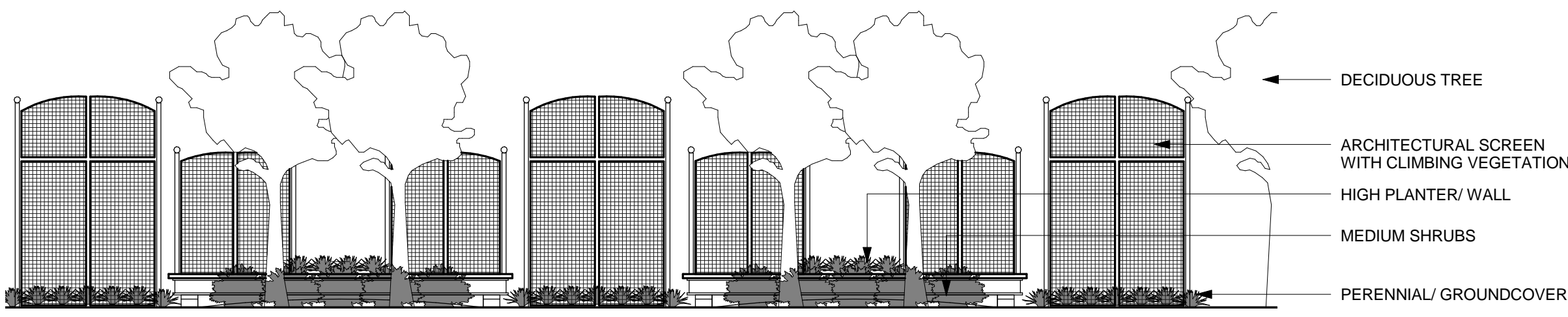


EAST MOREHEAD STREET

REAR PROPERTY LINE

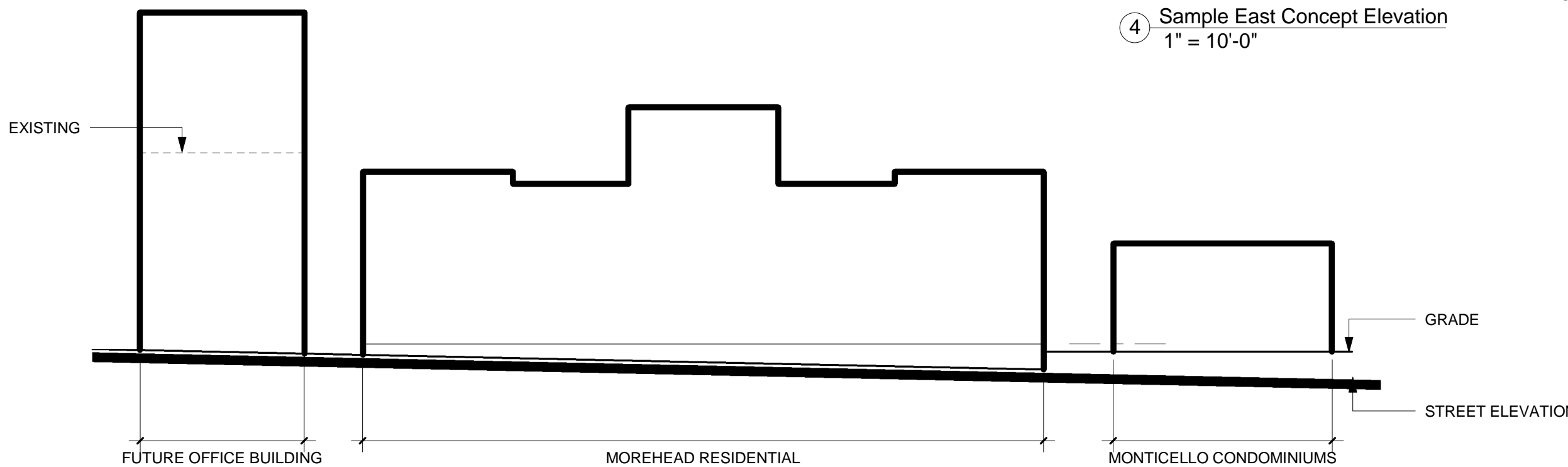
- DECIDUOUS TREE
- ARCHITECTURAL SCREEN WITH CLIMBING VEGETATION
- HIGH PLANTER/ WALL
- MEDIUM SHRUBS
- PERENNIAL/ GROUNDCOVER
- LOW PLANTER/ WALL
- PROFILE OF MONTICELLO CONDOMINIUMS
- REBUILT RETAINING WALL

