



APPROVED BY
CITY COUNCIL

JUN 18 2012

101 West Worthington Avenue
Suite 202
Charlotte, NC 28203
phone: (704) 333-3360
fax: (704) 333-3362

construction@dasarchitecture.com

Morehead
Residential

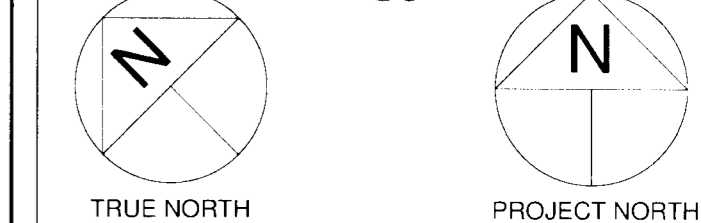
PETITION # 2011-068

Morehead
Property
Investments, LLC

1329 E. Morehead St.
Suite 200
Charlotte, NC 28204

No.	Description	Date
2	Review Comments	12.15.11
3	DCDA Comments	01.19.12
4	DCDA/ Review Comments	02.24.12
5	Owner Revisions	05.25.12

Rezoning Site
Plan



Project Number 11 20500
Date 11.30.11

RZ 1.00

Scale As indicated

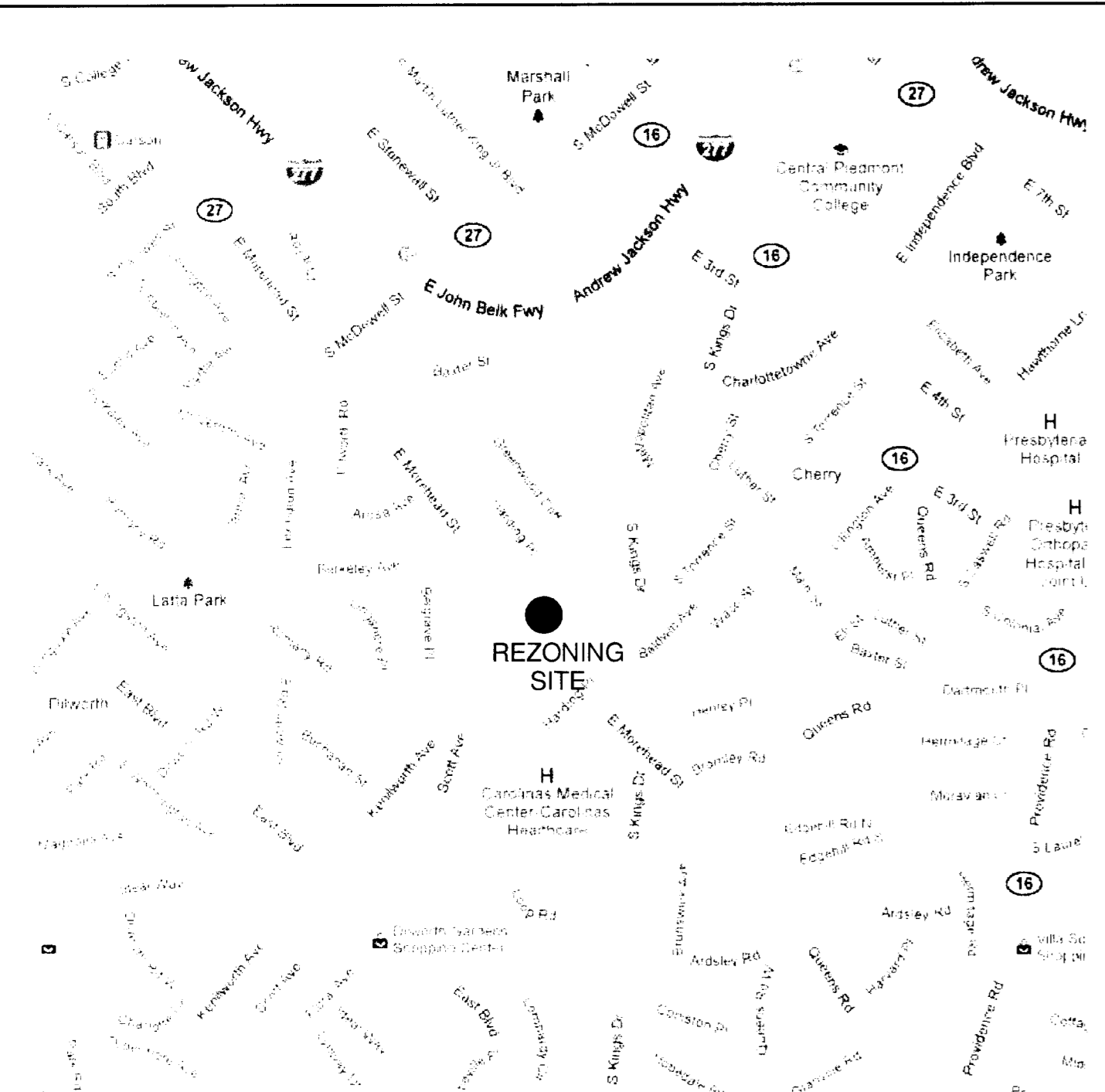
2011-068

MUDD (CD) - Development Notes

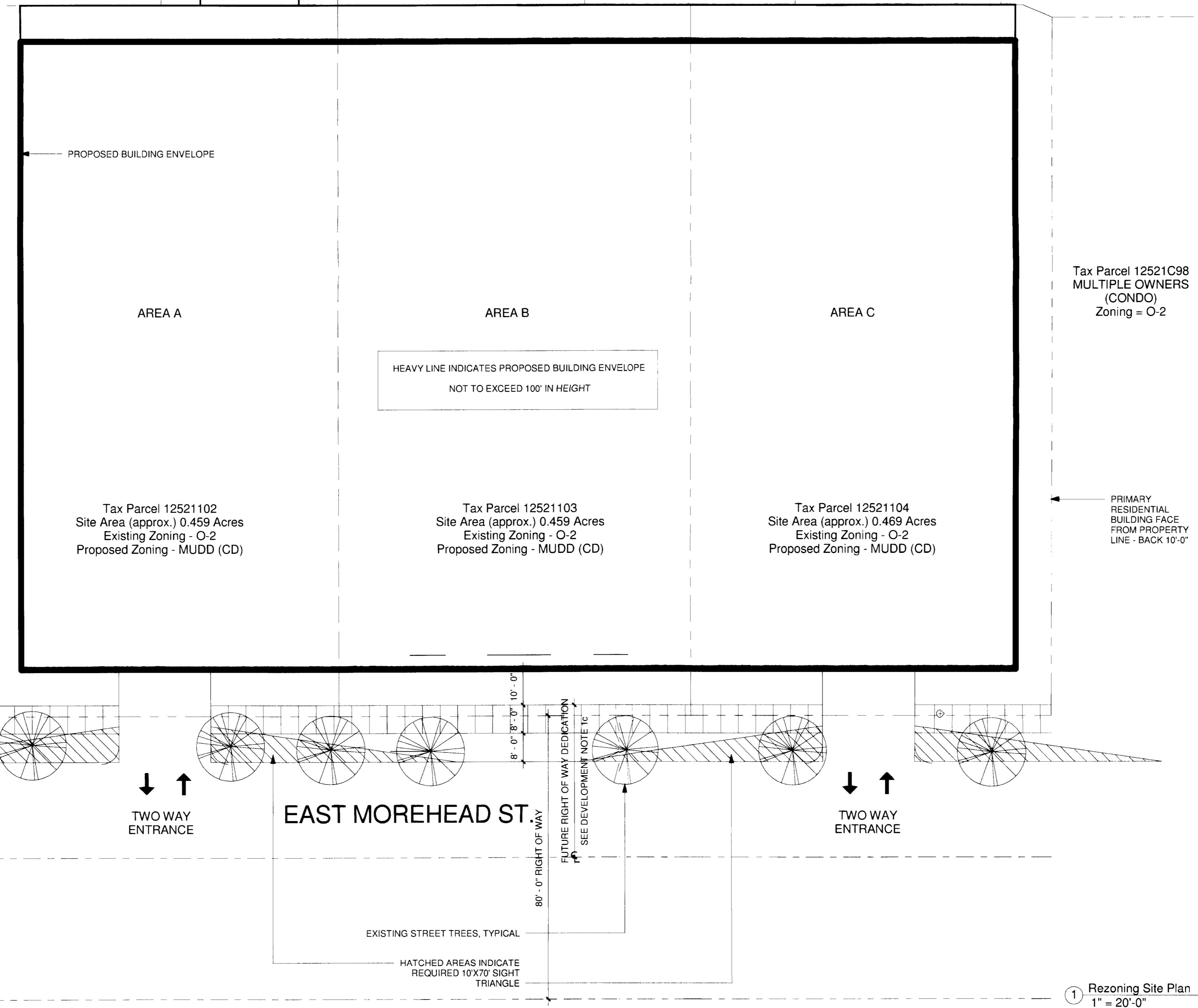
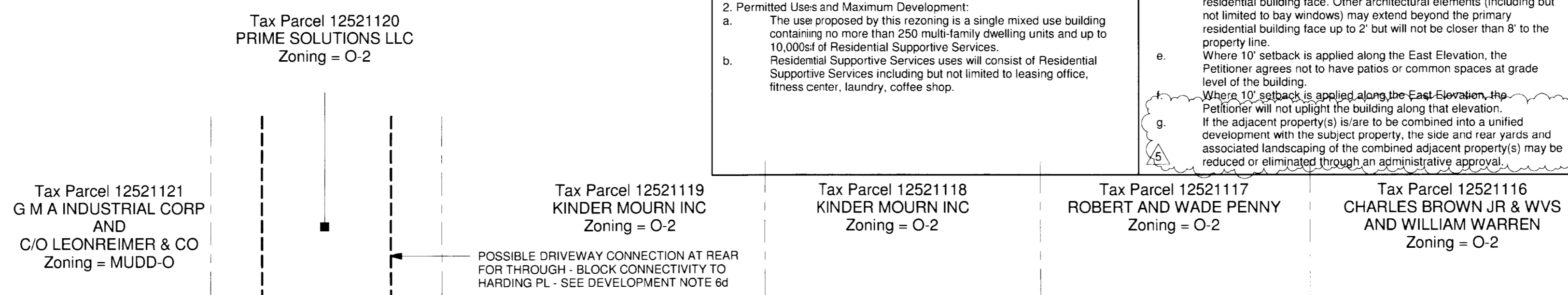
- General Provisions:
 - Development of this site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is schematic in nature and is intended to reflect the arrangement of proposed buildings and uses on the site.
 - A freestanding Commercial Building is not permitted.
 - Petitioner agrees to dedicate 40' Right of Way measured from the centerline of the existing Right of Way. Right of Way dedicated shall be extended to the back of the sidewalk to include the full width of the sidewalk should the sidewalk width go beyond the 40' indicated. The Petitioner will make every attempt to make the development's windows not line up with the windows of the Monticello Terrace Condominiums.
 - Not Used
 - The Petitioner will bury existing power lines at rear of property. Work will be coordinated with residents of Monticello Terrace Condominiums and other neighbors such that any break in services is minimized.
 - Residents of the development will be directed to have no seasonal lighting exterior to their units.
 - The Petitioner agrees to have no venting from Residential Supportive Service spaces directed to the East side of the property towards Monticello Terrace Condominiums.
- Permitted Uses and Maximum Development:
 - The use proposed by this rezoning is a single mixed use building containing no more than 250 multi-family dwelling units and up to 10,000sf of Residential Supportive Services.
 - Residential Supportive Services uses will consist of Residential Supportive Services including but not limited to leasing office, fitness center, laundry, coffee shop.

