

No Further Urban Design Comments



Land Planning
+
Landscape Architecture
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Civil Engineering
+
Urban Design

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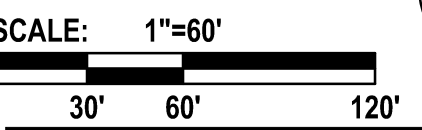
1944 BRUNSWICK AVE.
CHARLOTTE, NC 28207

1750 W MOREHEAD STREET
CHARLOTTE, NC 28208

Project No.
4243

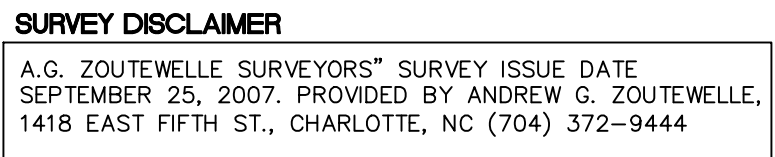
03/24/17

1 07/24/17 - CITY OF CHARLOTTE COMMENTS



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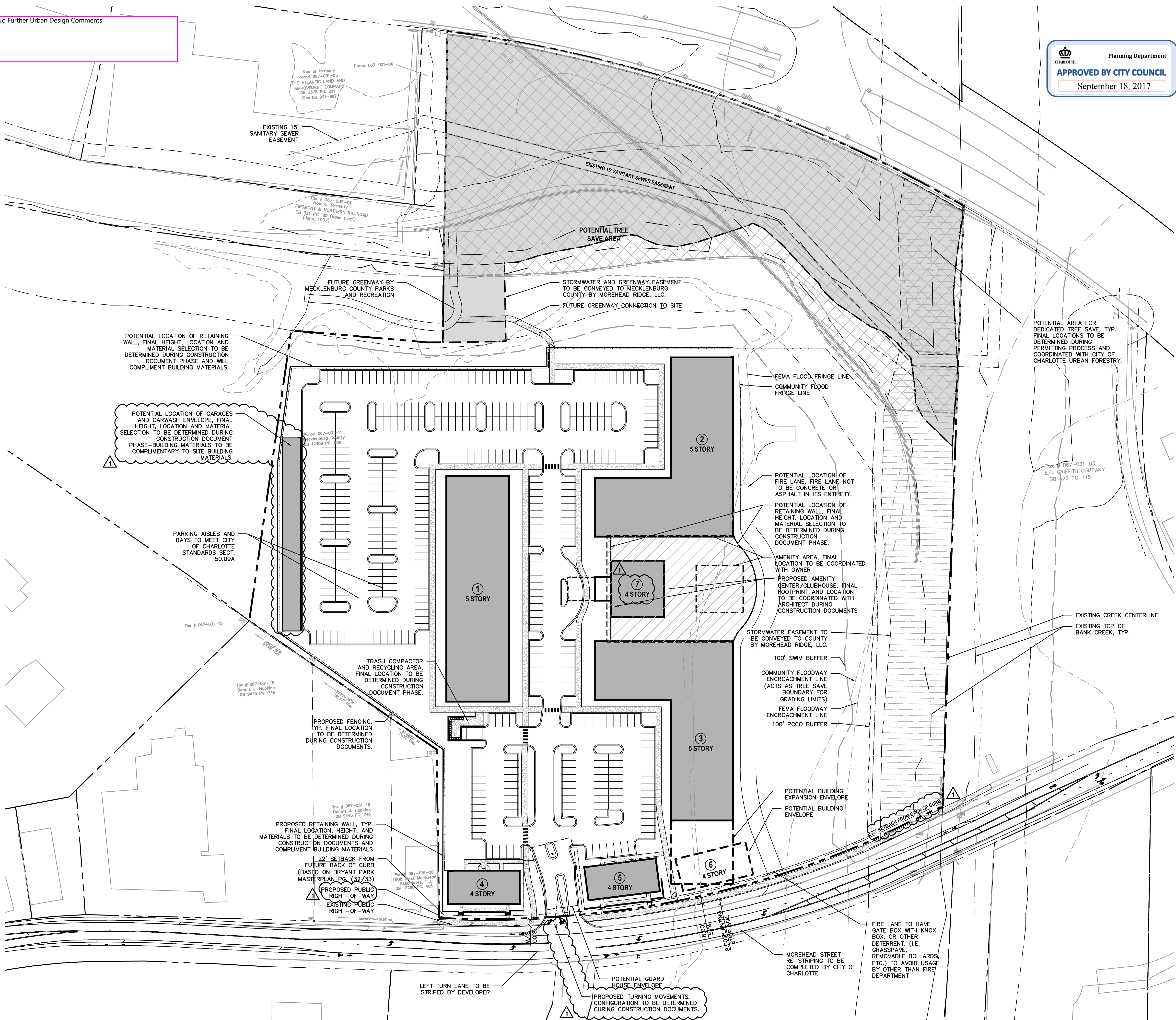
ColeJenest & Stone, P.A. 2017



