

VICINITY MAP N.T.S.

LEGEND
SYMBOL
PROJECT LIMITS

SITE SUMMARY
REZONING SITE AREA: 2.08 ACRES
TAX PARCEL #: 123-103-24, 123-103-25, 123-103-26, 123-103-27, 123-103-28
EXISTING ZONING: O-2 PED
PROPOSED ZONING: MUDD-O
EXISTING USES: OFFICE, MULTI-FAMILY RESIDENTIAL
PROPOSED USES: RETAIL AND OFFICE
MAX. BUILDING HEIGHT: NOT TO EXCEED 46'
PARKING: AS REQUIRED BY THE ORDINANCE
PETITIONER: LINCOLN HARRIS
4725 PIEDMONT ROW DR., STE. 800
CHARLOTTE, NC 28210

BUILDING SUMMARY
BUILDING A SF: 16,000
BUILDING B SF: 14,540
TOTAL BUILDING SF: 30,540

OPEN SPACE SUMMARY
PUBLIC OPEN SPACE REQ: 453 SF (1 SF/200 SF OF LOT AREA)
PUBLIC OPEN SPACE PROV: 950 SF
PRIVATE OPEN SPACE PROV: 1,000 SF

| EXISTING PROPERTY OWNERS | |
|--------------------------|---|
| PROPERTY | OWNER INFORMATION |
| 1 | 123-103-24 EDWARD H. SPRINGS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204 |
| 2 | 123-103-25 EDWARD H. SPRINGS 1018 KENILWORTH AVE. CHARLOTTE, NC 28204 |
| 3 | 123-103-26 EDWARD H. SPRINGS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204 |
| 4 | 123-103-27 EDWARD H. SPRINGS INTERIORS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204 |
| 5 | 123-103-28 EDWARD H. SPRINGS INTERIORS 1236 E. MOREHEAD ST CHARLOTTE, NC 28204 |

SEE SHEET RZ2.0 FOR DEVELOPMENT STANDARDS.

DISCLAIMER
SCHEMATIC PLAN ONLY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDINGS, SETBACK, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS. INTERNAL LANDSCAPING SHOWN ON THE PLAN IS ILLUSTRATIVE AND THE EXACT DESIGN WILL BE DETERMINED DURING THE DESIGN AND DEVELOPMENT PROCESS.



