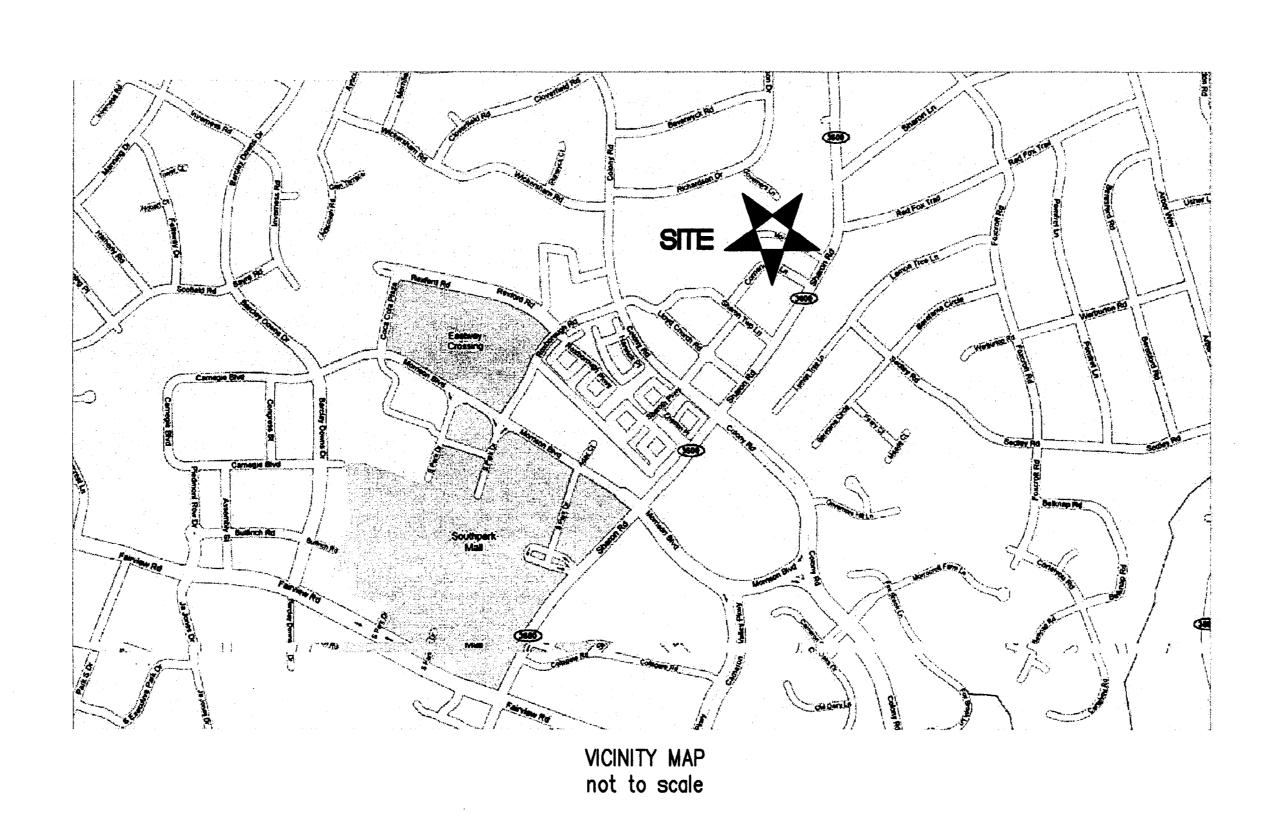
Morrison - Tract 3

Developer - Morrison Place, LLC 1523 Elizabeth Avenue, Suite 220 Charlotte, NC 28204



Index of Drawings:										
		Issue Date								
RZ-CS	Cover Sheet	11.21.08								
RZ-2	Existing Conditions Plan	11.21.08								
RZ-2	Illustrative Site Plan	11.21.08								
RZ-3	Technical Data Sheet	11.21.08								
RZ-4	Development Standards	11.21.08								



PCVSCNS													
NO.	REASON										DA		
								,					
										,			
					,								
-													
	1			,									Γ

