



③ Vicinity Map  
not to scale

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not to scale

Tax Parcel 12521116  
CHARLES BROWN JR & WVS

## AREA C

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

— PRIMARY  
BUILDING FACE  
FROM PROPERTY  
LINE - BACK 10'-0"

HEAVY LINE INDICATES PROPOSED BUILDING ENVELOPE  
NOT TO EXCEED 100' IN HEIGHT

TWO WAY  
ENTRANCE

EXISTING STREET TREES, TYPICAL

— HATCHED AREAS INDICATE  
REQUIRED 10'X70' SIGHT  
TRIANGLE

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

a. **Setbacks, Sidelways, Rear Yards:**

- a. Under the requested MUDD zoning, the Petitioner agrees to increase the setback above current zoning requirements for MUDD Required Setback - 16'
  - Provided Setback - 26'

The '26' setback applies to the street level up to the Second Floor. At and above the Second Floor, the building's 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's projection that would not be an expensive portion of the entire facade to avoid a stale or industrial solid face appearance.

b. Side yards will be minimum 10'; landscaping will be provided in the character depicted on sheet LS1.00

Rear yard will be 15' minimum with 10' with same landscaping and screening concept as shown on sheet concept elevation, landscaping plan, and sample screening/ fence concept as depicted on sheet LS1.00

Where 10' setback is applied along the Rear and East Elevations, balconies will all be inset or 'Julié' balconies not to extend beyond the primary face of the building; other architectural elements (including but not limited to bay windows) may extend beyond the primary building face up to 2' but will not be closer than 8' to the property line.

c. Where 10' setback is applied along Rear and East Elevations, the Petitioner agrees not to have patios or common spaces at grade level of the building.

d. Where 10' setback is applied along Rear and East Elevations, the Petitioner will not uplift the building along those elevations.

- a. Under the requested MUDD Zoning, the Petitioner agrees to limit the building height below the current allowed MUDD zoning requirements:
  - Maximum building height allowed under MUDD - 120'
  - Maximum building height - 100'
- b. Building height along Monticello Terrace property will be limited to a maximum of 85'
- 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' as long as portions of the building above 85' must be setback a minimum of an additional five feet (5') per floor. 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.
5. Transportation/Parking:
  - a. Parking will be provided at a minimum the lesser of 1.5 spaces per unit or 1 space per bedroom.
  - b. Parking will be located in a parking structure below the residential portion of the building.
  - c. No parking or maneuvering space will occur within the setback, side or rear yards.
  - d. Visitor/ short term parking may be located at grade.
  - e. Any portion of the parking structure that is above grade will be screened in such ways as to meet or exceed the Ordinance.
  - f. All overflying parking will occur on premises.

- 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.
- b. Until each Phase or Building is occupied, existing drives will remain.
- 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 shall be positioned as far away as possible from 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 primary vehicle traffic. Driveway locations and design will be determined during the construction permitting phase and approved by both NCDOT and CDOT.

7. Stormwater:

- a. The Petitioner shall meet or exceed the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The development will meet or exceed all known applicable codes and ordinances for stormwater detention and management.
- c. No drainage will be directed over retaining wall onto Monticello Terrace Condominiums courtyard.

8. Screening and Tree Ordinance:

- Street trees along Morehead Street will remain.
- 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 trimming to allow the trees to survive with the proposed development. The petitioner will follow all recommendations made by the arborist person on the tree.

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

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.

e. Where 10' setback is applied along Rear and East Elevations, balconies will all be inset or Juliet balconies not to extend beyond the primary face of the building; other architectural elements (including but not limited to bay windows) may extend beyond the primary building face up to 2' but will not be closer than 8' to the property line.

f. Where 10' setback is applied along Rear and East Elevations,

g. Where 10' setback is applied along Rear and East Elevations, the Petitioner will not uplight the building along those elevations.

h. Where 10' setback is agreed along Rear and East Elevations,

i. The Screening/ Fence between the property and Monticello Terrace Condominiums will extend to the face of the building at East Maryland St.

9. Architectural Controls:

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.

b. The attached building elevations are intended to represent the


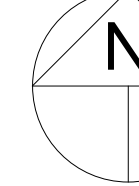
c. The development will provide open space in such ways as to meet or exceed the Zoning Ordinance.