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SPRINGS' PROPERTY REZONING

1236 East Morehead Street
Charlotte
North Carolina 28204

REZONING PLAN - TECH. DATA SHEET

Project No. 4109
Issued 05/23/12

Revised
08/24/12 REZONING RESUBMITTAL
09/28/12 REZONING RESUBMITTAL
10/19/12 REZONING RESUBMITTAL



RECEIVED
By mcataldo at 1:18 pm, Oct 19, 2012

SCALE: 1"= 20'
0 10 20 40

RZ1.0

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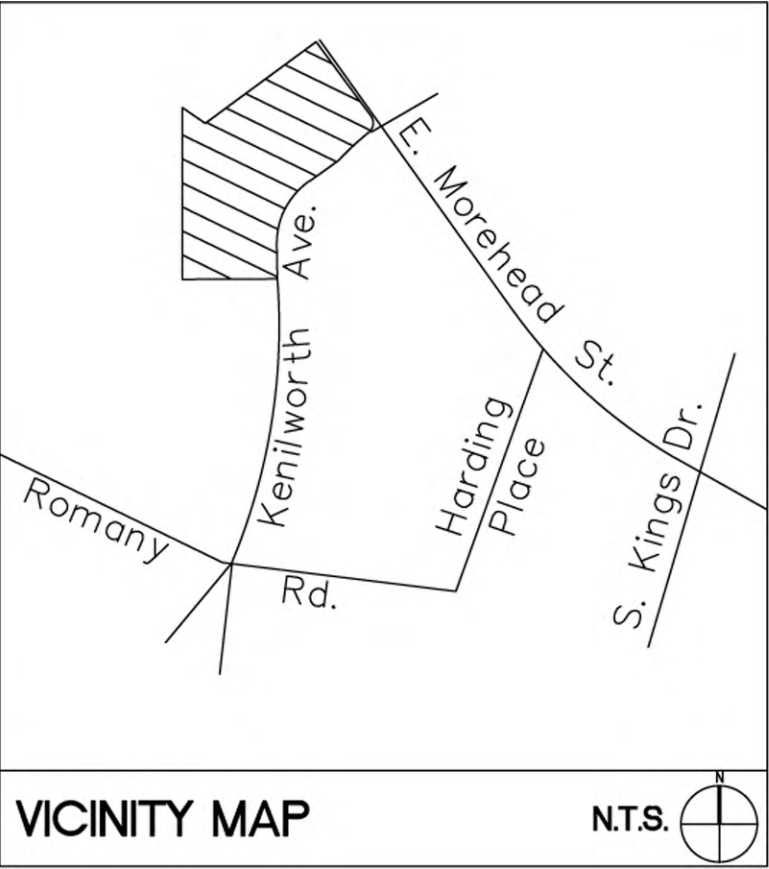
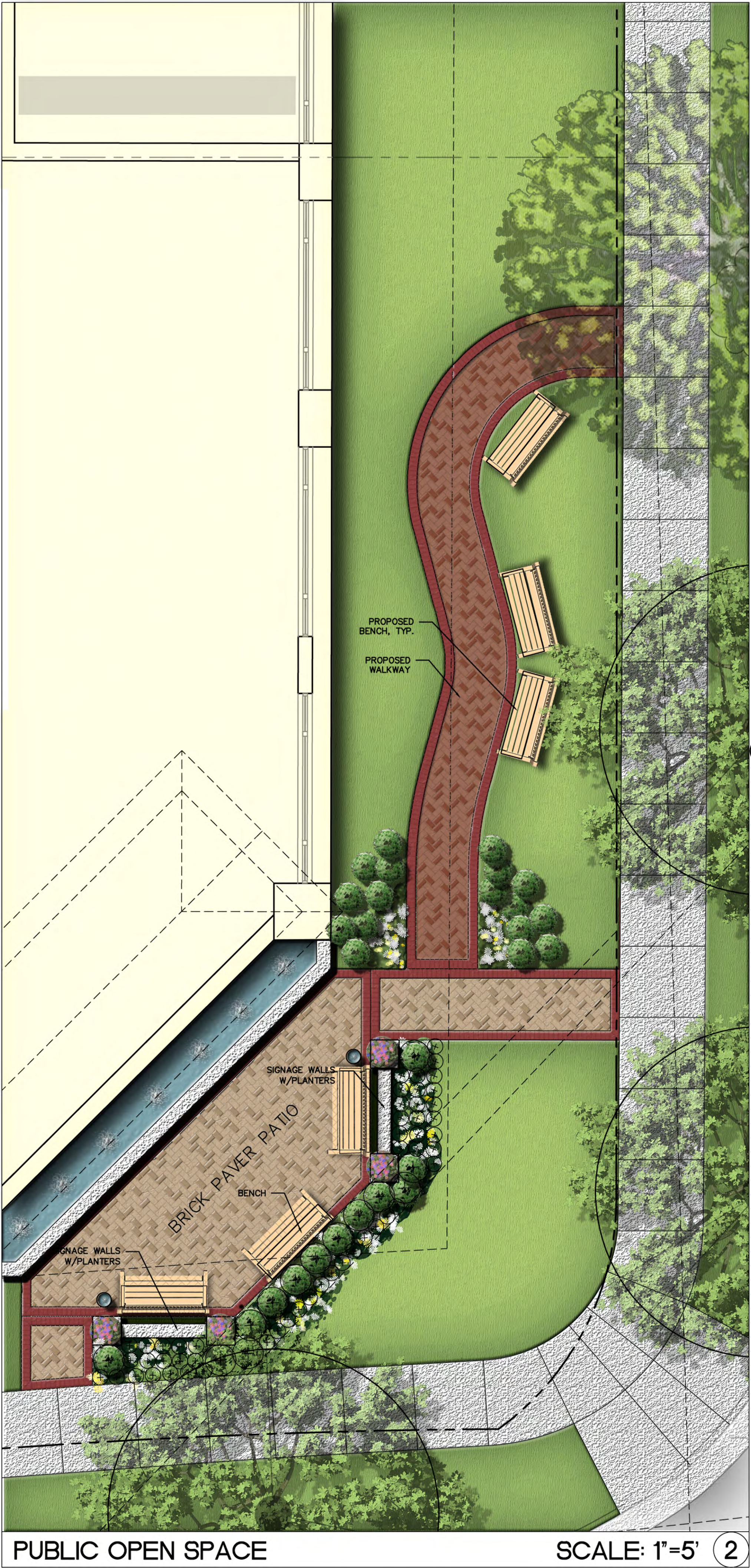
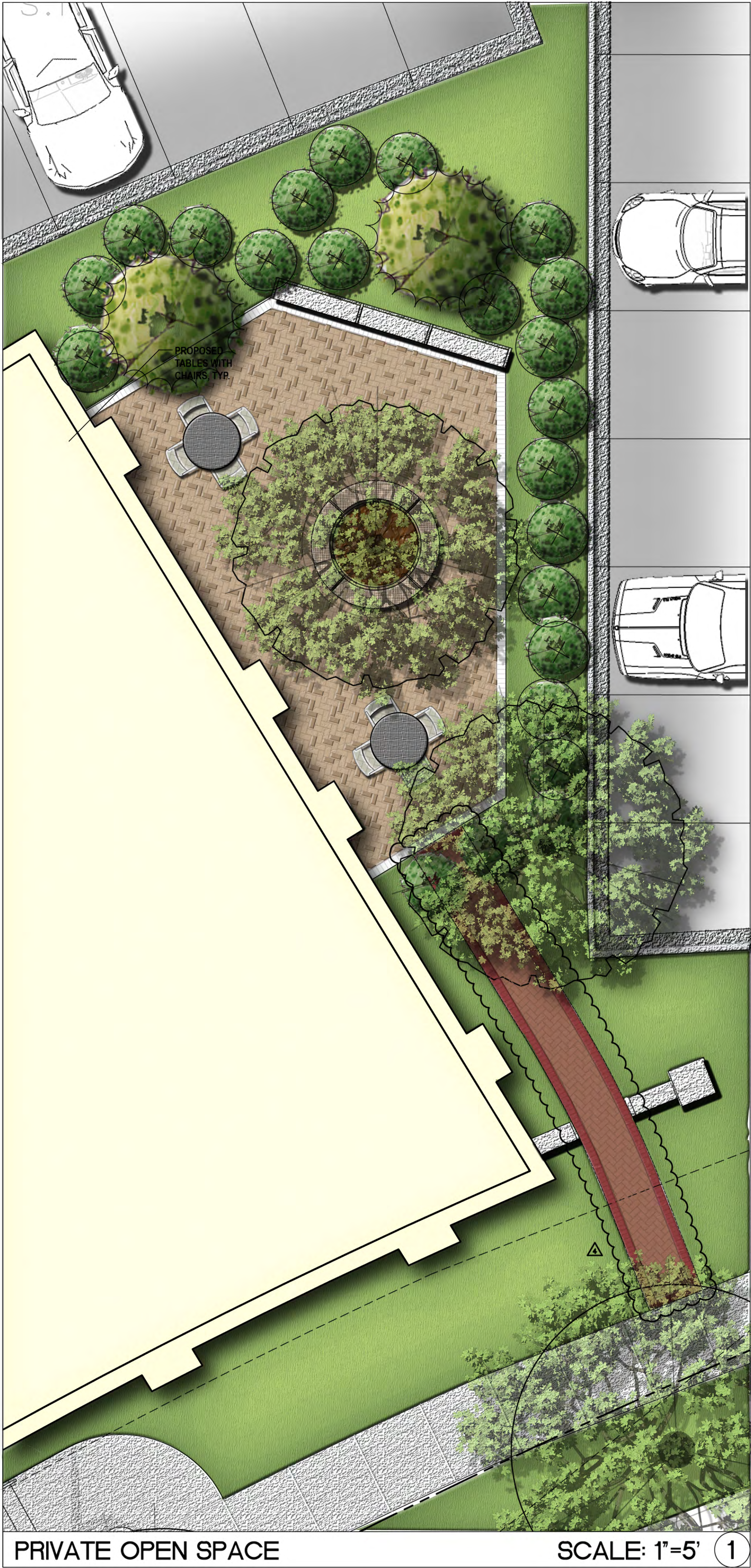
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PET. # 2012-071

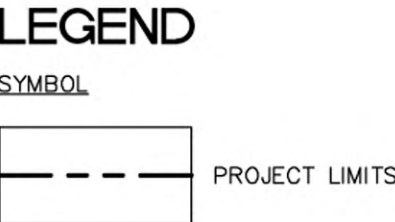
Nail found
NAD 83 NC Grid
Coordinates
N = 535,790.446'
E = 1,450,500.979'

FIXTURE TO BE A PHILLIPS HADCO
#R34-B-D-J-A-A-F-150PMH FIXTURE TO HAVE (1)
150 WATT METAL HALIDE LAMP WITH HOUSE
SIDE SHIELD AND SMALL TOP REFLECTOR.
FIXTURE TO HAVE BLACK FINISH. FIXTURE TO
BE MOUNTED ON A 12'-0" POLE PHILLIPS
HADCO #P5065 5" DIA. ROUND STRAIGHT
FLUTED AND BLACK FINISH.