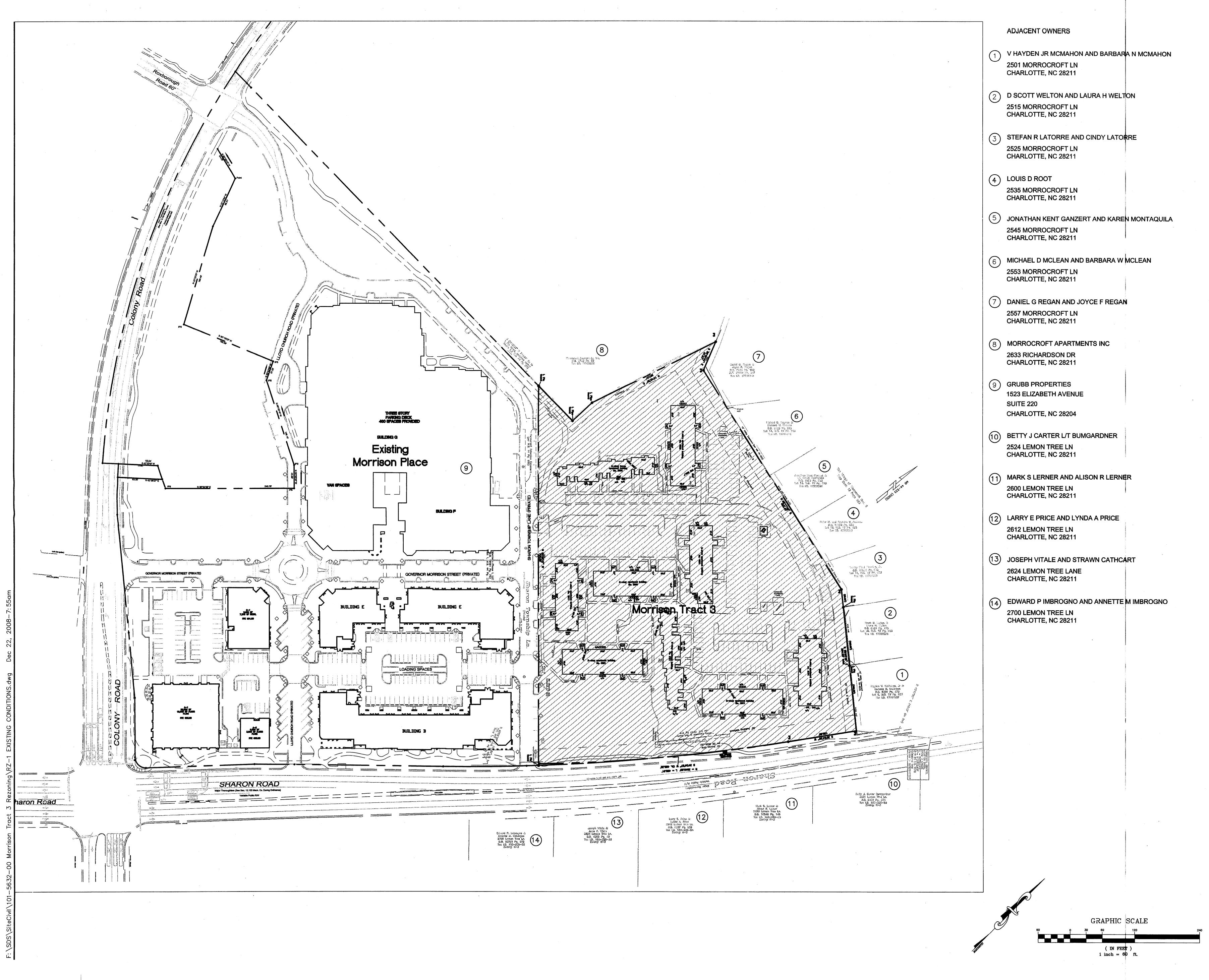
Morrison Tract 3 Rezoning

101.5632.00

2009-022

Cover Sheet

RZ-CS





www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2008

2/22/08

REASON 1

PRINCIPAL IN CHARGE
D. Powlen, RLA
PROJECT MANAGER
M. Van Sickle, RLA
DESIGN TEAM

.