SYMBOL

GENERAL SUMMARY	
AREA :	±15.42 AC
(1.04)	
TO BE CONVEYED	
OREHEAD RIDGE :	±2.26 AC
ECKLENBURG COUNTY -	
N OF 067-031-133)	
MINING SITE AREA :	±17.69 AC
WATER AND GREENWAY	
MENT TO BE DEDICATED	±3.76AC
ECKLENBURG COUNTY:	
(FREEDOM DRIVE)	
PARCEL #:	067-031-04 & A PORTION OF 067-031-11
MINING ZONING:	I-1
POSED ZONING:	MUDD-O
ING USE:	VACANT
POSED USE:	MULTI-FAMILY RESIDENTIAL/ SINGLE-FAMILY ATTACHED RESIDENTIAL
IMUM NUMBER OF LLING UNITS:	280
POSED DENSITY:	15.82 UNITS/ACRE
IMUM SETBACK:	22' FROM THE FUTURE BACK OF CURB
IMUM SIDE YARD:	NONE; 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
IMUM REAR YARD:	NONE; 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
IMUM BUILDING HEIGHT:	70'
ING REQUIRED:	1.5 SPACES/UNIT 1.5(280) = 420 SPACES
CATED TREE SAVE:	REQUIRED: 2.65 AC (15%) PROVIDED: 3.00 AC (17%)

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT





MOREHEAD RIDGE

STREETSCAPE ALTERNATIVE

CHARLOTTE, NORTH CAROLINA
JULY 24, 2017

THIS PLAN IS SCHEMATIC IN NATURE. LOCATIONS OF ROADS, LOTS, AND ALL OTHER AREAS INCLUDING OFF-SITE ROAD IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLANS.





CEMENTITIOUS MATERIAL

CEMENTITIOUS MATERIAL

CEMENTITIOUS MATERIAL

CEMENTITIOUS MATERIAL

ARCHITECTURAL SHINGLES

CEMENTITIOUS MATERIAL

55'-6"
ROOF TRUSS BEARING

45'-0"
THIRD FLR T.O. TRUSS
43'-6"
TRUSS BEARING

33'-0"
THIRD FLR T.O. TRUSS
22'-6"
TRUSS BEARING

12'-0"
SECOND FLR T.O. TRUSS
10'-6"
TRUSS BEARING

0'-0"