SCHEMATIC POLE + FIXTURE ELEVATION
NOT TO SCALE



SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY ISSUE DATE, JANUARY 3, 2012.
PROVIDED BY A.G. ZOUTEWELLE SURVEYORS, 1418 EAST
FIFTH STREET, CHARLOTTE, NC 28204, (704) 372-9444



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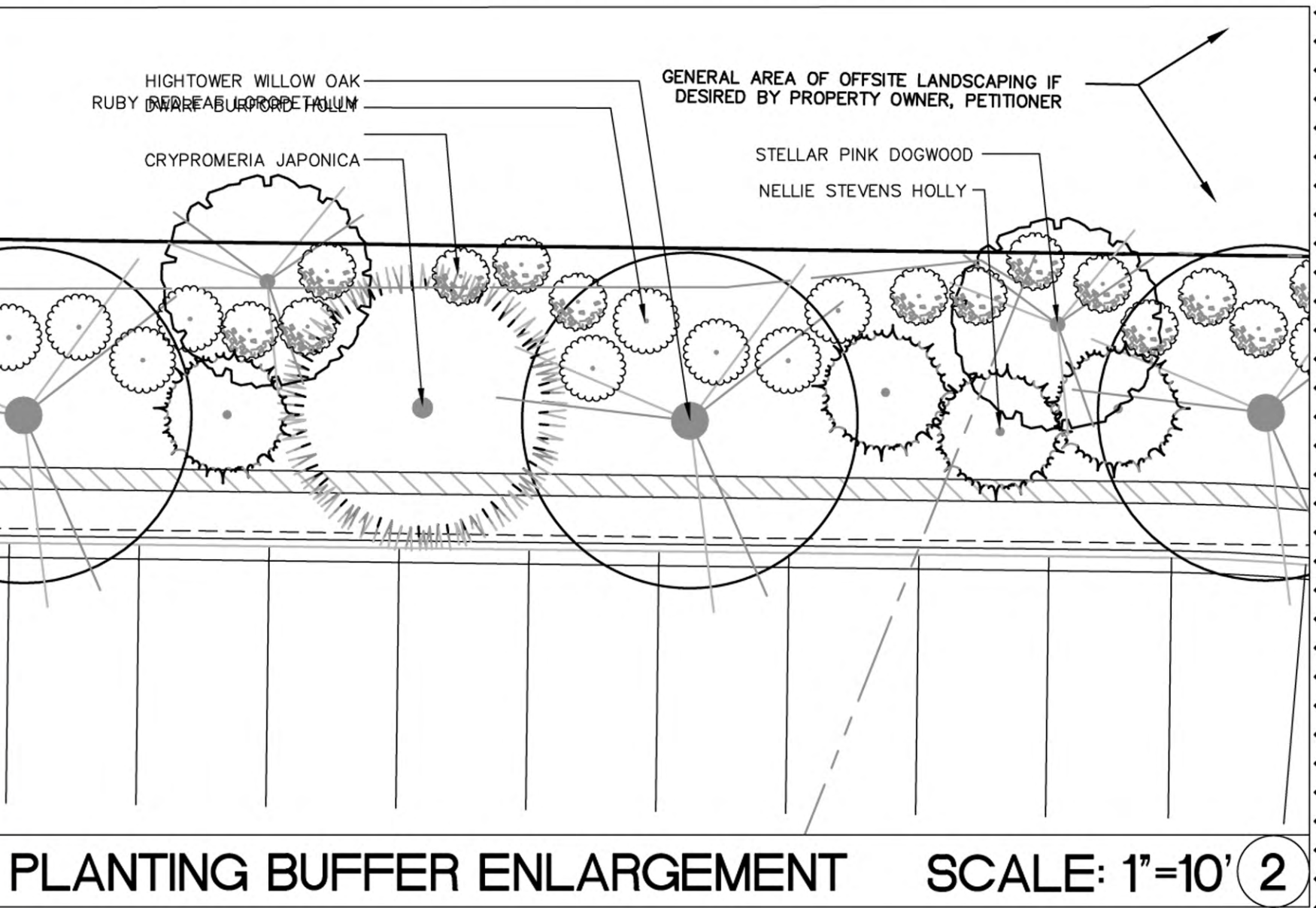
SPRINGS' PROPERTY REZONING
1236 East Morehead Street
Charlotte
North Carolina 28204

OPEN SPACE AND PLANTING ENLARGEMENTS

Project No.
4109

Issued
05/23/12

Revised
09/28/12 REZONING RESUBMITTAL
10/19/12 REZONING RESUBMITTAL



NOTE:
THE PETITIONER HAS INCREASED THE AMOUNT OF VEGETATIVE MATERIALS TO BE INCLUDED WITHIN THE BUFFER AS GENERALLY DEPICTED ON THE SITE PLAN (R21.0). THIS PLANTING BUFFER ENLARGEMENT (ABOVE) PROVIDES THE DETAILS OF THE ENHANCED BUFFER INTENDED TO FURTHER SCREEN THE ACTIVITIES AND VEHICLES ON THE SITE FROM ADJOINING RESIDENTIAL PROPERTIES.