4 Sample East Concept Elevation  
1" = 10'-0"

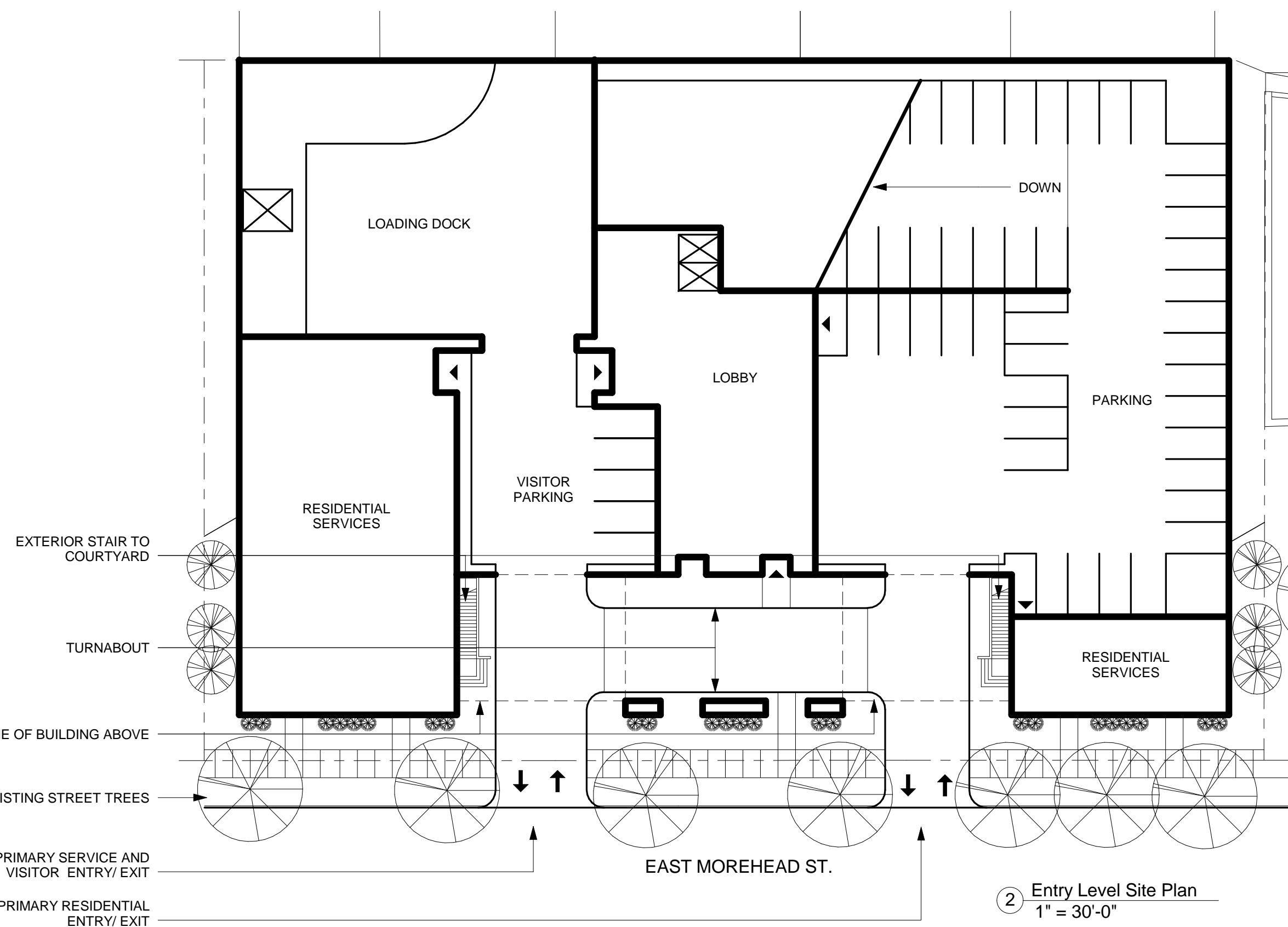


5 Sample Screening/ Fence Concept  
1" = 10'-0"

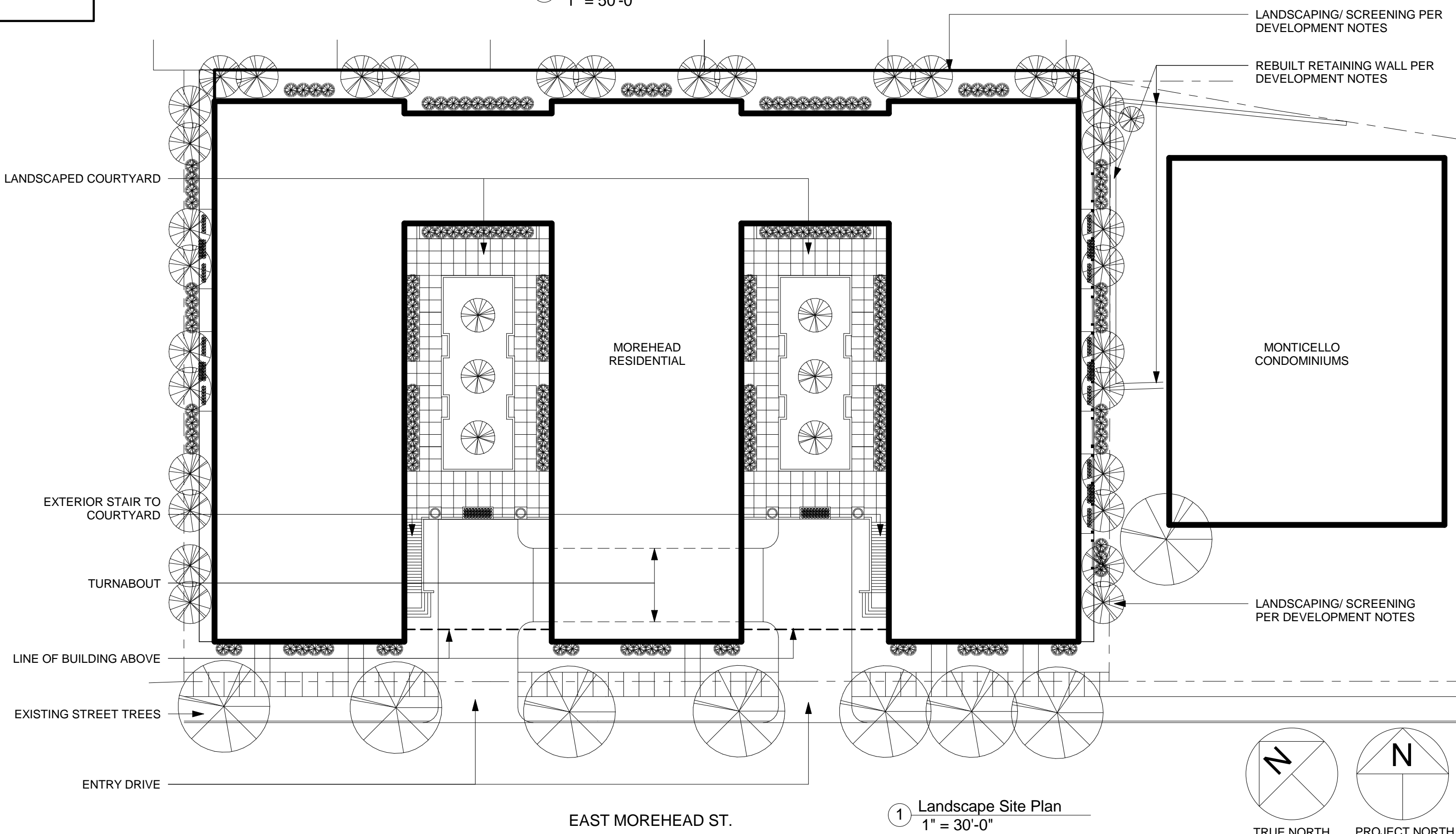
NOTE: THESE PLAN LAYOUTS (INCLUDING THE INTERNAL CIRCULATION) AND ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED ONLY TO DEPICT THE DESIGN QUALITY OF THE DEVELOPMENT. THESE PLAN LAYOUTS (INCLUDING THE INTERNAL CIRCULATION) AND ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS. WHILE THE LAYOUTS MAY VARY, THE NUMBER AND INTENDED USE OF THE ENTRIES/ EXITS ALONG MOREHEAD WILL NOT BE ALTERED.