- Setbacks, Sideyards, Rear Yards:
 - Under the requested MUDD zoning, the Petitioner agrees to increase the setback above current MUDD zoning requirements to be consistent with the Midtown Morehead Cherry Area Plan.
 - MUDD Required Front Setback - 18'
 - MUDD Required Sideyard - 6'
 - Provided Side Yard - 10' at Residential Levels above Parking Levels. (no Side Yard at parking garage levels)
 - MUDD Required Rear Yard - 0'
 - Provided Rear Yard - 10' at Residential Levels above Parking Levels. (no Rear Yard at parking garage levels)
 - The 26' setback applies to the street level up to the Second Floor. At and above the Second Floor, window projections, balconies, architectural elements may encroach a maximum of 6' into the 26' setback for up to 25% of the building along that facade. The intent of this provision is to allow building articulation with portions of the building projecting and will not be an expansive projection of the entire facade to avoid a stale or industrial solid face appearance.
 - Side Yards will be minimum 10' (no Side Yard at parking garage levels) landscaping will be provided in the character depicted on sheet LS1-00.
 - Not used
 - Where 10' setback is applied along the East Elevation, balconies will all be inset or Juliet balconies not to extend beyond the primary residential building face. Other architectural elements (including but not limited to bay windows) may extend beyond the primary residential building face up to 2' but will not be closer than 8' to the property line.
 - Where 10' setback is applied along the East Elevation, the Petitioner agrees not to have patios or common spaces at grade level of the building.
 - Where 10' setback is applied along the East Elevation, the Petitioner will not uplight the building along that elevation.
 - If the adjacent property(s) is/are to be combined into a unified development with the subject property, the side and rear yards and associated landscaping of the combined adjacent property(s) may be reduced or eliminated through an administrative approval.