10. Solid Waste/ Recycling:	
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.	

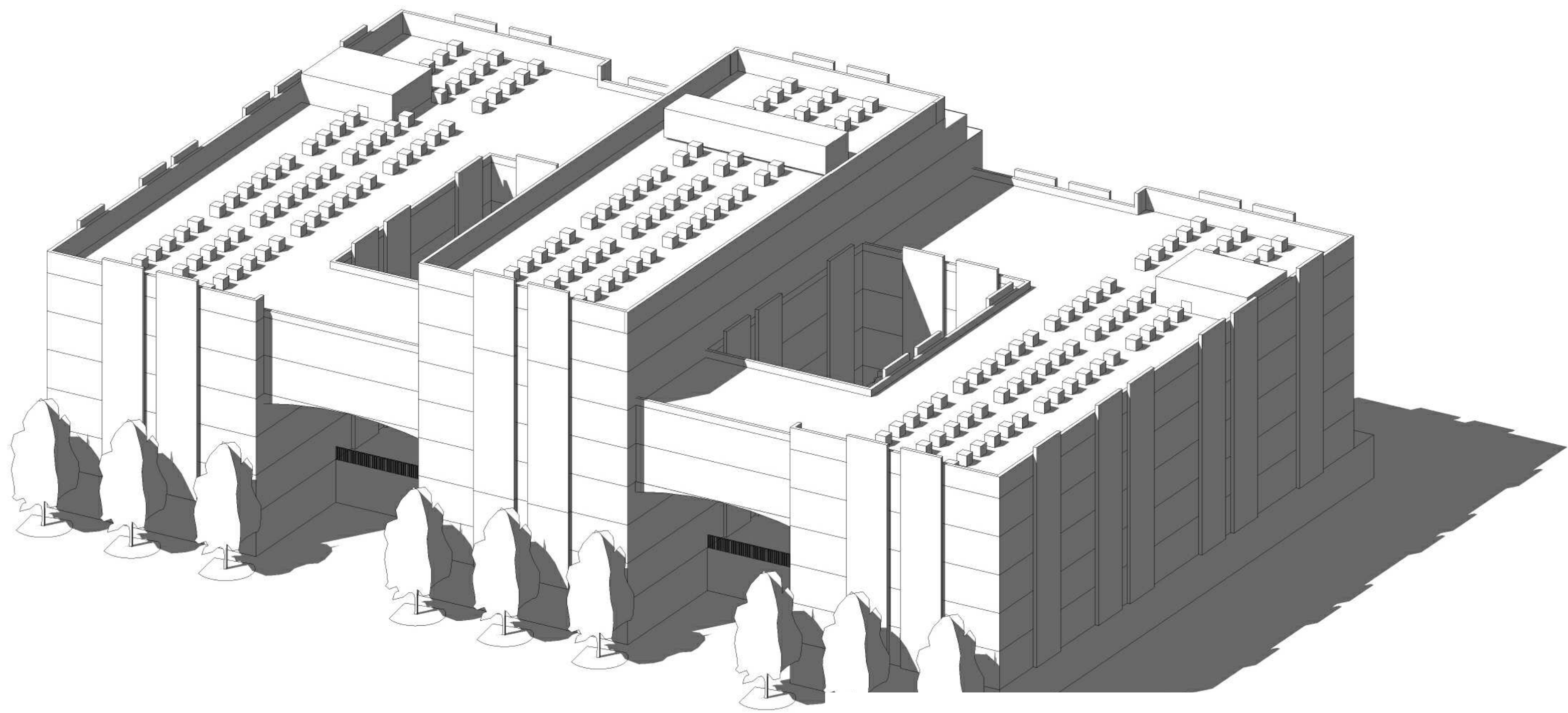
construction@dasarchitecture.com

**Morehead  
Property  
Investments, LLC**

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

<h1 style="text-align: center;">Rezoning Site Plan</h1>	
 <p style="text-align: center;">TRUE NORTH</p>	 <p style="text-align: center;">PROJECT NORTH</p>
Project Number	11 20500
Date	11.30.11
<h1 style="font-size: 100px;">RZ 1.00</h1>	
Scale	As indicated





