
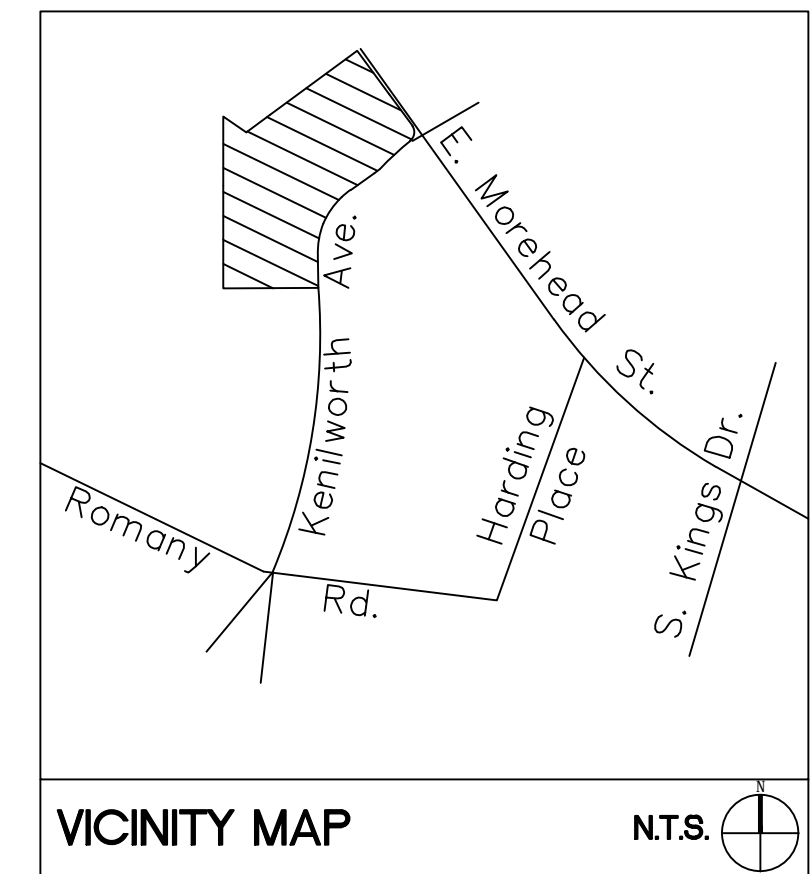


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200 South Tryon Street, Suite 1400  
Charlotte, North Carolina 28202  
p+ 704 376 1555 f+ 704 376 7851  
url+ [www.colejeneststone.com](http://www.colejeneststone.com)

