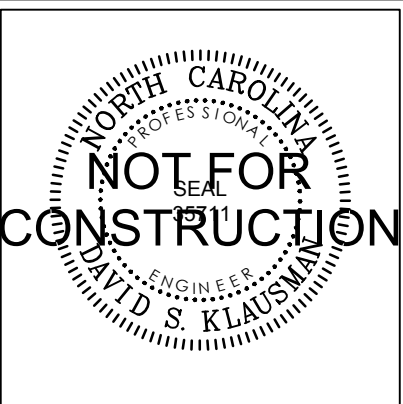


**SURVEY DISCLAIMER**  
TOPOGRAPHIC SURVEY DATED NOVEMBER 15, 2017 PROVIDED BY  
R.B. PHARR & ASSOCIATES, P.A., 430 HAWTHORNE LANE, CHARLOTTE,  
NC 28204. (704) 376-2186.

**ZONING SUMMARY:**

OWNER: WHITE POINT PARTNERS  
OWNER PHONE #: 704-709-0538  
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC  
BLOC DESIGN PHONE #: 704-940-2883  
ZONING (EXISTING): I-2  
ZONING (DESIGNATED): MUDD-O  
JURISDICTION: CITY OF CHARLOTTE  
PARCEL #: 06702112 & 06702149  
TOTAL AREA: ± 4.95 ACRES  
SETBACK AND YARD REQUIREMENTS  
FRONT: 14' MIN. FROM BACK OF CURB OR ROW LINE, WHICHEVER IS GREATER  
SIDE: NONE, BUT 10' BUILDING SEPARATION  
REAR: NONE, BUT 10' BUILDING SEPARATION  
SCREENING REQUIRED  
PARKING AND SERVICE AREAS FROM PUBLIC ROW  
BUFFERS REQUIRED  
NO  
PARKING SUMMARY (OTHER: 1 SPACE PER 800 SF)  
78,660 SF TOTAL PROPOSED  
REQUIRED: 132 SPACES  
PROVIDED: 222 SPACES TOTAL  
- INCL. 8 ACCESSIBLE SPACES AND 6 ON-STREET ALONG JULIAN PRICE RD  
- INCL. 36 COMPACT (13%)  
LOADING SPACE SUMMARY:  
REQUIRED: 1 (10X25) LOADING SPACE FOR OFFICE AND EDEE UNDER 100,000SF  
PROVIDED: 1 LOCATED IN THE DROP-OFF ZONE  
BICYCLE PARKING SUMMARY (CITY OF CHARLOTTE)  
SHORT TERM: 8 SPACES  
LONG TERM: 0 SPACES (COVERED RACKS, INTERIOR)

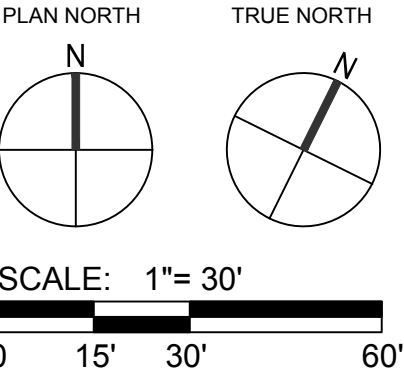
WHITE POINT PARTNERS  
**2001 W. MOREHEAD**  
CHARLOTTE, NC



NC FIRM # P-1007 C-390	
PROJECT:	<b>00547.00</b>
DATE:	04.01.19
REVISIONS:	DATE

DRAWN BY: DDS/DSK  
CHECKED BY: CCB/WLL  
**REZONING PLAN**

**RZ-101**





CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1002.90'	132.60'	N45°11'34"E	132.50'
(R1)	1002.90'	132.60'		
C2	893.99'	450.21'	N63°24'26"E	445.47'
(R1)	893.99'	450.45'		

WEST MOREHEAD STREET  
60' PUBLIC RIGHT OF WAY  
D.B. 5783, PG. 875

LEWIS H. PARHAM, JR. AND  
WIFE, ELIZABETH H. PARHAM  
& W. HUGO HEIDENREICH AND  
WIFE, MARGARET S. HEIDENREICH  
D.B. 5783, PG. 875  
PIN: 067-021-12