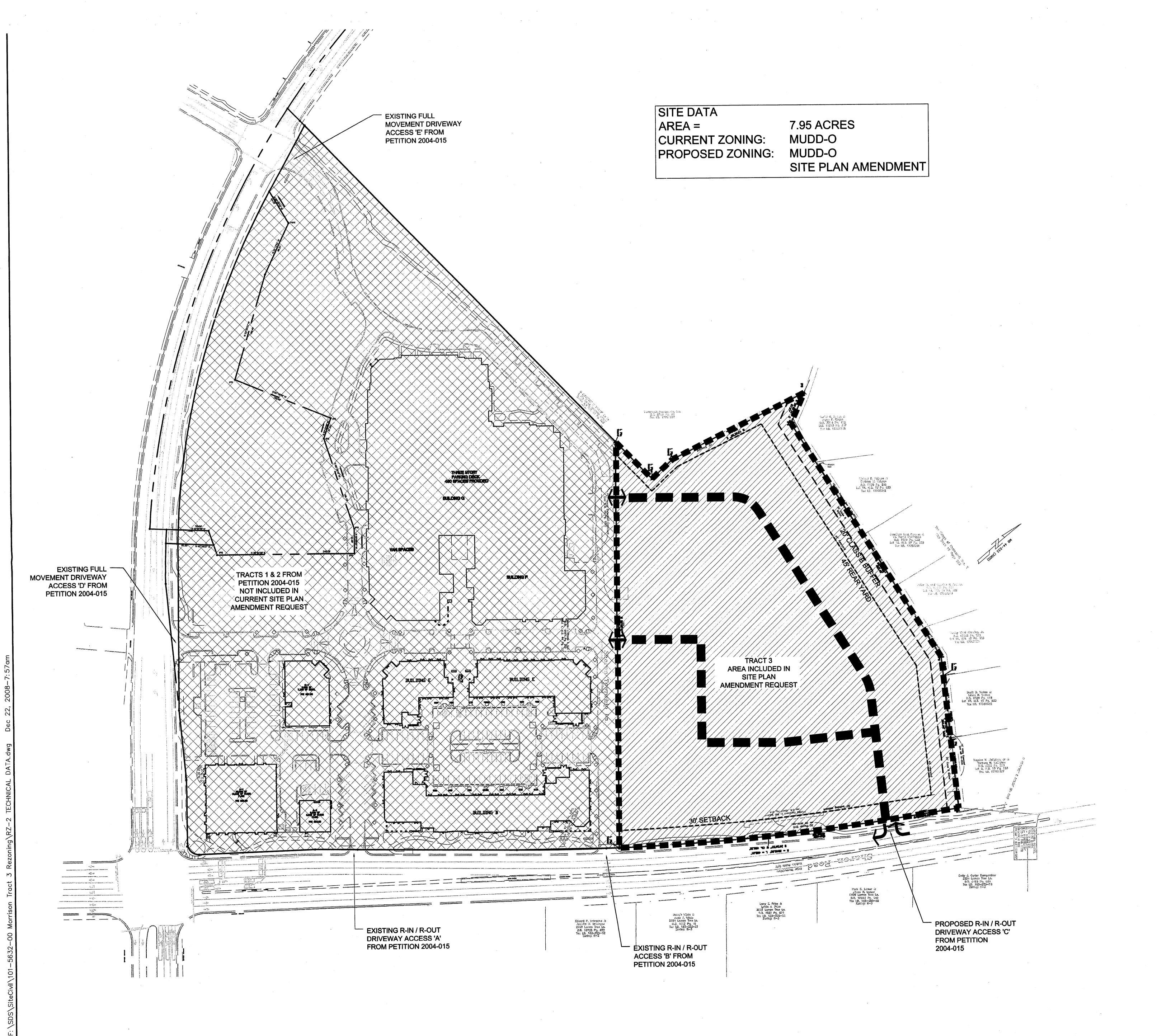
JSB

Morrison Tract 3
Rezoning

T NUMBER

101.5632.00

Existing Conditions



DIVERSIBLED APOPULIC FURA. CONS.H. 1940

www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

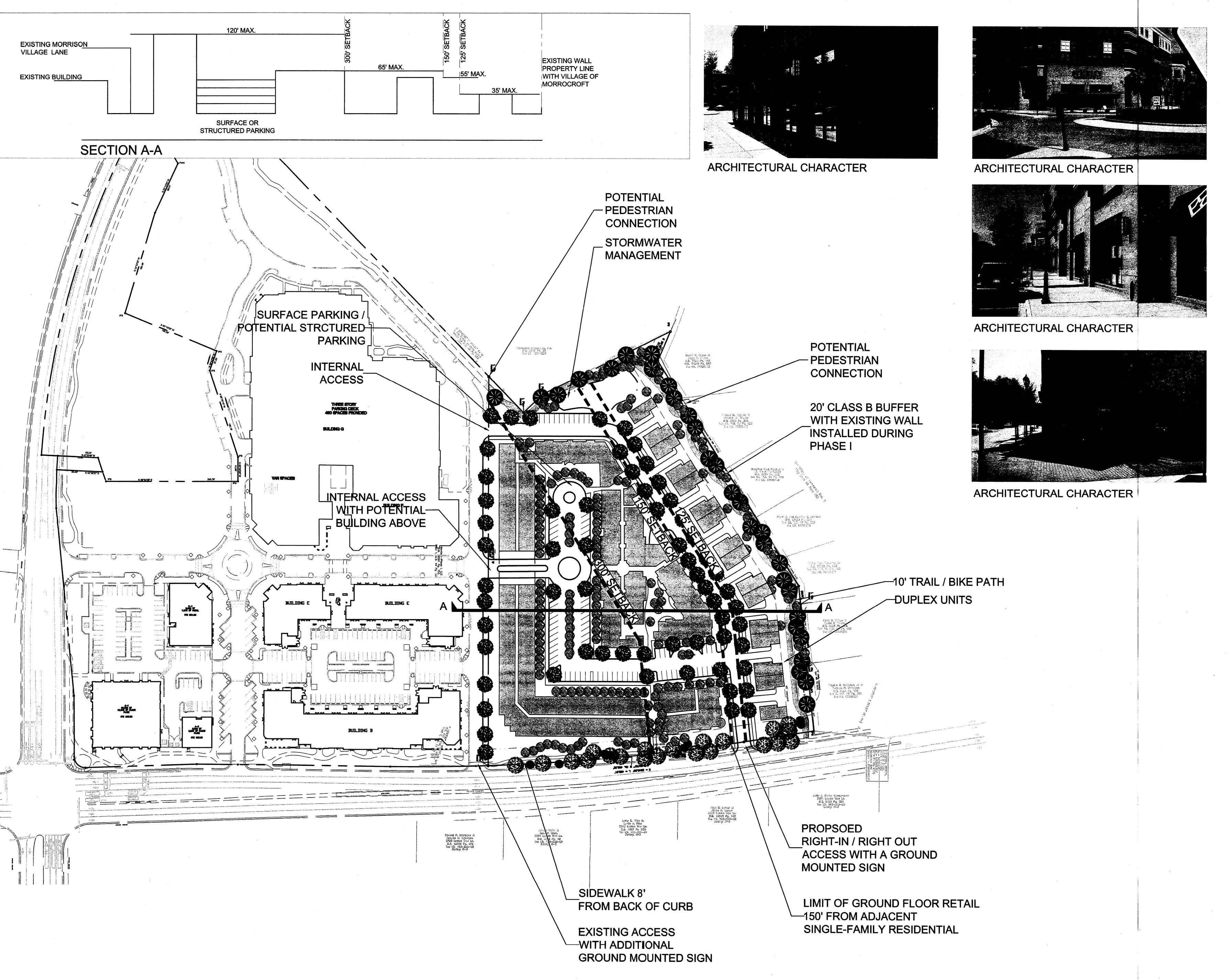
12/22/08

PRINCIPAL IN CHARGE
D. Powlen, RLA
PROJECT MANAGER
M. Van Sickle, RLA
DESIGN TEAM
JSB

Morrison Tract 3
Rezoning

101.5632.00

Technical Data Sheet



DIVERSIFIED APPOHITECTURAL CONSULTING

5815 Westpark Orlive Charlotte, NC 28217 T: 704.525.6350 F: 704.561.870

www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

)/22/09

PRINCIPAL IN CHARGE
D. Powlen, RLA
PROJECT MANAGER
M. Van Sickle, RLA

JSB
Morrison Tract 3
Rezoning

MUMBER

101.5632.00

Illustrative Site Plan

DEVELOPMENT STANDARDS

A Portion of the Morrison Development, Sharon and Colony Roads

General Provisions

These Development Standards form a part of the Technical Data Sheets associated with the MUDD-O Site Plan Amendment filed by Grubb Properties to accommodate several revisions to the previously approved development plan for Tract 3 of the Morrison development, a mixed use, pedestrian-friendly village center located on the northwesterly corner of the intersection formed by Sharon Road and Colony Road. Tract 3 of Morrison is approximately 7.95 acres located within the easterly portion of Morrison all as more particularly described on the Technical Data Sheet (hereinafter referred to as the "Site").

Development of the Site will be governed by the Technical Data Sheets, the Illustrative Site Plan (RZ-2), these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") subject to the Optional Provisions set forth under Section A below Unless the Technical Data Sheets or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) Zoning Classification, ,shall govern all development taking place on this Site.