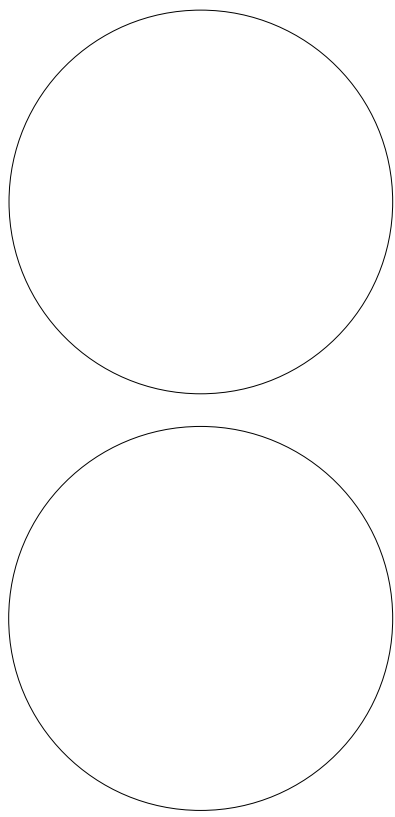
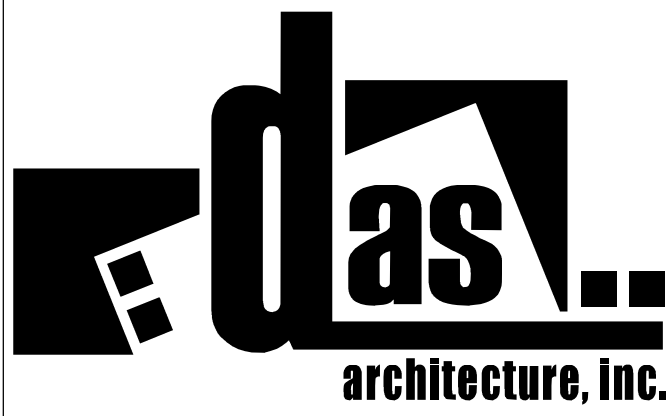
NOTE:  
 THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED ONLY TO DEPICT THE DESIGN QUALITY OF THE DEVELOPMENT.  
 THESE ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS.  
 MATERIALS REPRESENTED ARE POSSIBLE MATERIALS TO BE USED AND ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT.

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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 Charlotte, NC 28203  
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 fax: (704) 333-3362

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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	12.15.11