- Building Height:
 - Under the requested MUDD Zoning, the Petitioner agrees to limit the building height below the current allowed MUDD zoning requirements to be consistent with the Midtown Morehead Cherry Area Plan.
 - Maximum building height allowed under MUDD - 120'
 - Maximum building height - 100'
 - Building height along Monticello Terrace property will be limited to a maximum height as defined in the Zoning Ordinance of 85'.
 - Primary building face on rear will be limited to a maximum height as defined in the Zoning Ordinance of 85'. However, portions of the building height in the rear may exceed 85' but any portions of the building above 85' must step back a minimum of an additional five feet (5') per floor. The intent of this is to minimize any impact along the rear (O-2) commercially zoned properties while blending quality design standards to the existing neighborhood character, both sustainable and aesthetically pleasing.
- Transportation/ Parking:
 - Parking will be provided to meet the current ordinance.
 - Parking will be located in a parking structure below the residential portion of the building.
 - No parking or maneuvering space will occur within the Front Setback.
 - Visitor/ short term parking may be located at grade.
 - Any portion of the parking structure that is above grade and less than 5' from any property line will be a solid wall with an architectural finish.
- Access and Circulation:
 - The Access Drive located at the Southeast portion of the site will be the primary entry and exit into the development. The Access Drive located at the Southwest portion of the site will primarily be used for service entry and exit and visitor entry and exit.
 - Until each Phase or Building is occupied, existing drives will remain.
 - The Petitioner will work with CDOT and NCDOT to have one (1) driveway along Morehead Street to serve this development. However, 2 driveways may be permitted along Morehead as shown on this plan. The driveway closest to Kenilworth shall be positioned as far away as possible from Kenilworth Avenue due to existing Morehead Street northbound queuing conditions and will be primarily for service vehicles and guest traffic. The second driveway needs to be located as close as possible to the site's southern property line. The second driveway will access the proposed parking deck and primarily serve resident traffic. Driveway locations and design will be determined during the construction permitting phase and approved by both NCDOT and CDOT.
 - For possible joint access, the Petitioner agrees to coordinate the design and construction of the proposed structure with CDOT and adjacent property development/ developers as orchestrated by CDOT and the Planning Department to provide through-block connectivity as deemed appropriate.
- Stormwater/ Erosion Control:
 - The Petitioner shall meet or exceed the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The development will meet or exceed all known applicable codes and ordinances for stormwater detention and management.
 - No drainage will be directed over retaining wall onto Monticello Terrace Condominiums courtyard.
 - The Petitioner will meet all City/ County/ State erosion control regulations and endeavor to eliminate any erosion related impact to adjacent properties.
- Screening and Tree Ordinance:
 - Street trees along Morehead Street will remain.
 - The Petitioner will hire a licensed arborist during design to assess the current condition of the existing trees and consult with City Arborist, verify the structural stability and health of the trees, and develop a plan to best keep the trees healthy including making recommendations on appropriate trimming to allow the trees to survive with the proposed development. The Petitioner will follow all recommendations made by the arborist to preserve the trees along the street of the development property as well as any trees on adjacent properties that may be adversely affected by the construction of this development, as determined by the arborist.
 - Landscaping as depicted in this submittal is intended to represent the general theme and overall design of the proposed landscaping and screening 'hardscape' elements (walls, screens, etc.). Various landscape and screening elements may be altered at the discretion of the Petitioner to respond to final building plans, site constraints, etc. so long as the overall general landscape and screening theme is preserved and ordinance requirements are met.
 - The Petitioner agrees to rebuild the wall between the property and Monticello Terrace Condominiums as well as the two portions that run perpendicular to the property line to a height of 8' minimum. The wall design, and additional landscaping, screening, and lighting will be developed in agreement with the Monticello Terrace Condominiums. Wall materials will be consistent to the existing wall construction (brick, stone, precast concrete, etc.). Landscaping will include tall maturing trees.
 - Where 10' setback is applied along the East Elevation, balconies will all be inset or Juliet balconies not to extend beyond the primary residential building face. Other architectural elements (including but not limited to bay windows) may extend beyond the primary residential building face up to 2' but will not be closer than 8' to the property line.
 - Where 10' setback is applied along the East Elevation, the Petitioner agrees not to have patios or common spaces at grade level of the building.
 - Where 10' setback is applied along the East Elevation, the Petitioner will not uplight the building along that elevation.
 - Where 10' setback is agreed along the East Elevation, the Petitioner will provide landscaping and screening/ fence as described in note 3c above. Layland Cypress and Bradford Pear Trees will not be allowed for use in landscaping as screening elements. Other evergreen, seasonal flowering, and deciduous native plantings will be used.
 - The Screening/ Fence between the property and Monticello Terrace Condominiums will extend to the face of the building at East Morehead St.
- Architectural Controls:
 - The building will be articulated with a variety of materials and will include brick, stone, cast stone, cast concrete, cementitious siding, stucco, EIFS, metal panel.
 - The attached building elevations are intended to represent the general architectural theme and overall design of the proposed building. Various building elements may be altered at the discretion of the Petitioner to respond to final building plans, site constraints, etc. so long as the overall general architectural theme is preserved and ordinance requirements are met.
 - The development will provide open space in such ways as to meet or exceed the Zoning Ordinance.
- Solid Waste/ Recycling:
 - Solid waste containers will be located within the service area/ Loading Dock within the building and will be serviced by private waste removal contractors.



3 Vicinity Map not to scale



REZONING SUMMARY

PETITIONER:
Morehead Property Investments, LLC
1329 E Morehead St
Suite 200
Charlotte, NC 28204

ACREAGE:
+- 1.367 AC

TAX PARCELS:
• 12521103
• 12521104
• 12521105

EXISTING ZONING:
O-2

PROPOSED ZONING:
MUDD(CD)

EXISTING USES:
Office/ Vacant

PROPOSED USE:
The site may be developed with the following uses: up to 250 multi-family dwelling units and up to 10,000sf of Residential Type Services

MAX BUILDING HEIGHT:
• 100' *See note 4.