The exact alignment of internal streets and driveways has not been determined and are subject to final design and engineering plans. Minor modifications or alternations of these alignments may therefore take place during design development and construction phases.

The exact locations of buildings and parking areas have also not been determined and are subject to final design and engineering plans. Accordingly, flexibility shall be granted to the Petitioners / Developers to make adjustments to the precise building configurations, sizes and locations shown on the Site Plan during final design changes.

Locations of trees, plantings, open space and hardscape amenities may be altered or modified to accommodate Site plan configuration changes. Parking layouts may also be modified to accommodate final building location and parking spaces may be located inside or outside building envelopes to the extent permitted by the Ordinance and the Optional provision outlined above.

All such changes are subject to approval per Section 6.206(2) of the Ordinance.

A. Optional Provisions

The Petitioner requests a variation from the MUDD signage provisions in order to allow for the detached, ground-mounted signs in the locations indicated on the Illustrative Site Plan on Sheet 2. (See *Signs* provision below). The signs located at Access B will be no greater than 65 square feet in size and up to 5 feet in height. The sign located at Access C will be no greater than 32 square feet in size and up to 4 feet in height.

B. Permissible Development & Uses

- 1. **Permitted Uses:** The Site may be devoted to residential uses, health/ medical/ wellness/ fitness uses, continuing care retirement community uses, a hotel and ground floor commercial uses along with any accessory uses as permitted in the MUDD Zoning Classification and subject to the below restrictions and provisions.
- 2. Permitted Development: The Site may be developed with the following:
- a. up to 195 for sale residential units,
- b. up to 30,000 square feet of floor area devoted to health, medical, wellness/ fitness uses,