**Sample  
 Concept  
 Elevations**

Project Number 11 20500  
 Date 11.30.11

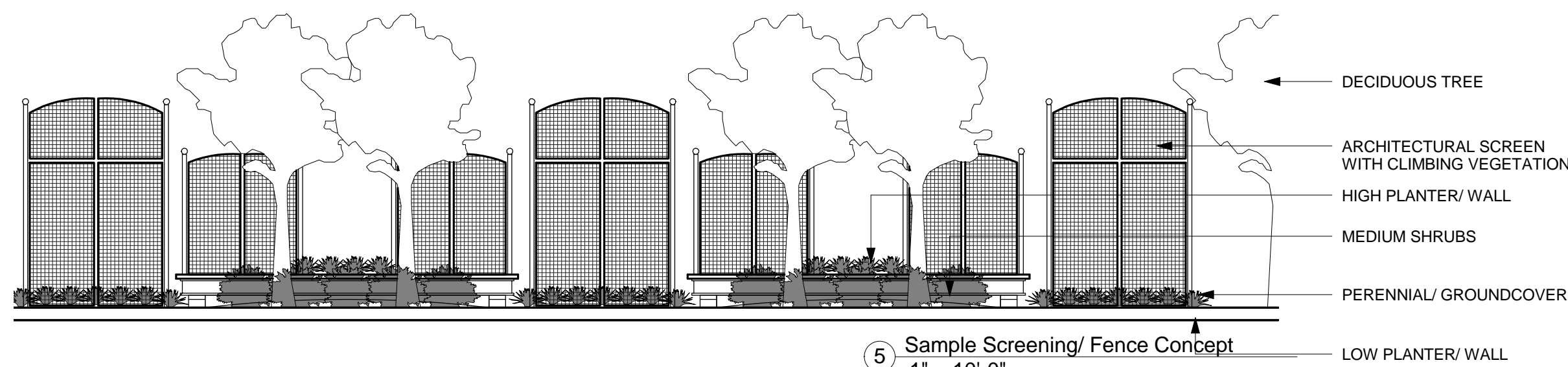
**RZ 2.00**

Scale not to scale



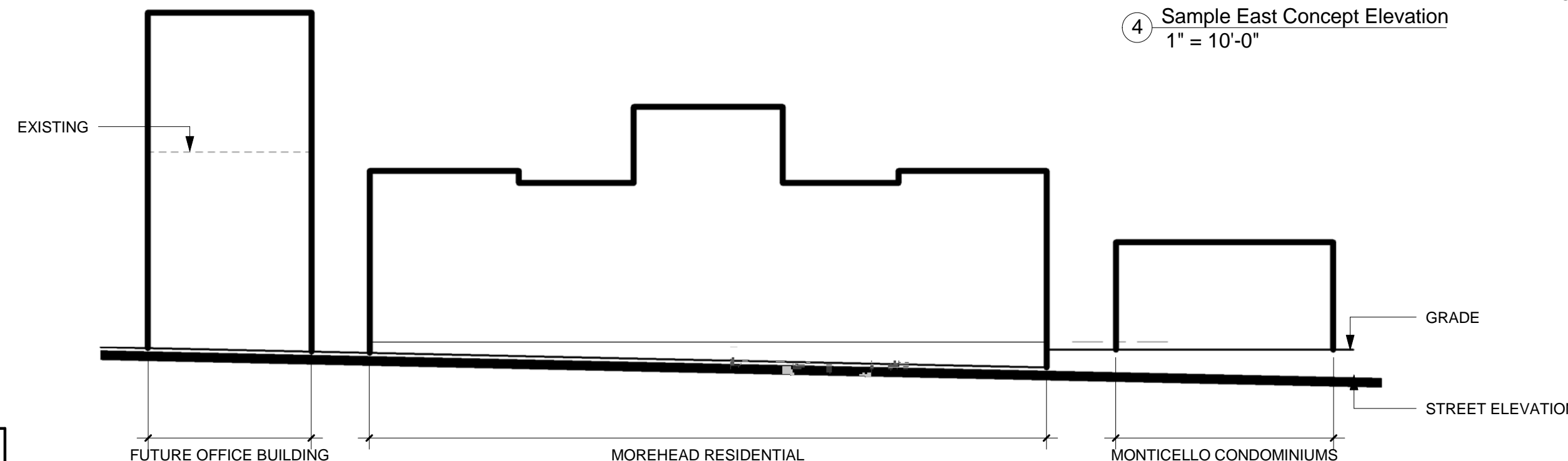


4 Sample East Concept Elevation  
1" = 10'-0"

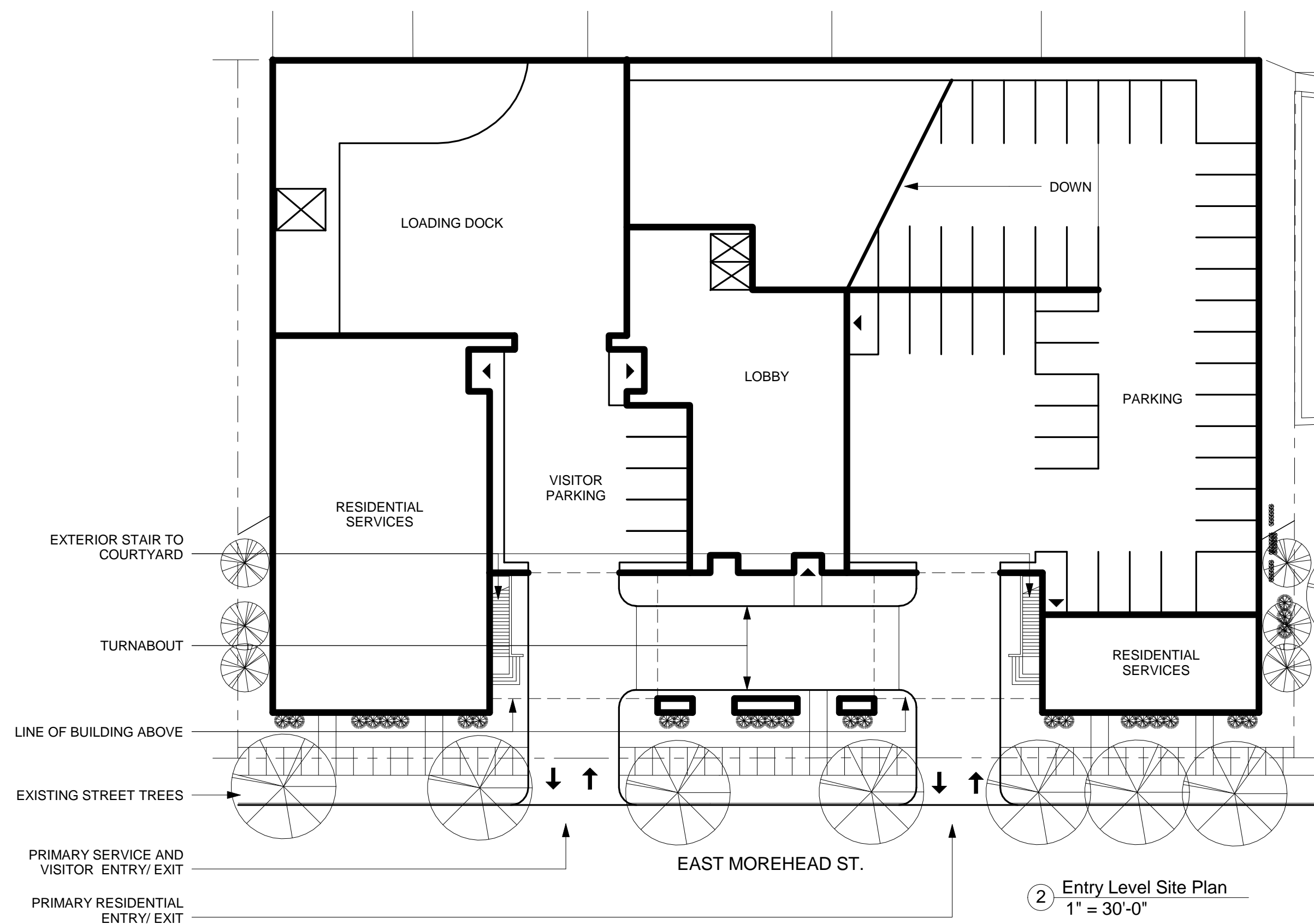