MASONRY/STONE

CEMENTITIOUS MATERIAL

MASONRY/STONE

VINYL RAILING

WOOD BRACKETS

VINYL WDW. TYPICAL

MASONRY/STONE

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Griffith Equities LLC and E.C. Griffith Company (hereinafter collectively referred to as the “Petitioner”) for an approximately 17.69 acre site located on the north side of West Morehead Street at the intersection of West Morehead Street and Suttle Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “Site”). The Site is comprised of Tax Parcel No. 067-031-04 and a portion of Tax Parcel No. 067-031-11.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District (“MUDD”) zoning district shall govern the development and use of the Site.
- C. The parcels of land that comprise the Site may be recombined at the option of Petitioner or further subdivided in accordance with the Subdivision Ordinance.
- D. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the layout, locations and sizes of the uses, improvements and site elements depicted on the Rezoning Plan as well as the internal drives and parking areas are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- E. A maximum of 7 principal buildings may be located on the Site, which includes the clubhouse/amenity building.
- F. Accessory garage structures and an accessory car wash structure may be located on the Site as generally depicted on the Rezoning Plan. The number of the accessory garage structures that may be constructed on the Site may vary from what is depicted.
- G. The guardhouse at the vehicular entrance into the Site that is depicted on the Rezoning Plan may be constructed at the option of Petitioner.
- H. The development of the buildings to be located on the Site may occur in phases.
- I. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
2. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Surface parking and vehicular maneuvering areas shall be permitted between Building 3 and the required setback from West Morehead Street.
- B. In the event that Building 4, Building 5 and/or Building 6 are not constructed prior to or concurrently with the construction of Building 1, Building 2 and/or Building 3, or in the event that Building 4, Building 5 and/or Building 6 are never constructed, surface parking and vehicular maneuvering areas shall be permitted between Building 1, Building 2 and/or Building 3 and the required setback from West Morehead Street as generally depicted on Sheet RZ-100 of the Rezoning Plan.
- C. Surface parking and vehicular maneuvering areas shall be permitted between the buildings to be located on the Site and the required setback from Freedom Drive as generally depicted on Sheet RZ-100 of the Rezoning Plan.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below.
- (1) A residential community containing up to 280 dwelling units and any incidental and accessory uses relating thereto that are allowed in the MUDD zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center. The dwelling units may be comprised of a combination of multi-family dwelling units and single family attached dwelling units.
- (2) Any single family attached dwelling units constructed on the Site shall be located in Building 4, Building 5 and/or Building 6, which buildings are described below.
- B. Up to three freestanding buildings containing single family attached dwelling units may be constructed along the Site's frontage on West Morehead Street. These three buildings are designated on the Rezoning Plan as Building 4, Building 5 and Building 6 (which is represented by a dashed line). Petitioner is not required to construct Building 4, Building 5 or Building 6, but Petitioner may construct one or more of these buildings at its option.
- C. Until such time that Building 4, Building 5 and Building 6 are constructed, Petitioner shall install and maintain an Urban Green Edge (as defined below in paragraph 6.B) along the Site's frontage on West Morehead Street.
- D. At such time that Building 4, Building 5 and/or Building 6 are constructed, the relevant portion of the Urban Green Edge may be removed to accommodate the building footprint and the construction of the building.
- E. Alternatively, in lieu of constructing Building 6, Petitioner may extend Building 2 parallel to West Morehead Street in the manner depicted by the dashed lines on the Rezoning Plan. At such time, the relevant portion of the Urban Green Edge may be removed to accommodate the Building 3 footprint and the construction thereof.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. Notwithstanding anything contained herein to the contrary, the fire lane for the Site may connect to West Morehead Street as generally depicted on the Rezoning Plan. The fire lane shall be constructed of grasscrete or a similar product.
- D. Subject to the approval of CDOT and NCDOT, and prior to the issuance of the first certificate of occupancy for a building constructed on the Site, Petitioner shall install an eastbound left turn lane with 150 feet of storage on West Morehead Street at the vehicular entrance into the Site.
- E. In the event that the planned pedestrian refuge islands and the buffered bike lanes have been installed in West Morehead Street by the City at the time of the construction improvements by Petitioner, Petitioner shall seek to protect the pedestrian refuge islands and the buffered bike lanes during the construction process, and if the pedestrian refuge islands and the buffered bike lanes are damaged by Petitioner during such construction process, Petitioner shall restore any damaged pedestrian refuge islands or buffered bike lanes to their prior condition.
- F. All transportation improvements shall be constructed and approved prior to the issuance of the first certificate of occupancy for a building to be constructed on the Site or phased per the Site's development plan.

- G. Prior to the issuance of the first certificate of occupancy for a building constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to West Morehead Street that are necessary to extend the existing right of way for West Morehead Street to that point that is located 2 feet behind the sidewalk to be installed by Petitioner along the Site's frontage on West Morehead Street, to the extent that such right of way does not already exist.