- c. continuing care retirement community units and/or beds may be developed in lieu of undeveloped residential units as permitted under Paragraph B. 2. a. above at the rate of two independent living units and/or beds for each residential unit that is not constructed, and 3 assisted living / skilled nursing units and/or beds for each residential unit that is not constructed.
- d. hotel rooms may be developed in lieu of undeveloped residential units as permitted under Paragraph B. 2. a. above at the rate of two hotel rooms for each for sale residential unit that is not constructed up to a maximum of 60 residential units so converted, In the event that hotel rooms are developed, than the ground floor commercial uses as described in item 2.e. below shall be limited to no greater than 15,000 square feet of ground floor commercial uses.
- e. up to 20,000 square feet of ground floor commercial uses, subject to the following restrictions and provisions:
- i. the commercial uses must face onto Sharon Road and/or Sharon Township Lane,
- ii. individual retail tenants may not exceed 8,500 square feet of floor area,
- iii. the commercial uses may be no closer than 150 feet to the easterly project edge of the Site, and
- iv. the uses permitted under Paragraphs B. 2. a, b, c and d of these Development Standards may be located above the commercial uses.

3. Building Descriptions / Restrictions

Any portion of any building located within 125 feet of the property line of the abutting Village of Morrocroft development (See Illustrative Site Plan) shall not exceed two stories or 35 feet in height measured from the average grade of the building.

Any portion of any building located within 125 feet to 150 feet of the property line of the abutting Village of Morrocroft development (See Illustrative Site Plan) shall not exceed three stories or 55 feet in height measured from the average grade of the building.