PARKING:
• Provided to meet the current ordinance.

* Current revisions have been made to meet the Midtown Morehead Cherry Area Plan recently adopted by Charlotte City Council.

1 Rezoning Site Plan
1" = 20'-0"

JUN 15 2012

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JUN 18 2012

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Morehead Residential

Morehead
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No.	Description	Date
1	DCDA Comments	01.19.12
2	Owner Revisions	05.25.12

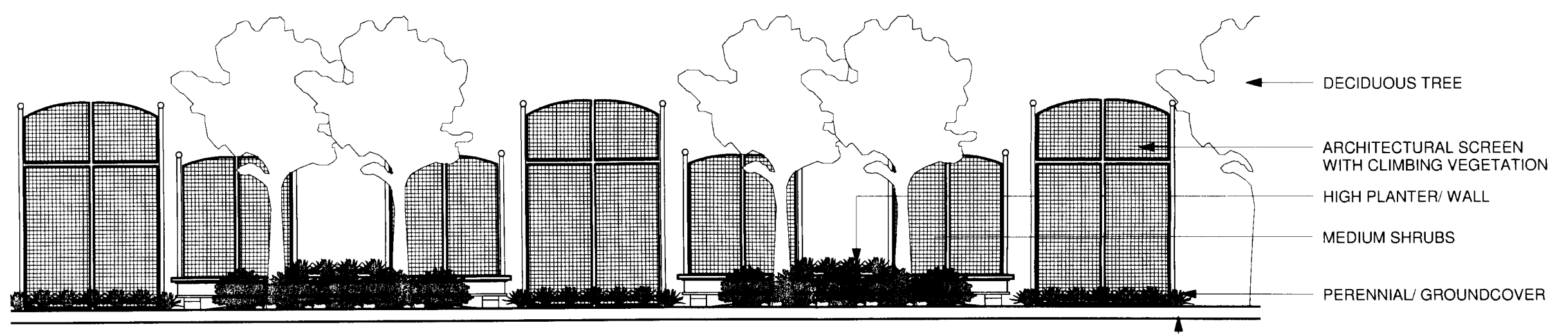
Illustrative Site Plans + East Elevation Concept