LINCOLN HARRIS

4725 Piedmont Row Drive, Suite 800  
Charlotte  
North Carolina 28210

# SPRINGS' PROPERTY REZONING

1236 East Morehead Street  
Charlotte  
North Carolina 28204

# REZONING PLAN - TECH. DATA SHEET

Project No.  
4109

Issued  
05/23/12

Revised

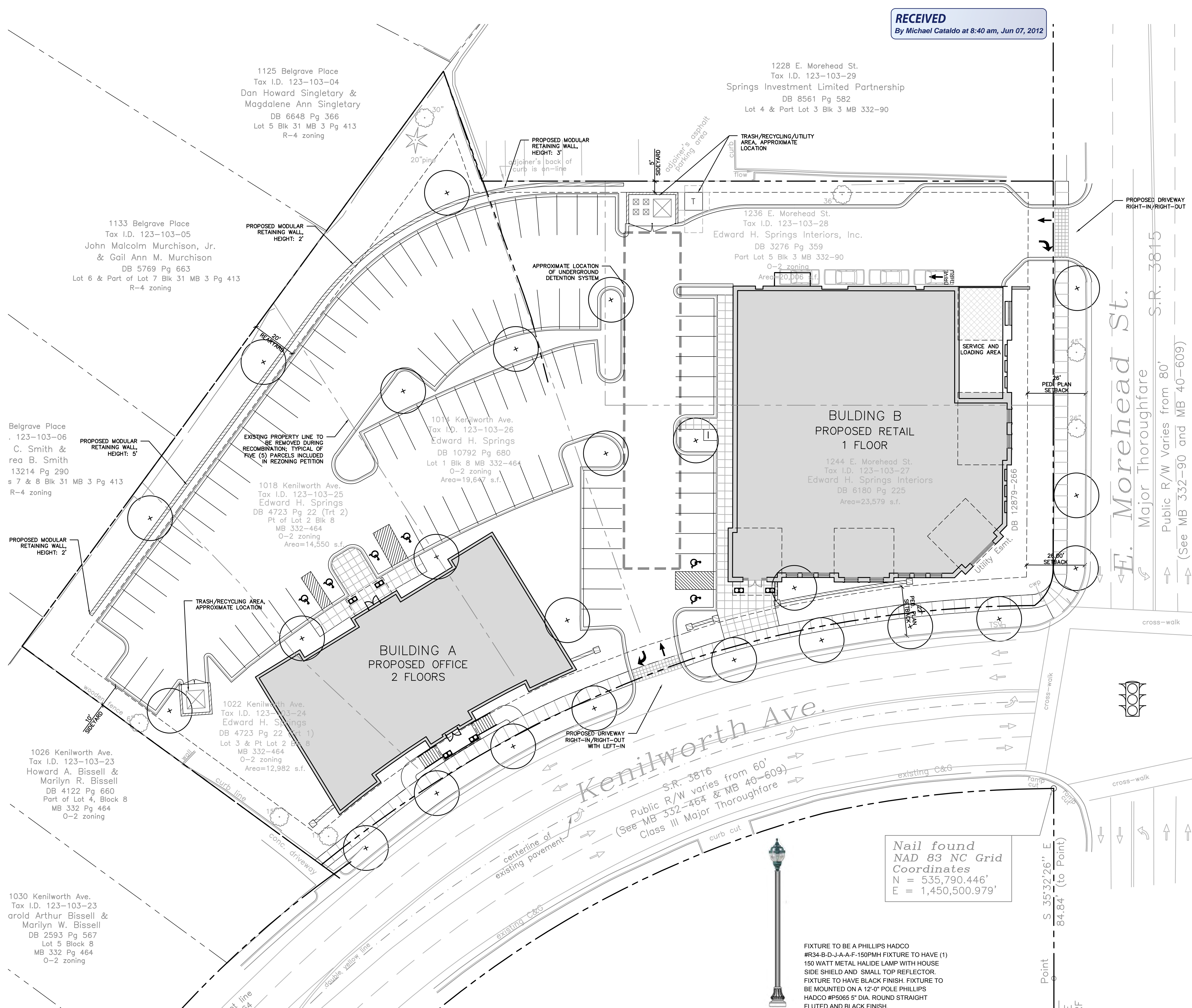


SCALE: 1" = 20'

# RZ1.0

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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

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.



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 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.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the MUDD as further limited by the provisions of this site plan. The proposed use for the property that is depicted on the schematic site plan is a pharmacy and an office building.

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 and left in subject to approval of the appropriate transportation authority.

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.

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.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

The Petitioner will develop a sign package for the site that will be submitted as part of the rezoning application.

Lighting

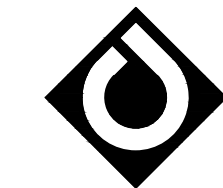
- a. Freestanding lighting on the site will utilize full cut-off luminaries and no “wall pak” type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
- b. Except for architectural and security lighting, site lighting will be limited to the hours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

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 8:00 p.m. Operating hours of the drive through service window will be limited to the hours of the pharmacy operation.



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w+ www.colejeneststone.com

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**SPRINGS'  
PROPERTY  
REZONING**

1236 East Morehead Street  
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**REZONING  
PLAN - DEV.  
STANDARDS**

Project No.  
4109

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Revised



**RZ2.0**

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