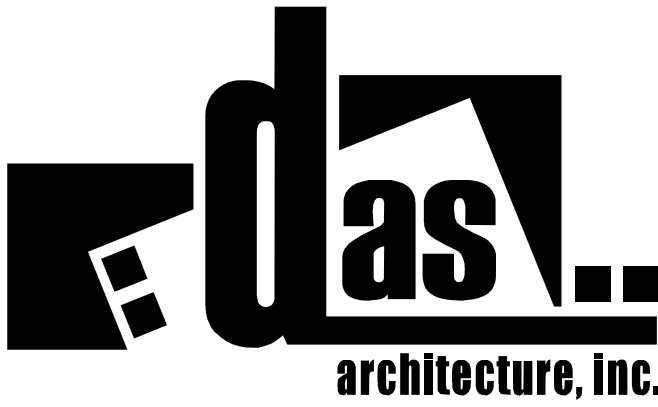
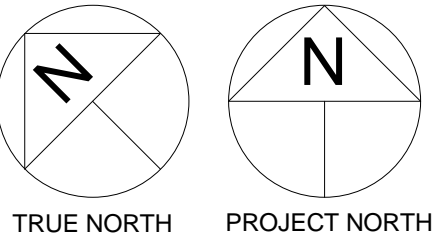
3 Street Massing Diagram  
1" = 50'-0"



2 Entry Level Site Plan  
1" = 30'-0"



1 Landscape Site Plan  
1" = 30'-0"



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## Morehead Residential

Morehead  
Property  
Investments, LLC

1329 E. Morehead St.  
Suite 200  
Charlotte, NC 28204

No.	Description	Date
1	DCDA Comments	01.19.12

## Illustrative Site Plans + East Elevation Concept

Project Number 11 20500  
Date 11.30.11

LS 1.00

NEW SHEET  
Scale As indicated