Project Number 11 20500
Date 11.30.11

LS 1.00
NEW SHEET
Scale As indicated

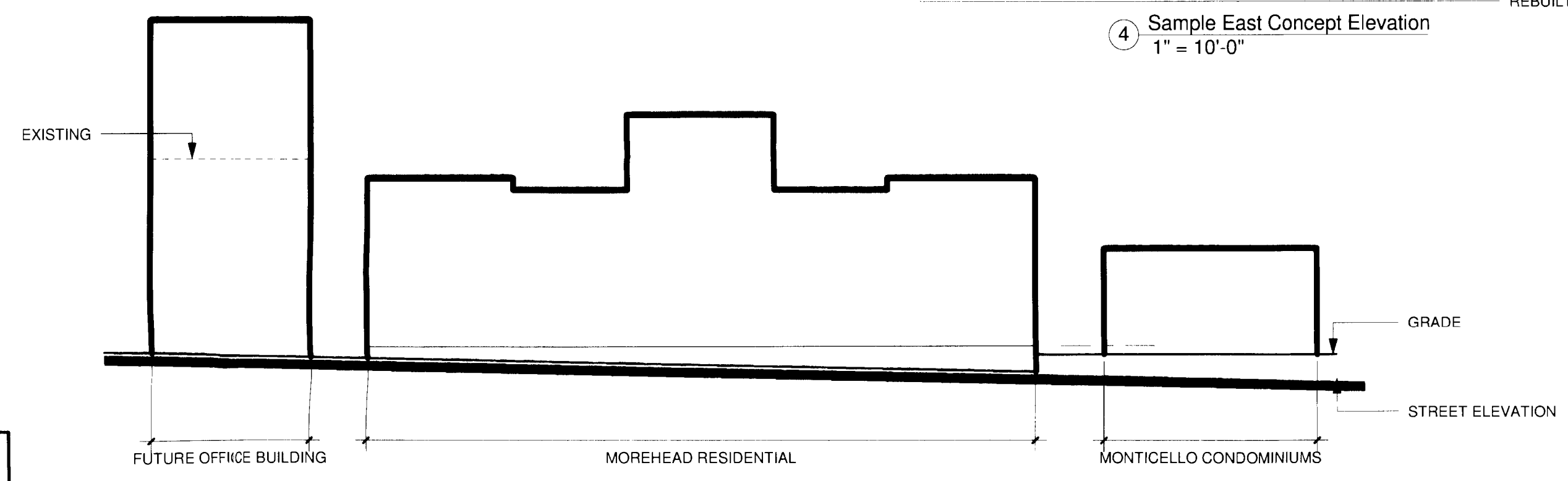


4 Sample East Concept Elevation
1" = 10'-0"

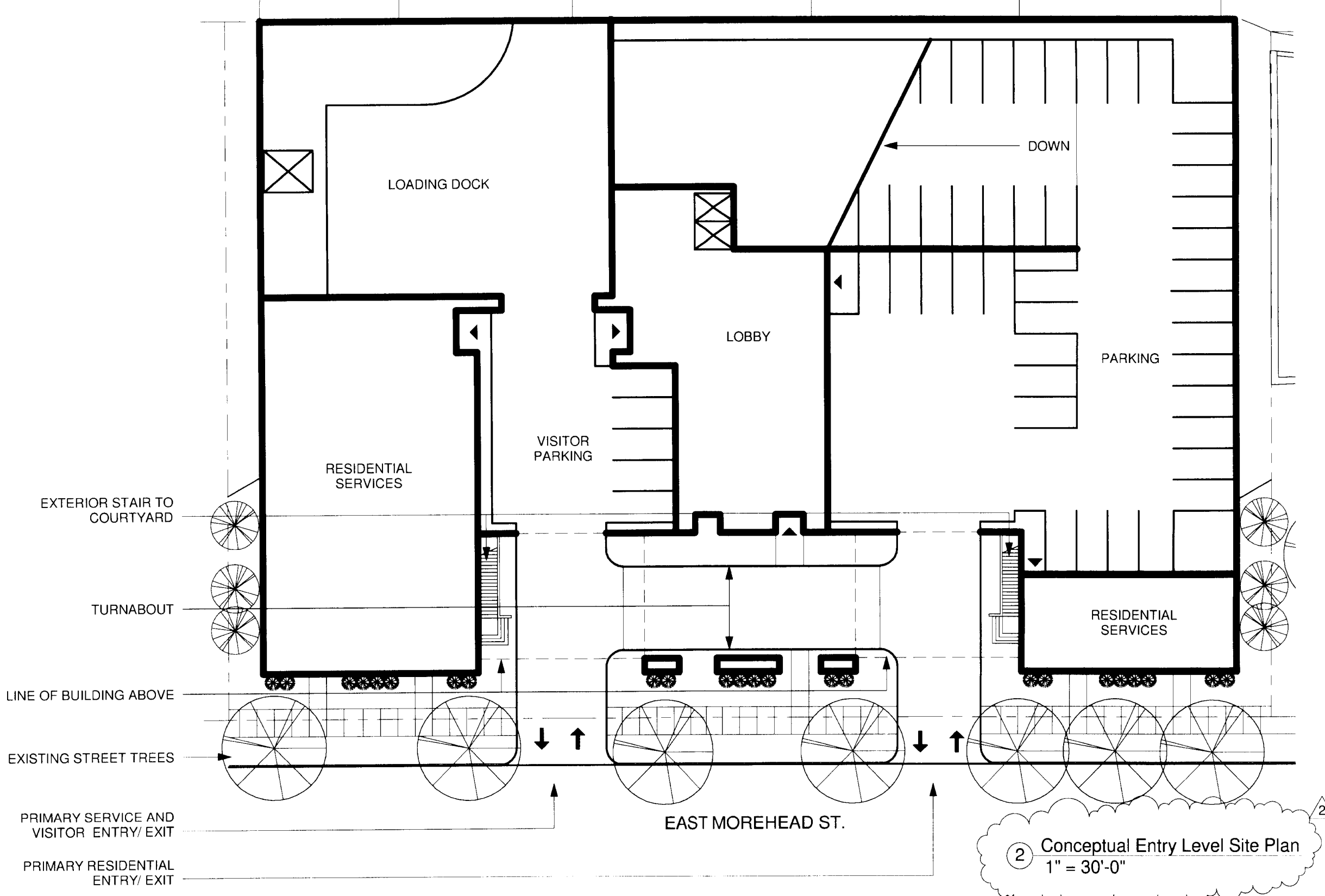


5 Sample Screening/ Fence Concept
1" = 10'-0"

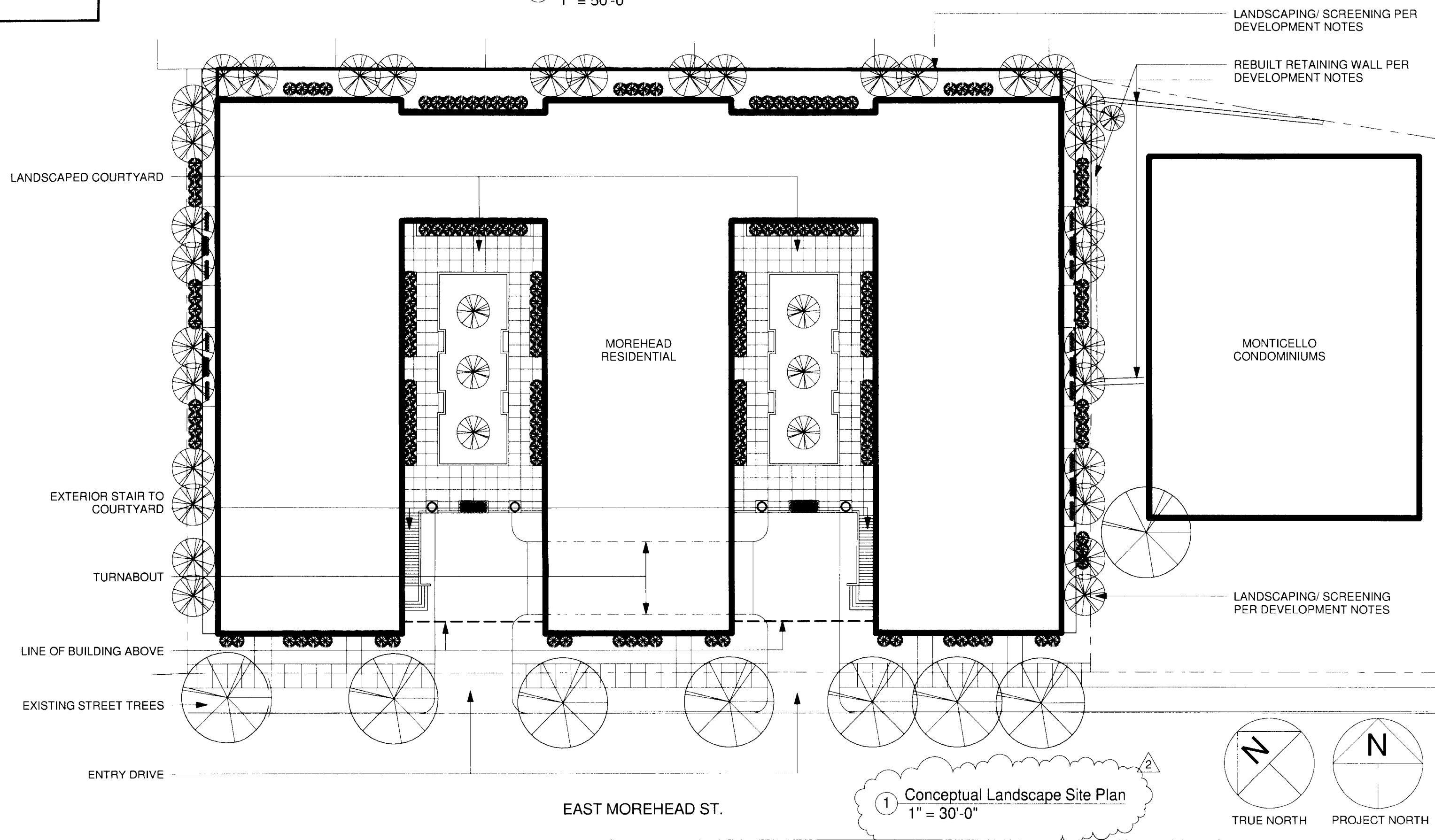
NOTE: THESE PLAN LAYOUTS (INCLUDING THE INTERNAL CIRCULATION) AND ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED ONLY TO DEPICT THE DESIGN QUALITY OF THE DEVELOPMENT. THESE PLAN LAYOUTS (INCLUDING THE INTERNAL CIRCULATION) AND ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS. WHILE THE LAYOUTS MAY VARY, THE NUMBER AND INTENDED USE OF THE ENTRIES/ EXITS ALONG MOREHEAD WILL NOT BE ALTERED.



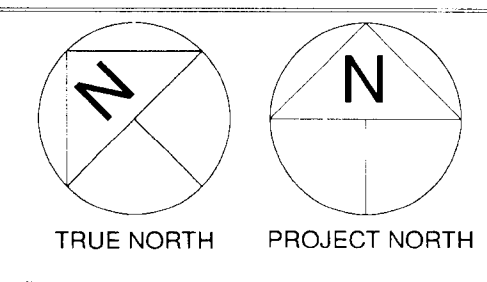
3 Street Massing Diagram
1" = 50'-0"