5 Sample Screening/ Fence Concept  
1" = 10'-0"

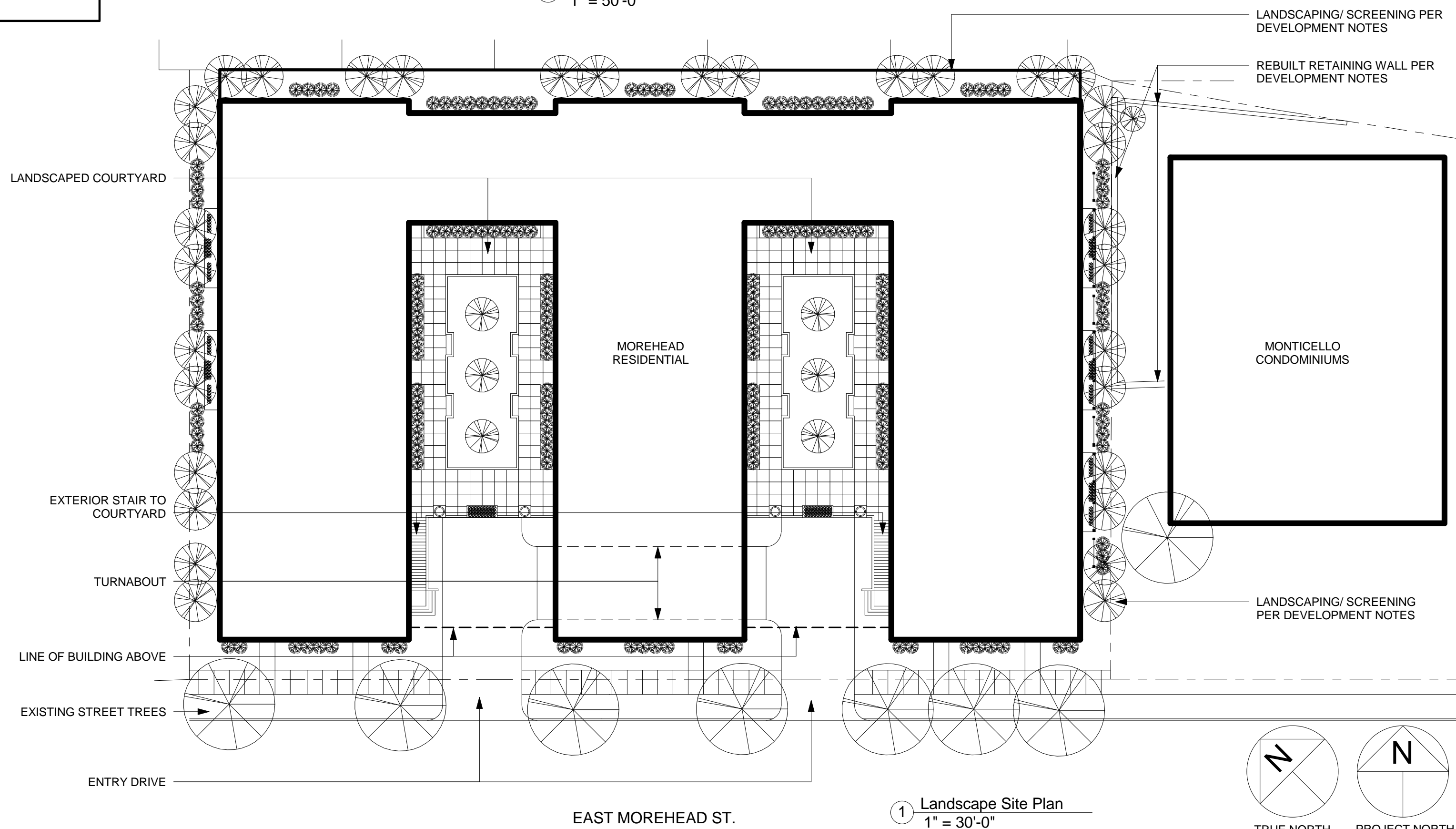
NOTE:  
THESE PLAN LAYOUTS (INCLUDING THE INTERNAL CIRCULATION) AND ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED ONLY TO DEPICT THE DESIGN QUALITY OF THE DEVELOPMENT. THESE PLAN LAYOUTS (INCLUDING THE INTERNAL