| PLANT SCHEDULE | | | | | | |
|----------------|-----|--------------------------------------|--------------------------|-------|---------------|---------|
| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | SPAC. |
| CORR | 13 | CORNUS X 'RUTGAN' | STELLAR PINK DOGWOOD | B&B | 8'-10" HT. | A.I. |
| CRYJ | 7 | CRYPTOMERIA JAPONICA | JAPANESE CRYPTOMERIA | B&B | 2.5 - 3" CAL. | A.I. |
| ILNS | 26 | ILEX X 'NELLIE R. STEVENS' | NELLIE STEVENS HOLLY | B&B | 2.5 - 3" CAL. | A.I. |
| QUEP | 20 | QUERCUS PHELLOS 'HIGHTOWER' | HIGHTOWER WILLOW OAK | B&B | 3" CAL. | A.I. |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT. | SIZE | SPAC. |
| ICBN | 41 | ILEX CORNUTA 'BURFORDII NANA' | DWARF BURFORD HOLLY | 7 GAL | 30" HT. | 4' O.C. |
| LCRR | 69 | LOROPETALUM CHINENSIS 'RUBRUM 'RUBY' | RUBY REDLEAF LOROPETALUM | CONT. | 30"-36" HT. | 4' O.C. |

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RZ1.1

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PET. # 2012-071

GENERAL PROVISIONS

- a. Development of the 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 intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the redevelopment of several existing parcels with frontage along Kenilworth Avenue and Morehead Street. This redevelopment will provide for the development of a single retail building and a single office building on the property. To achieve this, the application seeks the rezoning of the site to the MUDD-O category.

Optional Provisions

The optional request, if approved, would allow for the provision of a retail use with a drive through service window associated with Building B as part of the site. The proposed use relies on the ability to utilize a drive through service window as part of their business operations but the number of such uses is limited by the provisions of this Petition to one. The drive thru service window use shall be discontinued if the use of Building B is anything other than a retail operation which houses a pharmacy or a financial institution.

A second optional request relates to the setback along Kenilworth Avenue. A Pedestrian Plan setback of 22 feet will be provided along Kenilworth Avenue. However, an entrance stoop with steps is allowed within up to eight feet of the setback along Kenilworth Avenue as depicted on the Technical Data Sheet for Building A.

Permitted Uses

Uses allowed on the property included in this Petition are limited to all O-2 uses that are also allowed in the MUDD zoning district. However, Building B may also be occupied by a drive through service window. For the purposes of this rezoning petition, the term "drugstore" shall mean a retail store where medicines and miscellaneous articles are sold.

Transportation

- a. The Petitioner will be responsible for street improvements that may be identified in a traffic study prepared for the proposed development of the site if one is required.
- b. Transportation improvements will be constructed as the site develops and will be identified in the traffic study for the site if one is required.
- c. Parking areas are indicated on the concept plan for the site.
- d. Access to the site will be provided by a driveway from Morehead Street and a driveway from Kenilworth Avenue as generally depicted on the schematic site plan. The driveway from Morehead Street will be limited to right in/right out and the driveway from Kenilworth Avenue will be limited to right in/right out subject to approval of the appropriate transportation authority.
- e. The Petitioner will construct the necessary improvements within the public right-of-way to prevent left turns into or out of the site as approved by CDOT. Street trees that are impacted by the roadway improvements may be removed by the Petitioner if they have not been previously removed by the City due to their previously identified deteriorated condition.

Architectural Standards

In addition to design provisions contained within the district regulations of the Zoning Ordinance for the MUDD category, the development of the site will be governed by the schematic building elevations produced by the Petitioner that are included as part of the rezoning application and which will be binding on the development of the site. These elevations are intended to express the Petitioner's intent as to the general architectural style, materials, fenestration, entrances, service areas, and signage of the buildings to be built on the site. Minor variations in the details of architectural trim, window and door design, cornices, and other architectural detail will be permitted with the approval of the City Planning Staff.

- a. The proposed drive through service will be arranged so that the drive through service window is located in the rear or side of the building and will not be located on the side of the building that directly fronts on Morehead Street or Kenilworth Avenue. In accordance with the provisions of the PED district standards, the location of the drive through service window at the rear of the building also removes it as far as possible for the normal areas of pedestrian circulation along the site boundaries and from internal pedestrian movements to access the site or buildings on the site.
- b. Building B (Pharmacy) specified window and specified panel area treatments will vary from windows with clear vision glass to panels, with panels being areas as displayed in locations as illustrated on the architectural drawings submitted as part of this application, which may include trellised plantings, to panels that can include a variety of art and design or architectural elements which are attractive, create pedestrian interest and are an integral part of overall building design.
- c. As illustrated on the architectural drawings submitted as part of this application the clear vision glass windows for Building B are located primarily along Kenilworth Avenue. All of the windows in Building A will be clear vision glass.
- d. On Building B, the Panels that will be furnished with growing plants on sturdily constructed metal trellises will be located along the portion of the building that adjoins the internal loading dock, in the drive isle that provides access to the site from Morehead Street, and for the building wall that is oriented to the internal parking lot.
- e. The remaining panels on Morehead Street and at least two (2) of the panels along the building wall that is oriented toward the internal parking lot will be composed of a variety of artistic, historical, architectural, lighting, and or ornamental elements that will be selected from the elements listed below. This list is not intended to be inclusive and the Petitioner may propose additional or alternate elements which will be reviewed as part of the MUDD review process.
- f. Each Panel area must include at least four (4) of the listed architectural design and material elements from the elements below or from alternate elements that may be proposed. Design and material elements may include but are not limited to display windows which may occupy up to one half of the total panel area and that are climate controlled, glass block, tile, medallions, stained glass, engaged columns, molding, mosaics, niches, pilasters, stringcourse, water features, lighting features or fixtures solely for the purpose of creating interest and variety on the wall or other features or elements that the Petitioner may propose.
- g. Transom type windows composed of clear glass, glass block, or similar construction elements will be located above all of the clear glass windows and panels except along the drive aisle wall.
- h. Petitioner shall have the ability to add additional awnings or canopies to other locations of the building walls if deemed appropriate by the petitioner.

Streetscape and Landscaping

- a. Streetscape improvements for the Kenilworth and Morehead street frontages will comply with the adopted streetscape plan for the area.
- b. A special paving material or pattern will be utilized to highlight and identify the pedestrian cross walks that cross the site's two driveways.
- c. In addition to the landscape screening depicted on the site plan, the Petitioner will meet with the owner(s) of each adjoining property used as a single family residence and develop a supplemental landscaping plan that is designed to respond to the specifics of the landscaping of each adjoining property. This will be accomplished with a private agreement between the Petitioner and each adjoining property owner that chooses to accept this additional landscaping. This additional landscaping will be installed at no cost to the adjoining owner and will become the property of the adjoining owner.
- d. At a minimum, the Petitioner will provide a buffer that will comply with the standards of Section 10.812 and will include, at a minimum, six evergreen trees and twenty evergreen shrubs per 100 linear feet.
- e. A Pedestrian Plan setback of 26 feet shall be provided along East Morehead Street and 22 feet along Kenilworth Avenue. However, an entrance stoop with steps is allowed within up to eight feet of the setback along Kenilworth Avenue as depicted on the Technical Data Sheet for Building A.

