

SITE INFORMATION

SITE ADDRESS: 1301 EAST MOREHEAD STREET
CHARLOTTE, NC 28204

PROPERTY OWNER(S): FORESTAR (USA)
REALESTATE GROUP, Inc.
6300 BEE CAVE RD., BLDG. 2
SUITE 500
AUSTIN, TX 78746

TAX PARCEL ID #: 12521101, 12521102,
12521103, 12521104,
12521121, 12521120

EXISTING ZONING: MUDD-O
MUDD(CD)
OFFICE DISTRICT "O-2"

TOTAL SITE SF (ACREAGE): +/- 115,240.00 (2.65 AC)

AREA PLANS:

- MIDTOWN MOREHEAD CHERRY AREA PLAN
- ADOPTED 2012
- CENTER CITY 2020 VISION PLAN
- ADOPTED 2011

SITE SURVEY PROVIDED BY:

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE
CHARLOTTE, NC 28204
704.376.2186

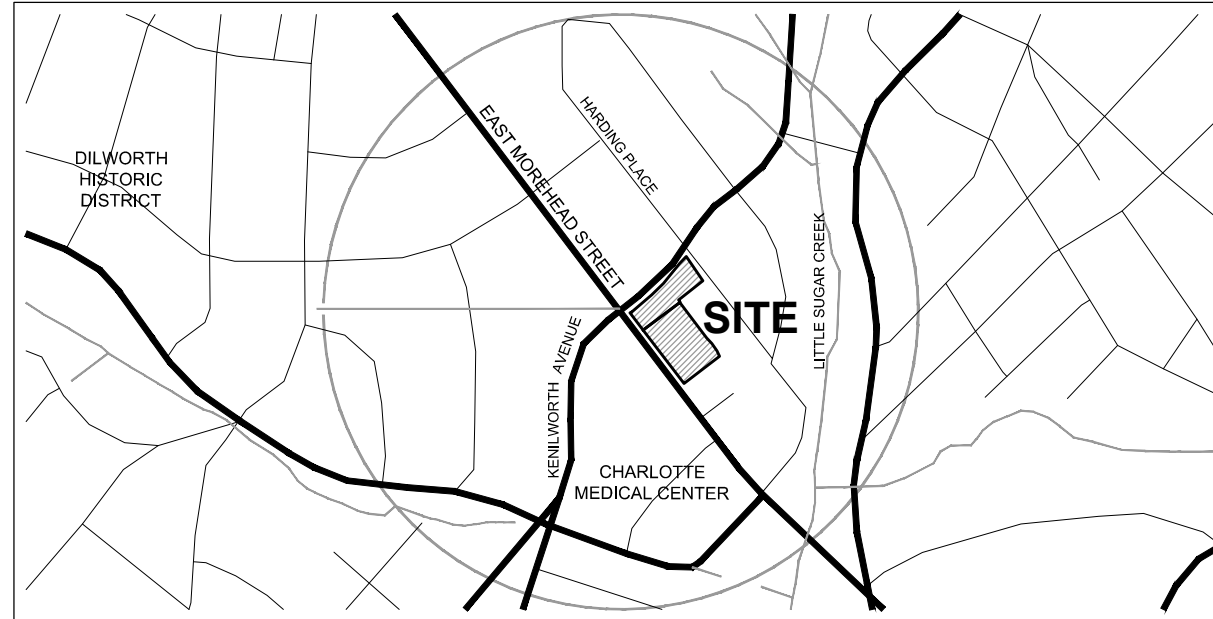
SURVEY OF PROPERTY ⑤ PROVIDED BY:

JACKIE G. DUNCAN, PLS
19901 HENDERSON ROAD, UNIT H
CORNELIUS, NC 28031
704.765.9107

ADJACENT PROPERTY OWNERS:

- ① KINDER-MOURN, INC.
SHERRILL COMPANY PROPERTY -SECTION 2
PIN: 12521119
EXISTING ZONING: O-2
EXISTING USE: OFFICE
- ② KINDER-MOURN, INC.
SHERRILL COMPANY PROPERTY -SECTION 2
PIN: 12521118
EXISTING ZONING: O-2
EXISTING USE: OFFICE
- ③ ROBERT E. PENNY II, AND WADE P. PENNY
SHERRILL COMPANY PROPERTY -SECTION 2
PIN: 12521117
EXISTING ZONING: O-2
EXISTING USE: OFFICE
- ④ N/F WILLIAM M. WARREN, ET AL.
PIN: 12521116
EXISTING ZONING: O-2
EXISTING USE: OFFICE
- ⑤ MONTICELLO TERRACE
(15 OWNERS)
PIN: 1252122-36
EXISTING ZONING: O-2
EXISTING USE:
MULTIFAMILY RESIDENTIAL (CONDOMINIUM)