Any portion of any building located within 150 feet to 300 feet of the property line of the abutting Village of Morrocroft development (See Illustrative Site Plan) shall not exceed five stories or 65 feet in height measured from the average grade of the building.

Any portion of any building located beyond 300 feet of the property line of the abutting Village of Morrocroft development (See Illustrative Site Plan) shall not exceed 120 feet in height measured from the average grade of the building.

Designated residential units closest to The Village of Morrocroft property line closest to Sharon Road are required to be duplex residential units.

4. Other Use Conditions and Limitations

Accessory uses to residential development include but are not limited to, laundry rooms, leasing offices, property management offices, pools, clubhouses, fitness rooms, storage/janitorial rooms, lobbies, concierge areas, loading docks, trash/recycling areas, and outdoor patios/courtyards/plazas all of which shall not be included in the calculation of the maximum floor areas or residential units noted above.

Accessory uses to the commercial development are limited to loading docks, outdoor patios/courtyards/plazas and trash/recycling areas all of which shall not be included in the calculation of the maximum floor areas or allowable commercial square footage noted above.

Any surface level parking or structured parking facilities shall not be included in the calculation of the maximum floor areas or maximum residential units noted above. Surface, on-street, and/or structured parking facilities may be constructed within the Site.

Residential units may be transferred from this site to Tract 1 of the previous Zoning Petition # 2004-015 subject to the maximum residential unit count of this site and Tract 1 of the previous petition. Additional residential units may not be transferred to this site.

C. Setbacks, Side Yards, Rear Yards and Edge Treatments

- 1. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Mixed Use Development District (MUDD), and as depicted on the Technical Data Sheet.
- 2. The edge treatment along the Village of Morrocroft property line (see Technical Data Sheet) shall include the following minimum elements:
 - A landscape strip of at least 20 feet in width that shall include sufficient planting materials to satisfy the standards of a Class C buffer.
 - A minimum distance of 45 feet between the Village of Morrocroft property line and any buildings located within the Site.

Note: The above referenced 20 foot landscape strip may be included within the 45 foot building separation and the walking trail may meander throughout the 45 foot building separation.

D. Architectural Controls

- 1. Buildings constructed on the Site along Sharon Road will utilize four-sided architecture and contain windows and doors that face these streets and these doors shall be operational. Large expanses of solid walls for these buildings will be avoided through the introduction of articulated facades and other specially designed architectural elements in accordance with the Ordinance.
- 2. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. Dumpsters will be screened in accordance with the Ordinance. No dumpsters will be located within 100 feet of the northerly or easterly property lines abutting residential zoning classifications.
- 3. The existing buildings may be either demolished or preserved subject to the maximum number of units allowed.. In the event such buildings are preserved, they may be up-fitted without coming into compliance with Section 9.8506 of the Ordinance.
- 4. The Petitioner shall provide for the burial of the existing overhead utility lines along the portion of Sharon Road abutting the site.
- 5. The building materials for all elevations shall include brick and glass as the primary construction material with accents of stucco, architectural concrete block, EIFS, natural or manufactured stone, pre-cast concrete, and architectural metals. At least 60% of the exterior opaque vertical surfaces below the eaves (not including the doors and windows) of all buildings constructed within the mixed-use portion of the site will be composed of brick.

E. Phases

Any or all portions of the development permitted on the Site may be constructed at any point subject to Section P below. Temporary interim parking may be provided throughout the Site subject to the standards of the Ordinance.

. Streetscape Treatment

- 1. The streetscape treatment along Sharon Road will conform to Section 9.8506 of the Ordinance and include either existing or proposed large or small maturing trees and supplemental shrubbery.
- 2. The Petitioner shall make every reasonable effort to preserve all existing trees six inches in caliper and larger located within the 30-foot setback along Sharon Road with the exception of trees which may be removed in order to install driveways across the setbacks. The Petitioner will utilize tree protection measures such as barricades during the construction process and tree maintenance measures such as automatic irrigation in an effort to preserve such trees.
- 3. The Petitioner shall cause to be installed on the Site six-foot wide sidewalks and eight-foot wide planting strips along its frontage on Sharon Road as new development occurs adjacent to the streets.
- 4. Sidewalks of at least 5 feet in width shall be provided along both sides of all internal streets and extending from the interior of the Site out to the sidewalk system along Sharon Road and Colony Road.
- 5. Large maturing trees, spaced approximately 40 feet on center, shall be provided along both sides of all internal streets.