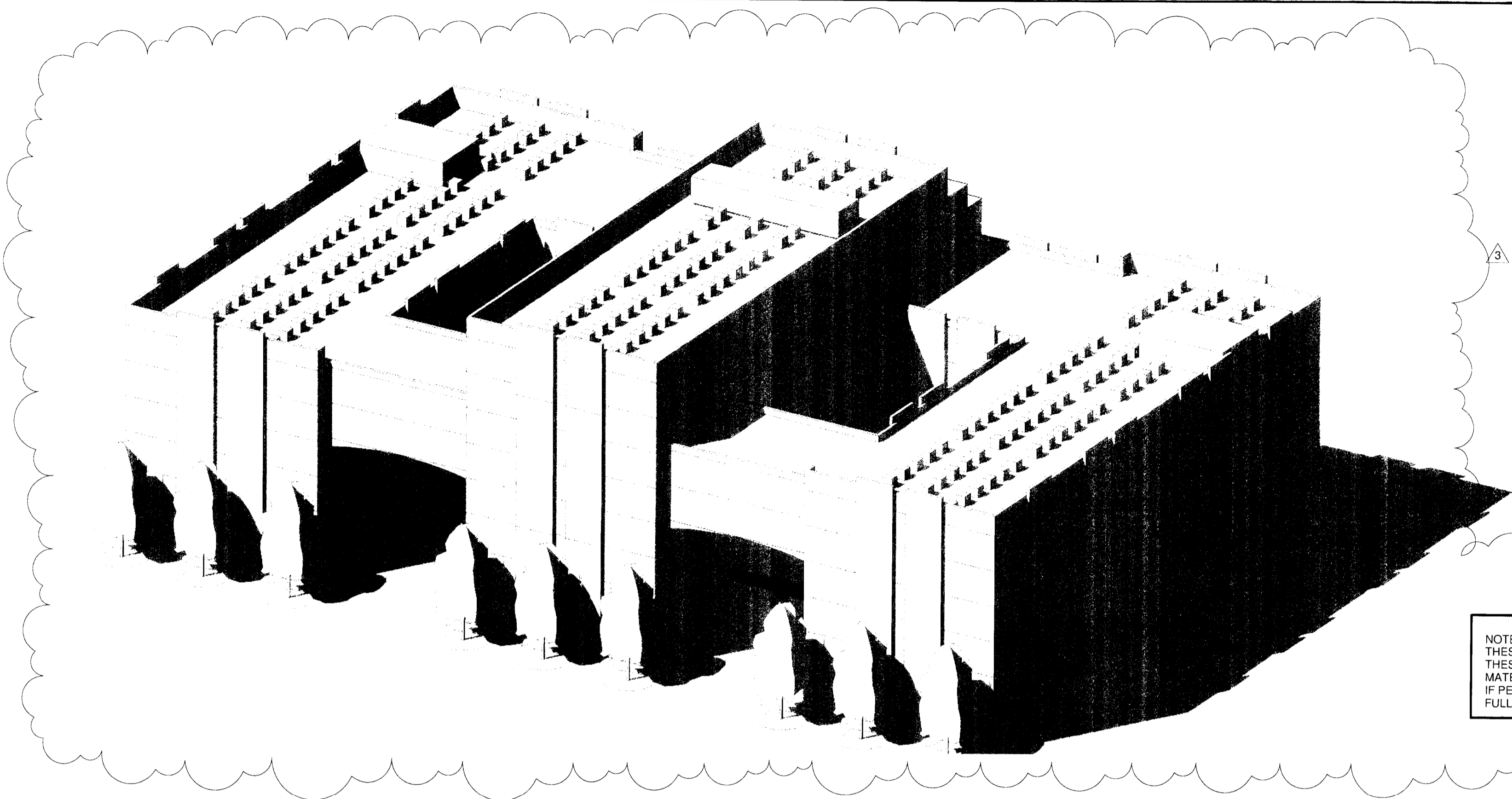


2 Conceptual Entry Level Site Plan
1" = 30'-0"



1 Conceptual Landscape Site Plan
1" = 30'-0"





NOTE:
 THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED ONLY TO DEPICT THE DESIGN QUALITY OF THE DEVELOPMENT.
 THESE ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS.
 MATERIALS REPRESENTED ARE POSSIBLE MATERIALS TO BE USED AND ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT.
 IF PETITIONER THE DESIGN AS DEPICTED BELOW, THE BRIDGES CONNECTING THE BUILDING AT THE FRONT MAY VARY TO BE 1,2,3,OR 4 STORIES OR MAY BE FULL HEIGHT DOWN TO THE PARKING GARAGE LEVELS.

③ Sample Concept Massing
 12" = 1'-0"



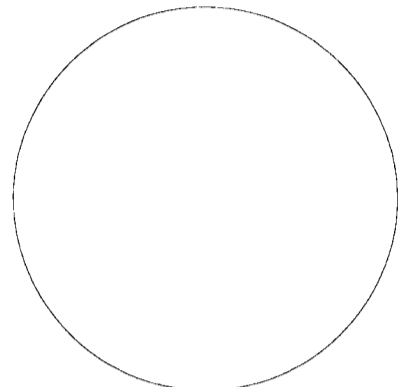
EAST MOREHEAD RESIDENTIAL
 SCHEME A.1

① Sample Concept Elevation 2
 not to scale



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**Sample
 Concept
 Elevations**

Project Number 11 20500
 Date 11.30.11

RZ 2.00

Scale not to scale