VICINITY MAP



REVISIONS:

DATE: SEPTEMBER 23, 2013
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A
SCALE: 1" = 30'-0"
PROJECT #: 1013180
SHEET #:

EX-1.0

EAST MOREHEAD APARTMENTS

MIXED-USE DEVELOPMENT

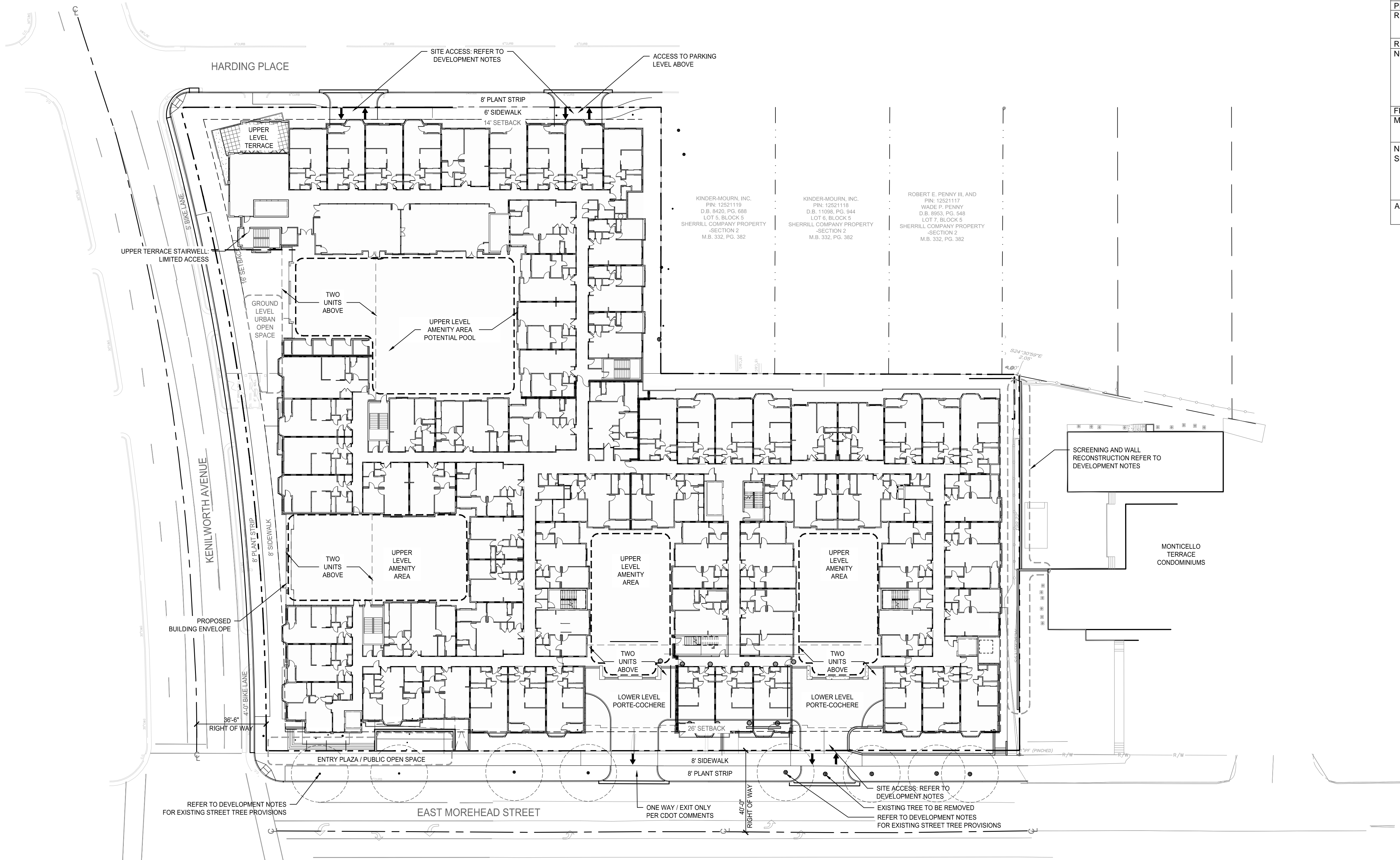
F.M.F. MOREHEAD, LLC

EXISTING CONDITIONS PLAN

PETITION NO. 2013-092

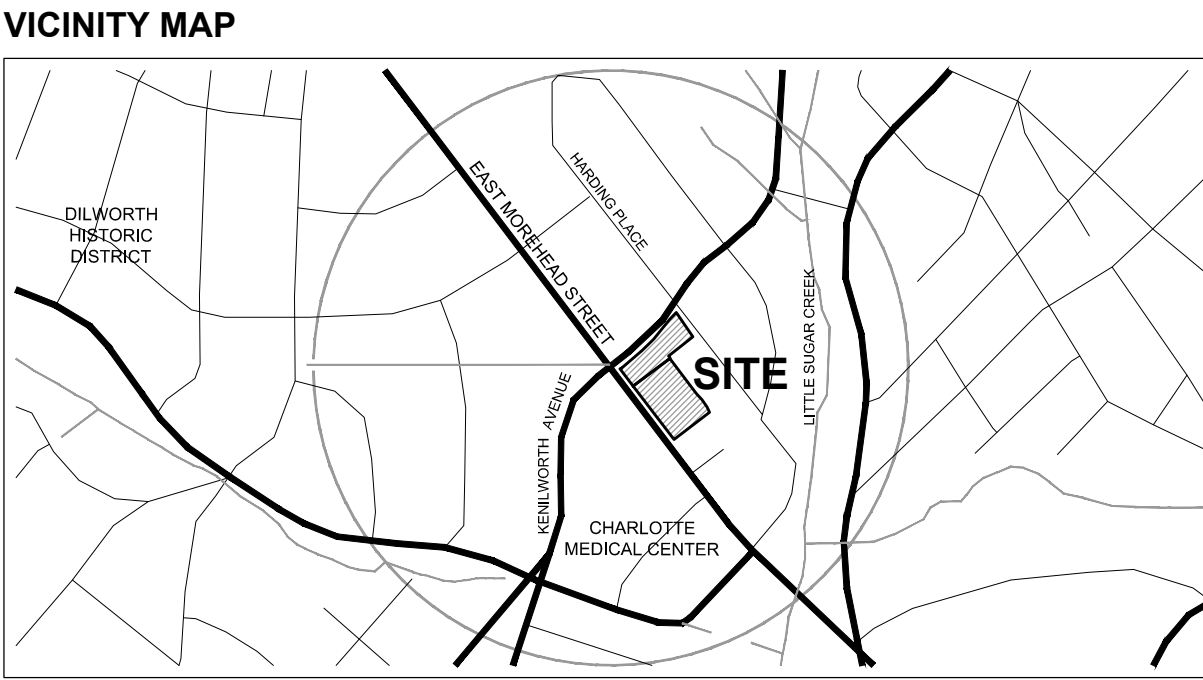
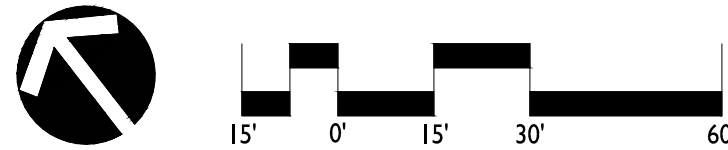
LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com



DEVELOPMENT INFORMATION	
SITE AREA	+/- 115,240.00 SQFT (2.65 ACRES)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12521101, 12521102, 12521103, 12521104, 12521121, 12521120
EXISTING ZONING	MUDD-O, MUDD(CD), OFFICE DISTRICT 'O-2'
PROPOSED ZONING	MIXED USE DEVELOPMENT DISTRICT-OPTIONAL (MUDD-O) AND MUDD-O S.P.A. (SITE PLAN AMENDMENT)
EXISTING USES	OFFICE, VACANT
PROPOSED USES	RESIDENTIAL / COMMERCIAL / OFFICE
RESIDENTIAL UNITS AND TYPES	380 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS).
RESIDENTIAL DENSITY	143 DWELLING UNITS PER ACRE (143 DUA)
NON-RESIDENTIAL USES	10,000 SF RESIDENTIAL SUPPORTIVE SERVICES 25,000 SF COMMERCIAL USES; COMMERCIAL USES SHALL BE CAPPED AT AT 15,000 SF IF A DRIVE-THROUGH SERVICE WINDOW IS INCORPORATED
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	100 FT MAXIMUM / 7 STORIES; (AS MEASURED FROM THE AVERAGE FINAL GRADE)
NUMBER OR RATIO OF PARKING SPACES	PARKING SHALL MEET OR EXCEED ORDINANCE REQUIREMENTS
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

NOTE:
PLANS AND IMAGES SHOWN ARE FOR ILLUSTRATIVE AND GENERAL INTENT PURPOSES ONLY THEY ARE MEANT TO SHOW CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION. FINAL CONSTRUCTION MAY VARY.