5. ARCHITECTURAL AND DESIGN STANDARDS

- A. The maximum height in stories of Building 1, Building 2 and Building 3 shall be 5 stories.
- B. The maximum height in feet of Building 1, Building 2 and Building 3 shall be 70 feet.
- C. The maximum height in stories of Building 4, Building 5 and Building 6 shall be 4 stories with optional rooftop terraces.
- D. The maximum height in stories of the clubhouse/amenity building shall be 2 stories with an optional rooftop terrace.
- E. The minimum building separation between the buildings constructed on the Site shall be 10 feet.
- F. The exterior building materials used on the buildings to be constructed on the Site will be a combination of portions of the following: brick, stone, precast stone, synthetic stone, cementitious siding, stucco and/or wood. At least 40% of the exterior surface area of the combined or aggregated facades of each building below the roofline shall be constructed of brick, stone, precast stone and/or synthetic stone. “The facades below the roofline” is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of building materials required.
- G. Vinyl, EIFS or masonite may not be used as an exterior building material, provided, however, that vinyl may be utilized on windows, doors, garage doors, soffits, trim and railings.
- H. Attached to the Rezoning Plan is a conceptual, schematic image of the southern elevation (the elevation facing West Morehead Street) of Building 4, Building 5 and Building 6 that is intended to depict the general conceptual architectural style, design treatment and character of the southern elevation of Building 4, Building 5 and Building 6. Accordingly, the southern elevation of Building 4, Building 5 and Building 6 shall be designed and constructed so that the southern elevation of these buildings is substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- I. Attached to the Rezoning Plan is a conceptual, schematic image of the western facing elevation of Building 3 that is intended to depict the general conceptual architectural style, design treatment and character of the western facing elevation of Building 3. Accordingly, the western facing elevation of Building 3 shall be designed and constructed so that the western facing elevation of Building 3 is substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.

- J. Attached to the Rezoning Plan is a conceptual, schematic image of the southern elevation (the elevation facing West Morehead Street) of Building 3 that is intended to depict the general conceptual architectural style, design treatment and character of the southern elevation of Building 3. Accordingly, the southern elevation of Building 3 shall be designed and constructed so that the southern elevation of Building 3 is substantially similar in appearance to the attached conceptual, schematic image with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- K. All other elevations of Building 3 and the elevations of Building 1 and Building 2 shall be substantially similar in appearance to the western elevation of Building 3 with respect to architectural style, design treatment and character. Notwithstanding the foregoing, changes and alterations that do not materially change the overall conceptual architectural style, design treatment and character shall be permitted.
- L. The accessory garage structures that may be constructed on the Site shall have a maximum height of one story, and the garage structures shall be consistent with the principal buildings in terms of building materials, texture and color, but may have simplified architectural detailing and features.
- M. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.
- N. The colors of any retaining walls constructed on the Site shall be compatible to and complementary with the colors of the buildings to be constructed on the Site.

6. STREETScape/URBAN OPEN SPACE

- A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on West Morehead Street as generally depicted on the Rezoning Plan.
- B. Attached to Rezoning Plan is a conceptual rendering of the Urban Green Edge described above that is intended to depict the design intent of the Urban Green Edge. The Urban Green Edge shall contain a combination of landscaping materials, hardscape and knee walls, as well as a minimum 6 foot tall decorative fence with brick columns located along the northern edge of the Urban Green Edge as generally depicted on the conceptual rendering. The conceptual rendering of the Urban Green Edge is illustrative of the size, design intent and quality of the Urban Green Edge. However, the actual design may vary from what is depicted on the conceptual rendering provided that the actual design of the Urban Green Edge meets the size, design intent and quality illustrated on the conceptual rendering.

7. ENVIRONMENTAL FEATURES

- A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- C. The tree save areas depicted on the Rezoning Plan are conceptual, and the actual locations of the tree save areas on the Site may vary from what is depicted on the Rezoning Plan. The actual locations of the tree save areas shall be determined during the site plan approval and permitting process.