Environmental Features

Reserved

Parks, Greenways, and Open Space

The site will be furnished with two improved open space areas. One will be associated with Building A and will consist of a landscaped plaza area with seating for occupants of the site. To encourage further pedestrian activity and aesthetic interactivity as contemplated by the PED Overlay District and to provide a retreat for walkers and joggers, the second area will be located at the corner of Morehead Street and Kenilworth Avenue and will consist of a pocket park and an urban vertical garden and water feature including landscaping, seating, and a drinking fountain and which will be connected to the public sidewalks. Further a winding path will be constructed along the East Morehead side of the Building B face, including appropriately located benches, to allow for additional pedestrian interactivity and community interest with regard to the panels to be created in a fashion to further promote an interesting and welcoming pedestrian experience.

Fire Protection

Reserved

Signage

The Petitioner will develop a sign package for the site that will be submitted as part of the rezoning application. This sign package is part of the Petitioner's commitment to the community and will illustrate the potential locations and details of the signage proposed for the site but the total sign area will not exceed the MUDD standards. In all cases the signs located on the site will be in conformance with the MUDD sign standards as contained in the Zoning Ordinance. All signage will be reviewed as part of the normal MUDD review process for compliance with the MUDD standards.

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- b. Except for architectural and security lighting, site lighting will be limited to the hours that the retail use is in operation including ½ hour before opening and ½ hour after closing.
- c. Freestanding lighting on the site will be limited to a total height of 18 feet.

Phasing

Reserved

Site Operational Characteristics

- a. The retail hours of operation will be limited to 6:00 a.m. to 12:00 a.m.
- b. Trash pick-up and service deliveries will be limited to the above operating hours, but no later than 7:00 p.m.
- c. Operating hours of the drive through service window will be limited to the hours of the pharmacy operation.

Initial Submission- 5/15/12 (2)

Revised per staff comments- 08-24-12 (3c)

Revised per staff analysis- 09-28-12 (4a)

Revised per staff and Zoning Committee comments- 10-19-12 (4b)



BUILDING A - KENILWORTH ELEVATION



BUILDING A - SIDE ELEVATIONS





BUILDING A - PARKING LOT ELEVATION

ELEVATION LEGEND

NOTE: ALL GLAZING IS VISION UNLESS NOTED OTHERWISE

- (V) VISION GLASS
- (T) TRELLIS
- (P) PANEL

Note: Heights are approximate pending final design and MUDD review.



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SPRINGS' PROPERTY REZONING

1236 East Morehead Street
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REZONING PLAN - DEV. STANDARDS

Project No.

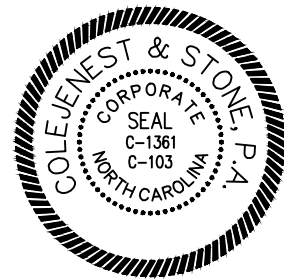
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BUILDING B - KENILWORTH ELEVATION



BUILDING B - MOREHEAD ELEVATION



BUILDING B - PICK UP WINDOW ELEVATION



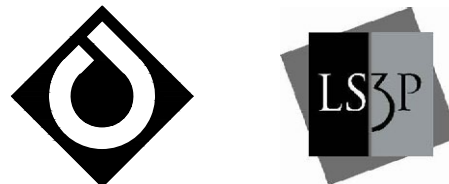
BUILDING B - PARKING LOT ELEVATION

ELEVATION LEGEND

NOTE: ALL GLAZING IS VISION UNLESS NOTED OTHERWISE

- V VISION GLASS
- T TRELLIS
- P PANEL

Note: Heights are approximate pending final design and MUDD review.



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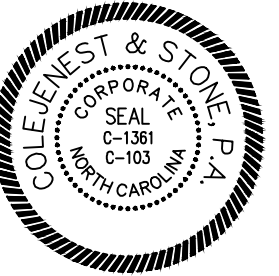
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GENERAL NOTES

- + All signs shall be subject to the provisions of the Zoning Ordinance of the City of Charlotte, North Carolina.
- + All permits for signs and their installations shall be obtained by the Tenant as appropriate prior to installation.

Mounting:

- + Ballast boxes, sign cabinets, or electrical transformers shall not be permitted.
- + Exposed raceways may be permitted provided that they are painted to match one of the colors of the exterior walls.

Typography:

- + Registered tenant logos are allowed for use as part of the signage. The color of the signage is at the discretion of the tenant and landlord. Logos may be positioned as part of, independent from, or adjacent to sign copy. However, all logos are to be positioned within the locations stipulated herein and are included in the total signage calculation.

Wall Signs:

(See Elevations - pages 5-10)

- + Aluminum letters pin-mounted to the facade, individual channel letters, or individual reverse channel letters. Letters and returns shall be permitted to have full range of color. Signage may have the option to be externally illuminated from a projecting light source, internally lit, or back-lit.
- + Can signs, neon signs, and painted wall signs are not permitted.
- + Decorative signage, in the form of graphic image panels or graphic film in/on/or behind the windows shall be permitted, but is not counted toward the total signage maximum allowable sign area.
- + Signs for the purposes of identifying addresses of the buildings shall not be counted toward the total signage maximum allowable sign area (Charlotte City Code Section 13.106 (15)).
- + On premises directional and instructional signage shall not be counted toward the total signage maximum allowable sign area (Charlotte City Code Section 13.106 (3)).
- + Signage required by the City or other governing bodies for the purposes of life-safety, fire, and other signage, shall not be counted toward the total signage maximum allowable sign area.