DATE: SEPTEMBER 23, 2013
DESIGNED BY: DASLD
DRAWN BY: DASLD
CHECKED BY: NLD
SCALE: 1" = 30'-0"
PROJECT #: 1013180
SHEET #:
REVISIONS:
11-15-2013 STAFF COMMENT REVISIONS

EAST MOREHEAD APARTMENTS
MIXED-USE DEVELOPMENT
FMYE MOREHEAD, LLC
SCHEMATIC SITE PLAN



A EAST MOREHEAD STREET ELEVATION / SECTION
SCALE: 1"=20' - 0"



B KENILWORTH AVENUE ELEVATION / SECTION
SCALE: 1"=20' - 0"



C HARDING PLACE ELEVATION / SECTION
SCALE: 1"=20' - 0"



D EAST ELEVATION / SECTION (FACING MONTICELLO TERRACE CONDOMINIUMS)
SCALE: 1"=20' - 0"

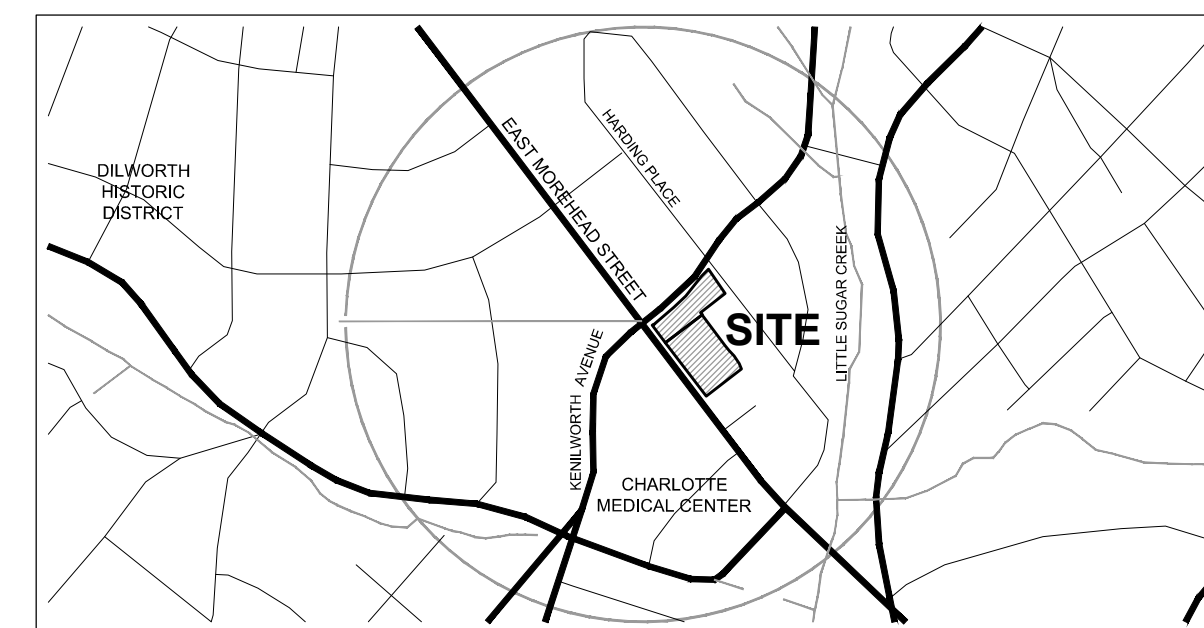


E KENILWORTH AVE. / MOREHEAD ST. INTERSECTION PERSPECTIVE - "ENTRY PLAZA / PUBLIC OPEN SPACE"
SCALE: NTS

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VICINITY MAP



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EAST MOREHEAD APARTMENTS

MIXED-USE DEVELOPMENT

FYF MOREHEAD, LLC

SCHEMATIC SECTIONS / ELEVATIONS

PETITION NO. 2013-092

LandDesign

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RZ-2.0