8. PARKS, GREENWAYS AND OPEN SPACE

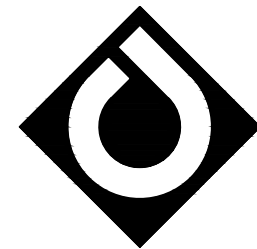
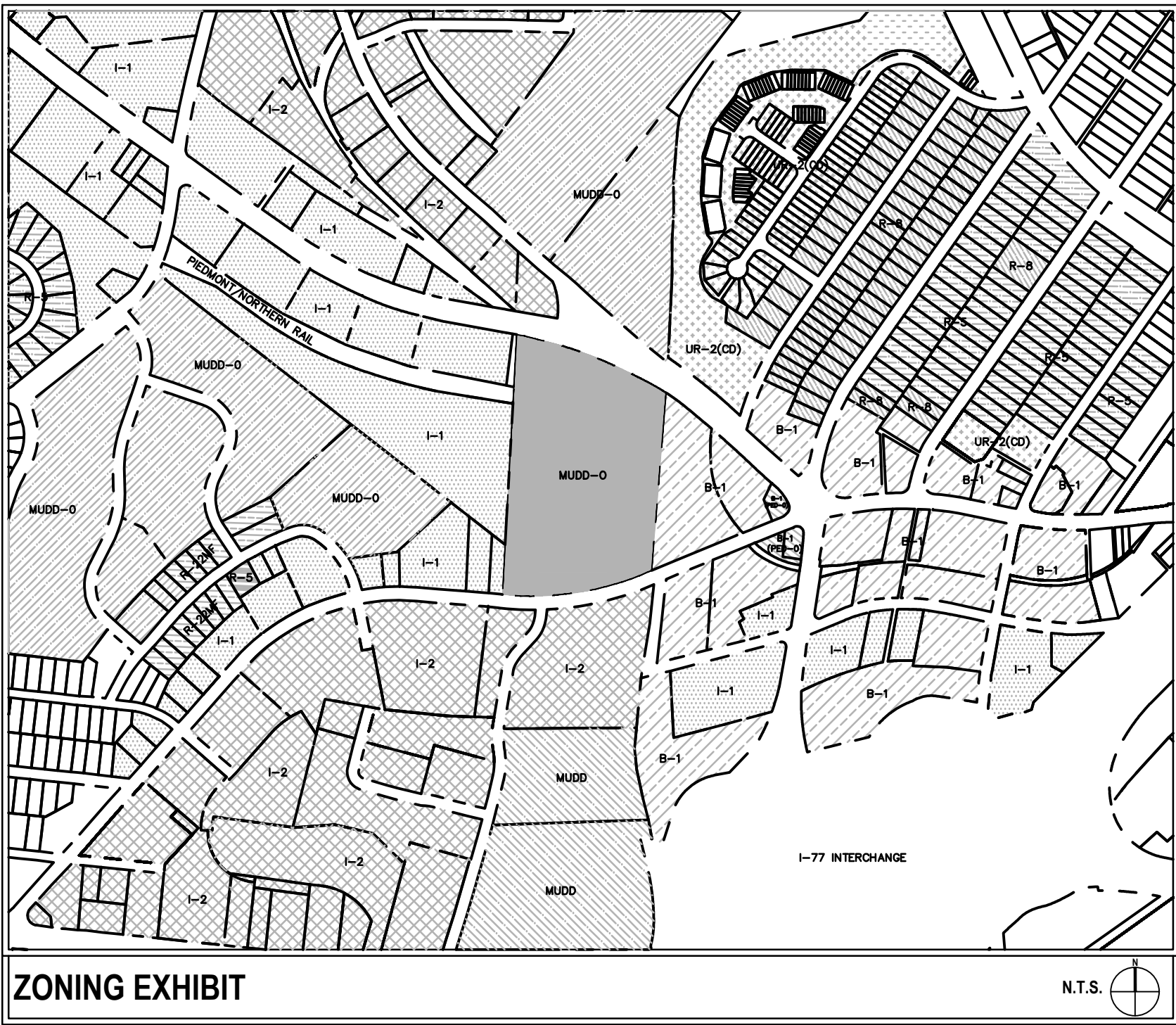
- A. Prior to the issuance of the first certificate of occupancy for a building constructed on the Site, Petitioner shall convey a greenway and storm water easement to Mecklenburg County over that approximately 3.76 acre portion of the Site that is located along the northern boundary of the Site and is more particularly depicted on the Rezoning Plan.

9. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the internal private drives and sidewalks, landscaping lighting and uplighting for the buildings) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term “Petitioner” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.
- D.



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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GRIFFITH EQUITIES LLC

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CHARLOTTE, NC 28207

MOREHEAD RIDGE MULTI-FAMILY

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CHARLOTTE, NC 28208

DEVELOPMENT STANDARDS

Project No.