AREA  
193,205 SQ. FT.  
OR 4.4354 ACRES

BURGESS BROTHERS, LLC  
D.B. 27946, PG. 781  
PIN: 067-021-17

1 STORY BRICK WAREHOUSE  
2001 WEST MOREHEAD STREET  
80,785 SQ. FT. (FOOTPRINT)

WILLIAM R. STANDISH  
& BETTY ERWIN STANDISH FAMILY  
D.B. 10143, PG. 432  
PIN: 067-021-14

THE BLUMENTHAL FOUNDATION  
D.B. 3342, PG. 522  
PIN: 067-021-10  
TRACT A  
M.B. 27, PG. 85

THE BLUMENTHAL FOUNDATION  
D.B. 3342, PG. 522  
PIN: 067-021-49  
TRACT A-1  
M.B. 27, PG. 85  
AREA  
22,437 SQ. FT.  
OR 0.5151 ACRES

JEFFERSON-PILOT  
BROADCASTING  
D.B. 2337, PG. 442  
PIN: 067-021-11

**PRELIMINARY PLAT**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

White Point Partners, LLC  
REZONING PETITION NO. 2019-xxx  
DEVELOPMENT STANDARDS  
4/1/2019

#### Development Data Table

Site Area:	+/- 4.95 acres
Tax Parcel:	06702112 and 06702149
Existing Zoning:	I-2
Proposed Zoning:	MUDD-O
Existing Use:	Industrial
Proposed Uses:	Uses permitted in MUDD Zoning District, as further restricted below
Max. Building Height:	Up to 85 feet
Parking:	Shall satisfy or exceed Ordinance requirements

#### 1. General Provisions

These Development Standards and the Technical Data Sheet form a part of the Rezoning Plan associated with the Rezoning Petition filed by White Point Partners, LLC to rezone property tax parcels 067-021-12 and 067-021-49 from the I-2 Zoning District to the MUDD-O Zoning District, as depicted on the Rezoning Plan (the "Site").

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"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

#### 2. Optional Provisions

a. The Petitioner requests the ability to place parking within the front setback up to the existing and current edge of pavement, and at the same consistent distance from the Transitional right-of-way along the entire frontage of West Morehead Street so long as the existing buildings are adaptively reused, as generally depicted on the Rezoning Plan.

b. The Petitioner requests the ability to provide a nonstandard streetscape along the Site's frontage of Julian Price Place, as generally depicted on the Rezoning Plan.

#### 3. Permitted Uses

a. The Site may be devoted to any commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, except for the following:

- Automobile service stations; and
- Drive-through service windows.

#### 4. Maximum Development

a. The principal buildings constructed on the Site may be developed with a maximum of 125,000 square feet of commercial uses permitted by right and under prescribed conditions in the MUDD Zoning District, including office uses, along with any accessory uses permitted by right or under prescribed conditions in the MUDD Zoning District.

b. Floor area calculations for commercial uses shall not include areas used for building and equipment access (such as stairs, elevator shafts and maintenance load space), service areas, rooftop equipment rooms, loading docks, trash/recycling storage areas, and mechanical and electrical rooms. Areas devoted to outdoor dining, courtyards and plazas are not included in the square footage limitation, but outdoor dining areas for retail EDEEs shall be counted toward the required parking calculation.

#### 5. Transportation

a. Vehicular access points shall be limited to a maximum of two (2) access points along West Morehead Street, as generally depicted on the Rezoning Plan, locations of which to be determined in coordination with CDOT and NCDOT during the permitting phase of development.

b. If the existing buildings are demolished and new buildings are constructed on the site or if the existing building footprint is expanded by greater than 25% of the current building square footage then the Petitioner shall extend and dedicate the right-of-way to the City of Charlotte along Julian Price Place.

#### 6. Architectural Standards/Streetscape and Landscaping

a. The adaptive reuse of existing buildings shall utilize the existing building materials and facade as much as possible with new design, however a variety of materials shall be allowed.

b. Preferred Exterior Building Materials for New Buildings: If new buildings are constructed on the site, such principal and accessory buildings abutting a network required public or private street shall be comprised of brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.

c. Prohibited Exterior Building Materials for New Buildings: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished on any newly constructed buildings or expansion of existing buildings.

d. In order to screen the parking and maneuvering adjacent to West Morehead Street, the Petitioner shall provide landscaped screening and/or low intermittent walls along the West Morehead Street frontage.

e. Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.

f. Rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.

g. Dumpsters, loading and services areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complementary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk.

h. Backflow preventers and transformers shall be screened and located outside the setback, but can be located in a four (4) foot transition zone.