G. Screening and Landscaping Areas

- 1. The Petitioner shall cause to be installed within the setback areas along Sharon Road, trees and other materials in accordance with the City of Charlotte Tree Ordinance and shall thereafter maintain or cause to be maintained all such materials (including replacement of all dead or dying trees and/or other plant materials).
- 2. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code.
- 3. The landscape area along the rear project edge shall conform to the standards and treatments delineated on the Illustrative Site Plan and will include large or small maturing trees and a walking trail.
- 4. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- 5. Storm water retention areas will be located to the rear of the site and each of these areas will contain heavy landscaping and seating.
- 6. All other screening and landscaping shall meet or exceed the standards of the Ordinance.

H. Parking and Loading

- 1. Off street parking and loading will meet the standards established under the Ordinance.
- 2. Parking areas may include surface parking and/or structured parking. Surface parking areas will be screened in accordance with the Ordinance.

 Developer is allowed to vary the location, quantity and configuration of the proposed parking areas identified on the Illustrative site plan. Structured parking will be treated architecturally or screened by buildings and/or landscaping in order to avoid large expanses of blank walls.
- 3. Angled, parallel or perpendicular parking may be provided along internal streets within the Site.

I. Lighting

- 1. The Petitioner shall provide pedestrian-scale lighting along Sharon Road, along the internal streets, at vehicular entrances to the Site from Sharon Road and along the walking trail. The Petitioner shall thereafter maintain or cause to be maintained all such lighting. All pedestrian-scale lighting will be capped to direct lighting downward.
- 2. The maximum height of any freestanding lighting fixture erected on the Site (other than streetlights on public rights-of-way) including its base, shall not exceed 20 feet. All parking lot lighting shall be designed such that direct illumination does not extend past any property line.
- 3. No wall pack light fixtures will be allowed on any structures constructed on the Site. However, wall-mounted decorative light fixtures such as sconces are permitted.

J. Signs (See Optional Provision)

- 1. A master signage and graphics system will be implemented throughout the Site. The Petitioner intends to submit documentation of this system to the City of Charlotte for approval.
- Any detached signage shall be ground-mounted or monument-style. Commercial / Mixed Use detached signage will be no more than 5 feet in height as measured from the final grade and no more than 65 square feet in size. The area of the copy on any Commercial / Mixed Use detached signage shall not exceed a size of 50 square feet per sign. Residential detached signage will be no more than 4 feet in height as measured from the final grade and no more than 32 square feet in size. The area of the copy on any Residential detached signage shall not exceed a size of 28 square feet per sign.

C. Access Point

- 1. Access B and C will be limited to right-in, right-out driveways, as generally indicated on the Technical Data Sheets. Placement and configuration of access is subject to any minor modification required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- 2. Upon its completion, the walking trail will be open and available for use by the general public. This path shall be at least 10 feet in width through the back portion of the site.

L. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

M. Storm Water Management

Storm water runoff from the Site will be managed through proven techniques that satisfy the standards imposed by the City of Charlotte and surface level detention will not be located in the setback. The Petitioner shall have the receiving drainage system, located in the culverts under Sharon Road, analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

N. Transportation Commitments:

- 1. The Petitioner shall construct Access C (a new right in/right out driveway to Sharon Road closest to Morrocroft Lane) prior to the issuance of any certificates of occupancy for any new development on the Site.
- 2. Until the design of the roadway/intersection improvement described above is completed and reviewed / approved by CDOT, no site plans may be approved for any building/driveway permits.

O. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheets, the Illustrative Site Plan and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

P. Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheets will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- 2. Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.



www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any

infringement will be subject to legal action.

_____ © Little 2008 ____

12/22/08
NO. REASON

PROJECT FAM

PRINCIPAL IN CHARGE

D. Powlen, RLA

PROJECT MANAGER

M. Van Sickle, RLA

JSB
Morrison Tract 3

Rezoning

101.5632.00

Development Standards