DEFINITIONS:

- + BACKLIGHTING: An illuminated letter (translucent back) so light from the letter is directed against the surface behind the letter producing a halo lighting effect around the letter. Also referred to as Silhouette Lighting or Halo Lighting.
- + BALLAST: An electrical device required to operate fluorescent lamps.
- + CAN SIGN: A sign whose text, logos and/or symbols are placed on the plastic face of an enclosed cabinet attached to the face of a building. The face may be translucent or opaque and may be illuminated or unilluminated.
- + CHANNEL LETTER: Fabricated or formed three-dimensional letter that may accommodate a light source.
- + COPY: The words or message displayed on a sign.
- + COPY HEIGHT: The height of a standard capital letter in the designated font.
- + EXTERNALLY ILLUMINATED SIGN: A sign that is illuminated by a light source that is directed towards, and shines on the face of a sign. Also called direct illumination.
- + REVERSE CHANNEL LETTER: A fabricated dimensional letter with opaque face and side walls.
- + RACEWAY: An electrical enclosure that may also serve as a mounting structure for the sign.
- + SIGN PANEL: The space created by the building's architectural features.
- + STACKED COPY HEIGHT: The distance measured from the top of a typical capital letter along the first line of copy to the bottom of a typical capital letter along the second line of copy.
- + TAG COPY: Secondary signage to the copy.

SIGN DESCRIPTIONS

Type I

Letters individually pin-mounted to the facade or mounted on a raceway painted to match the wall. Letters may be illuminated with the use of ground mounted landscape fixtures or may be back-lit. Signage may contain tenant's registered corporate logo consisting of individually mounted channel letters. Each sign panel will be 10 SF with two panels for a total signage area of 20 SF.

Type II

Letters individually pin-mounted to the facade or mounted on a raceway painted to match the exterior wall. Letters may be illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources or may be back-lit. Letter forms will not exceed a return thickness of 5 inches.

Type III

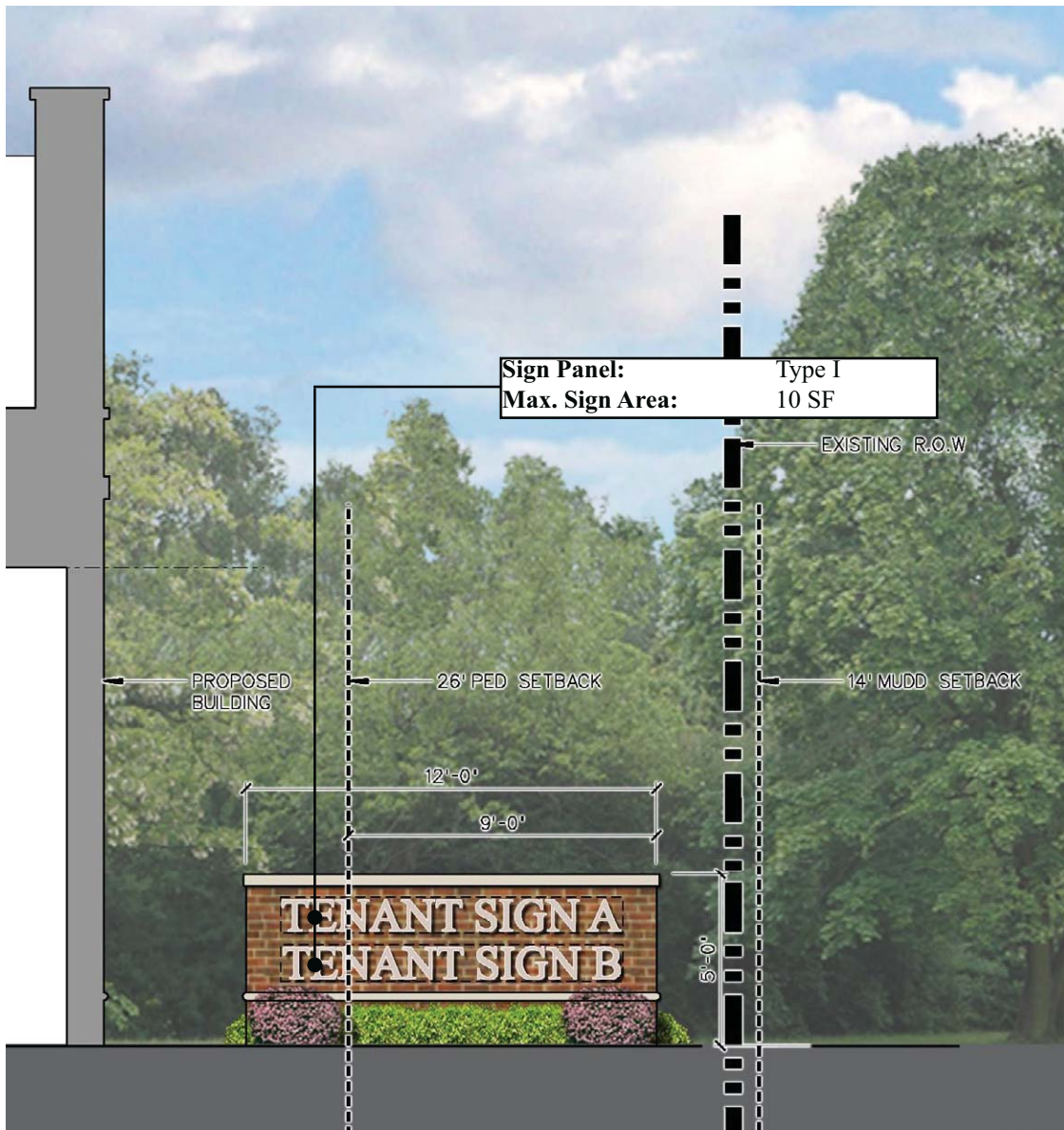
Tenant's registered corporate logo consisting of individually mounted channel letters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources.