CIRCULATION) AND ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL 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.



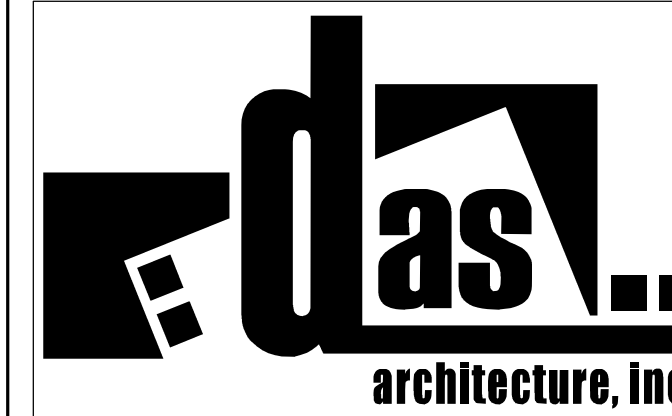
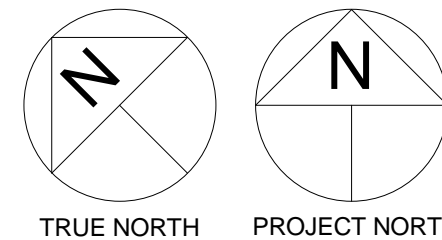
3 Street Massing Diagram  
1" = 50'-0"



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