#### 7. Environmental Features

a. Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and Tree Ordinance.

b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustment may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

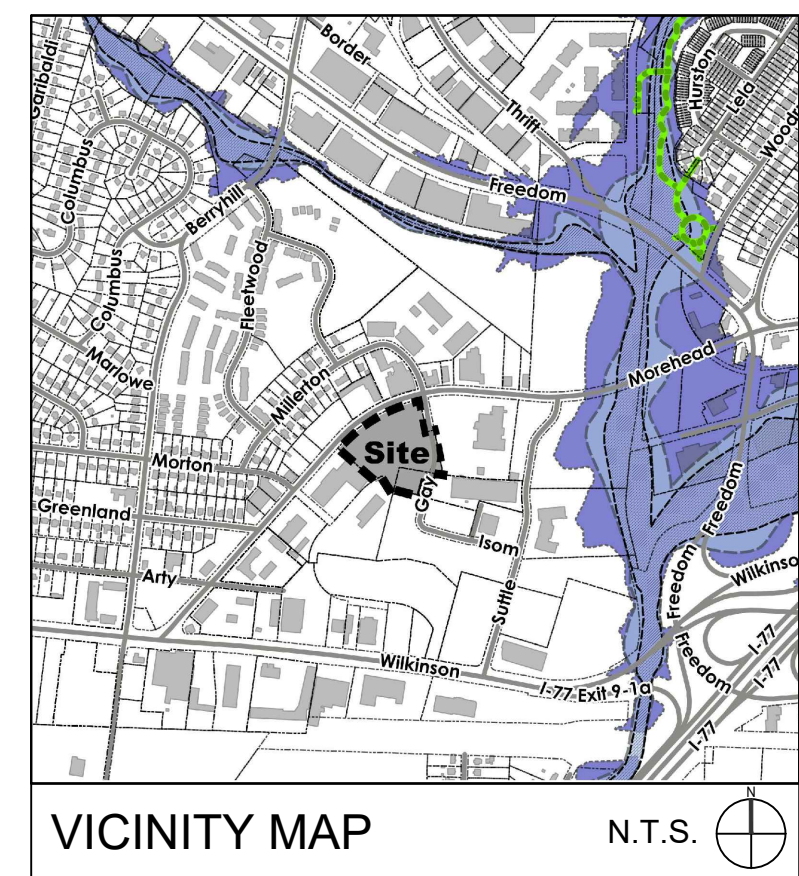
#### 8. Lighting

a. All free-standing lighting fixtures will be shielded with full cut-off fixtures.

#### 9. Binding Effect of the Rezoning Documents and Definitions

a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

b. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



VICINITY MAP  
N.T.S.

#### ZONING SUMMARY:

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OWNER PHONE #: 704-740-2883  
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BLOC DESIGN PHONE #: 704-940-2883  
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PARCEL AREA: ± 4.95 ACRES

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PROVIDED: 222 SPACES TOTAL  
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BICYCLE PARKING SUMMARY (CITY OF CHARLOTTE)  
SHORT TERM: 5 SPACES  
LONG TERM: 0 SPACES (COVERED RACKS, INTERIOR)

**CLINE**  
**DESIGN**

2923 S. Tryon St. Suite 130  
Charlotte, NC 28203  
704/333-7272  
ClineDesignAssoc.com

**bloc**  
Bloc Design  
2923 S. Tryon Street, Suite 320  
Charlotte, NC 28203  
phone: 704-940-2883  
www.bloc-nc.com

landscape architecture | planning | civil engineering

WHITE POINT PARTNERS  
**2001 W. MOREHEAD**  
CHARLOTTE, NC

NOT FOR  
CONSTRUCTION

NC FIRM # P-1007 C-390  
PROJECT: **00547.00**  
DATE: 04.01.19  
REVISIONS: DATE

DRAWN BY: DDS/DSK  
CHECKED BY: CCB/WLL

DEVELOPMENT  
STANDARDS &  
LAND SURVEY

**RZ-102**