Type IV

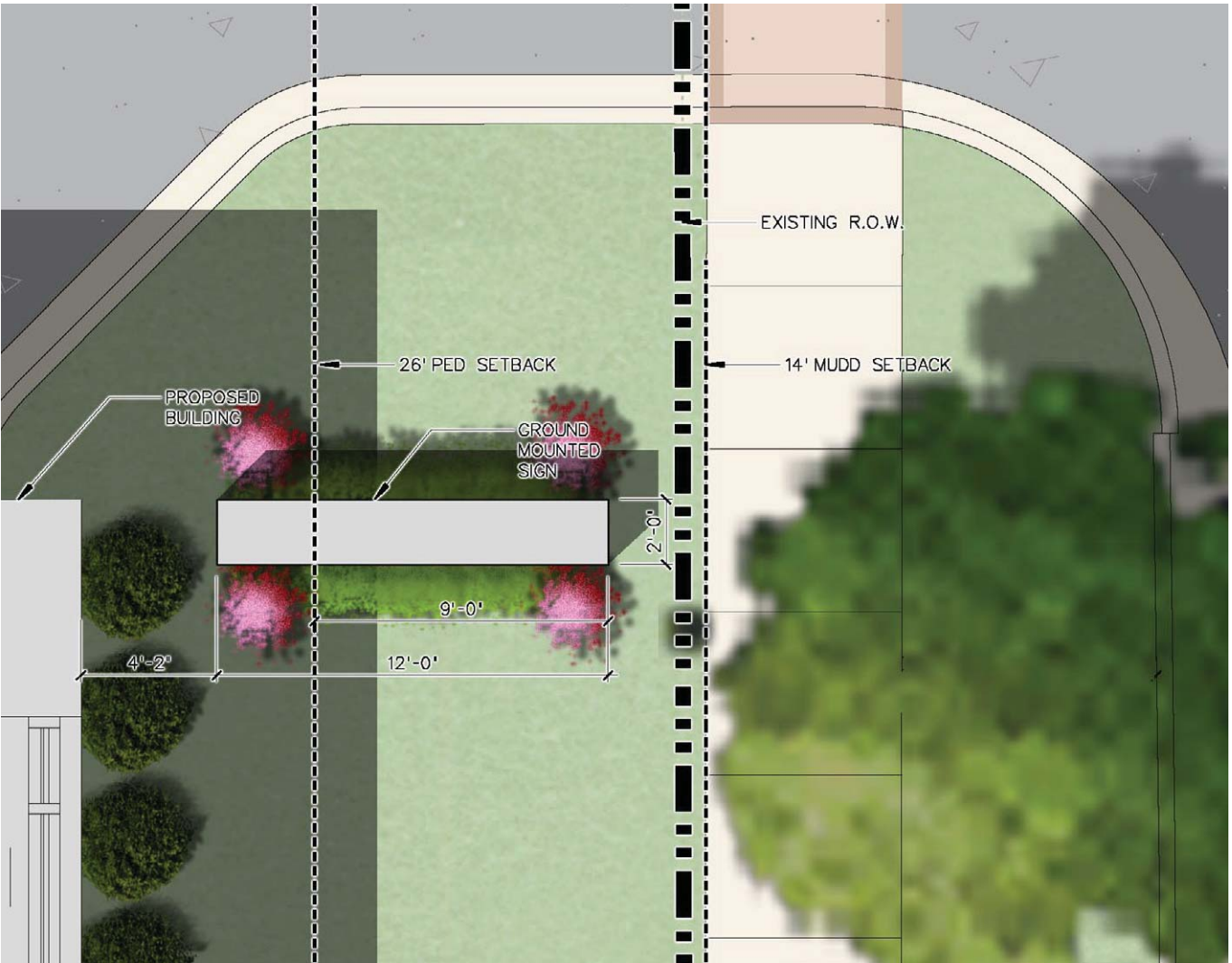
Tenant's registered corporate logo consisting of a 3-piece mounted channel characters, back lit with LEDs, illuminated with the use of externally mounted gooseneck fixtures or other projecting light sources.

Type V

Window box with interior display between window and interior wall. Decorative graphic image panel or graphic film may be permitted on interior wall. Also, tenant's registered corporate logo mounted on the face of the wall or suspended from the ceiling with aircraft cables, internally lit with LEDs.



ELEVATION (TYPICAL OF EACH SIDE)



PARTIAL ENLARGED SITE PLAN

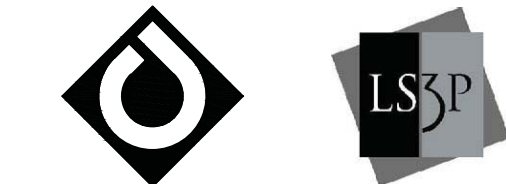
Note: Elevations and plans shown on this sheet are schematic but the total sign area per elevation and the ground mounted sign location will not exceed MUDD zoning and PED overlay requirements.



SITE PLAN SIGN IDENTIFICATION

- Legend
- Ground Mounted Sign

GROUND MOUNTED SIGN



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| 09/28/12 | REZONING RESUBMITTAL |
| 10/19/12 | REZONING RESUBMITTAL |