4243

Issued

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Revised

07/24/17 – CITY OF CHARLOTTE COMMENTS



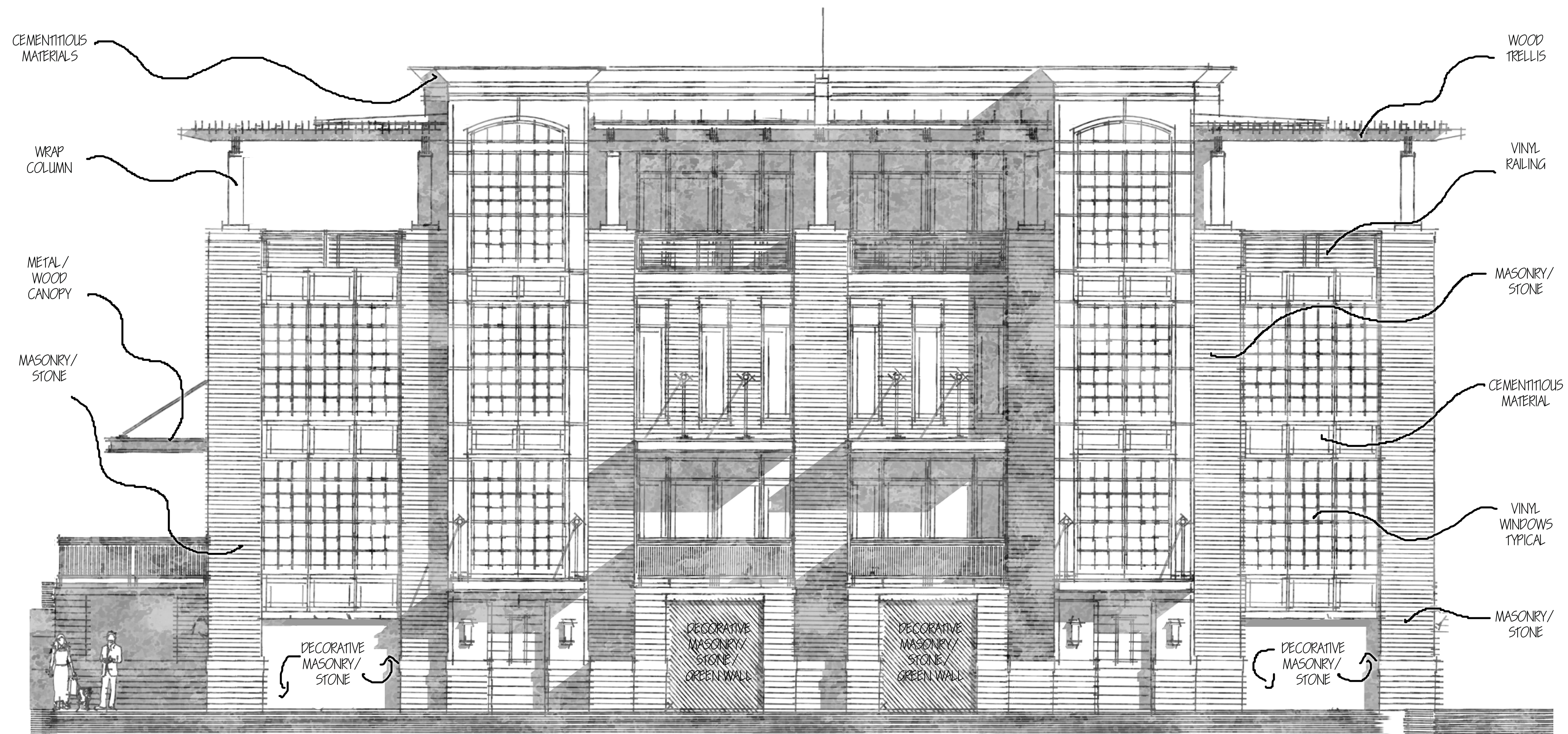
RZ-200

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ColeJenest & Stone, P.A. 2017



MOREHEAD STREET - TOWNHOME BLDG. TYPICAL AXONOMETRIC



MOREHEAD STREET - TOWNHOME BLDG. TYPICAL ELEVATION