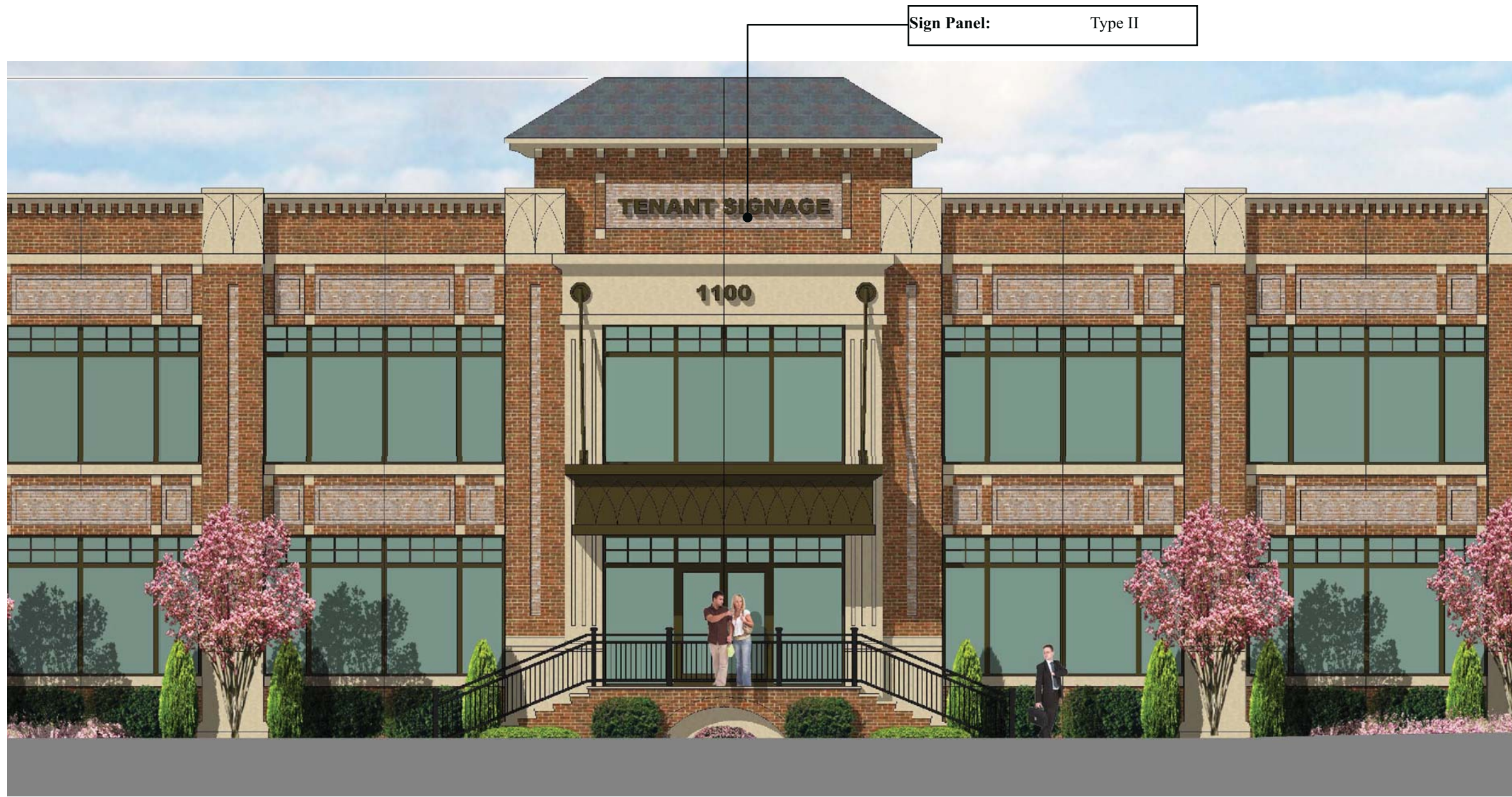


RZ3.0

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PET. # 2012-071



EAST ELEVATION (KENILWORTH AVE)
WEST ELEVATION (PARKING LOT)

BUILDING A (OFFICE)

Note: Signage shall adhere to MUDD district requirements.



NORTH ELEVATION
SOUTH ELEVATION



EAST ELEVATION
(KENILWORTH AVE)



NORTH ELEVATION
(MOREHEAD ST.)

BUILDING B (RETAIL)

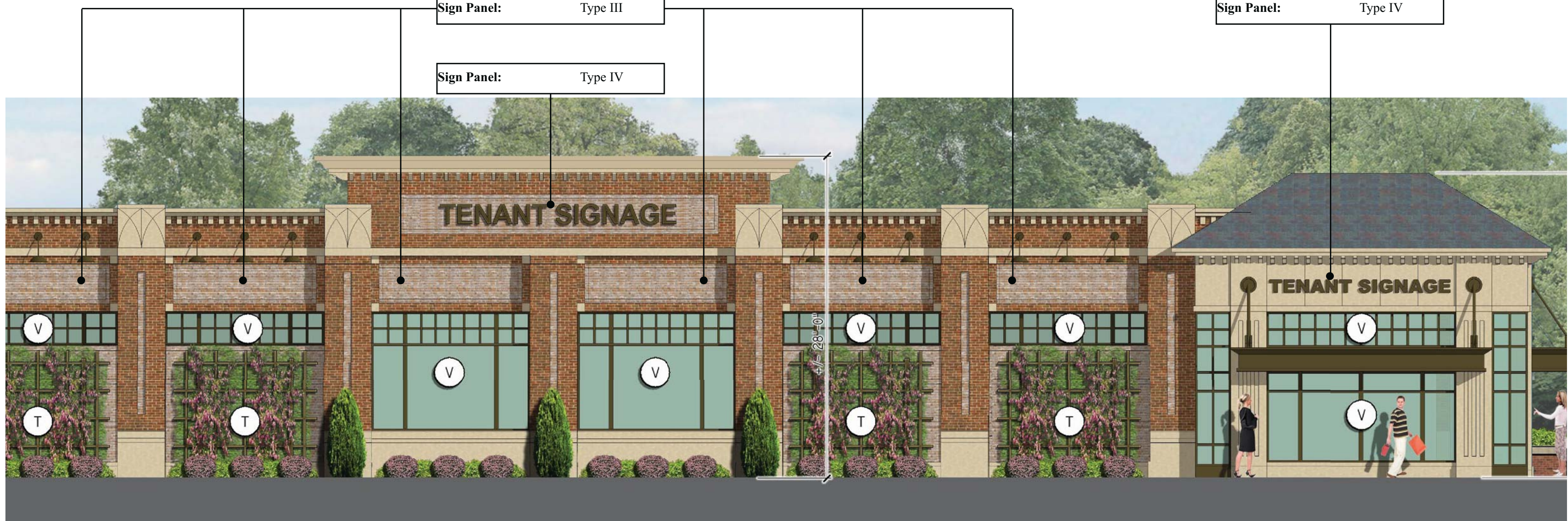
Note: Signage shall adhere to MUDD district requirements.



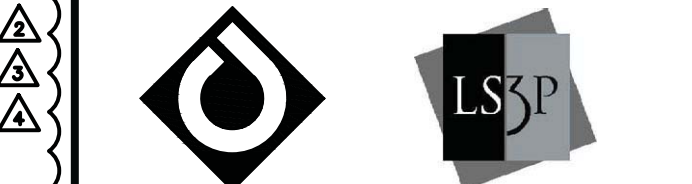
NORTHEAST ELEVATION
(INTERSECTION OF MOREHEAD & KENILWORTH)



WEST ELEVATION
(PICK UP WINDOW)



SOUTH ELEVATION
(PARKING LOT)



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

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Charlotte, North Carolina 28202
p: 704.376.1555 f: 704.376.7851
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LINCOLN HARRIS

4725 Piedmont Row Drive, Suite 800
Charlotte
North Carolina 28210

**SPRINGS'
PROPERTY
REZONING**

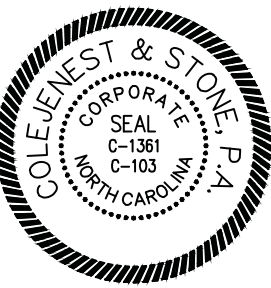
1236 East Morehead Street
Charlotte
North Carolina 28204

Project No.
4109

Issued
05/23/12

Revised

| | |
|----------|----------------------|
| 08/24/12 | REZONING RESUBMITTAL |
| 09/17/12 | PLAN REVISIONS |
| 09/28/12 | REZONING RESUBMITTAL |
| 10/19/12 | REZONING RESUBMITTAL |



RZ3.1

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