

SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.39 ACRES
- TAX PARCEL #: 125-174-05, 125-174-06, AND 125-174-07
- EXISTING ZONING: MUDD-O
- PROPOSED ZONING: MUDD-O SPA
- EXISTING USES: COMMERCIAL

▲ -PROPOSED USES: UP TO TWO HUNDRED TWENTY (220) AGE-RESTRICTED (AS DEFINED BELOW) MULTIFAMILY RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT; AS AN ALTERNATIVE TO THE PROPOSED 220 MULTIFAMILY AGE-RESTRICTED RESIDENTIAL UNITS, UP TO 195,000 SQUARE FEET OF OFFICE USES WITH GROUND FLOOR RETAIL, EDEE, PERSONAL SERVICES AND/OR OTHER NON-RESIDENTIAL USES ALL AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT; (ALL OF THE ABOVE AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3) (IT IS NOTED THAT THE OFFICE/COMMERCIAL ALTERNATIVE IS ALLOWED UNDER EXISTING ZONING).

▲ -MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SIXTY (160) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE (IT IS NOTED THAT THIS BUILDING HEIGHT IS CONSISTENT WITH THE EXISTING ZONING).

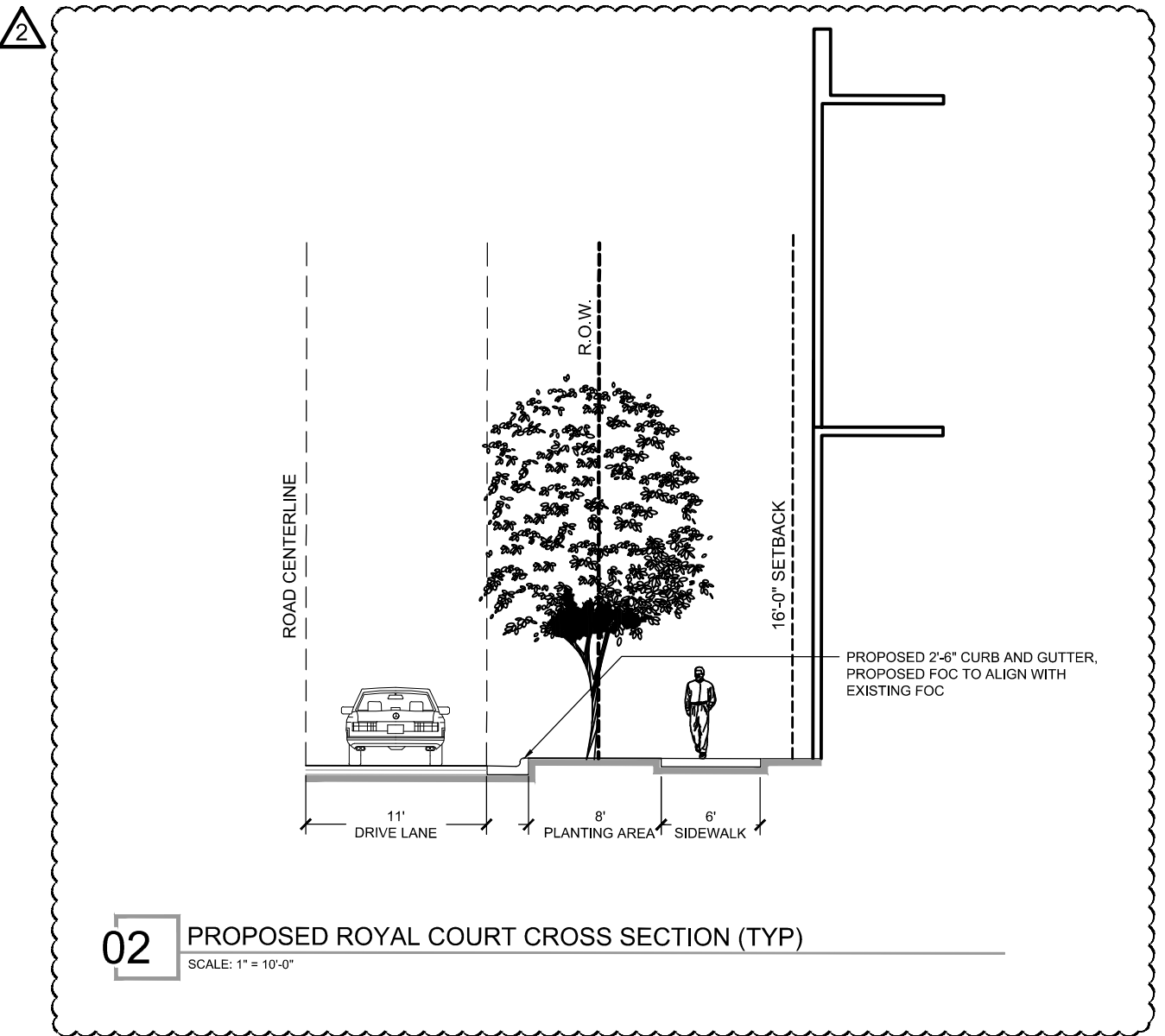
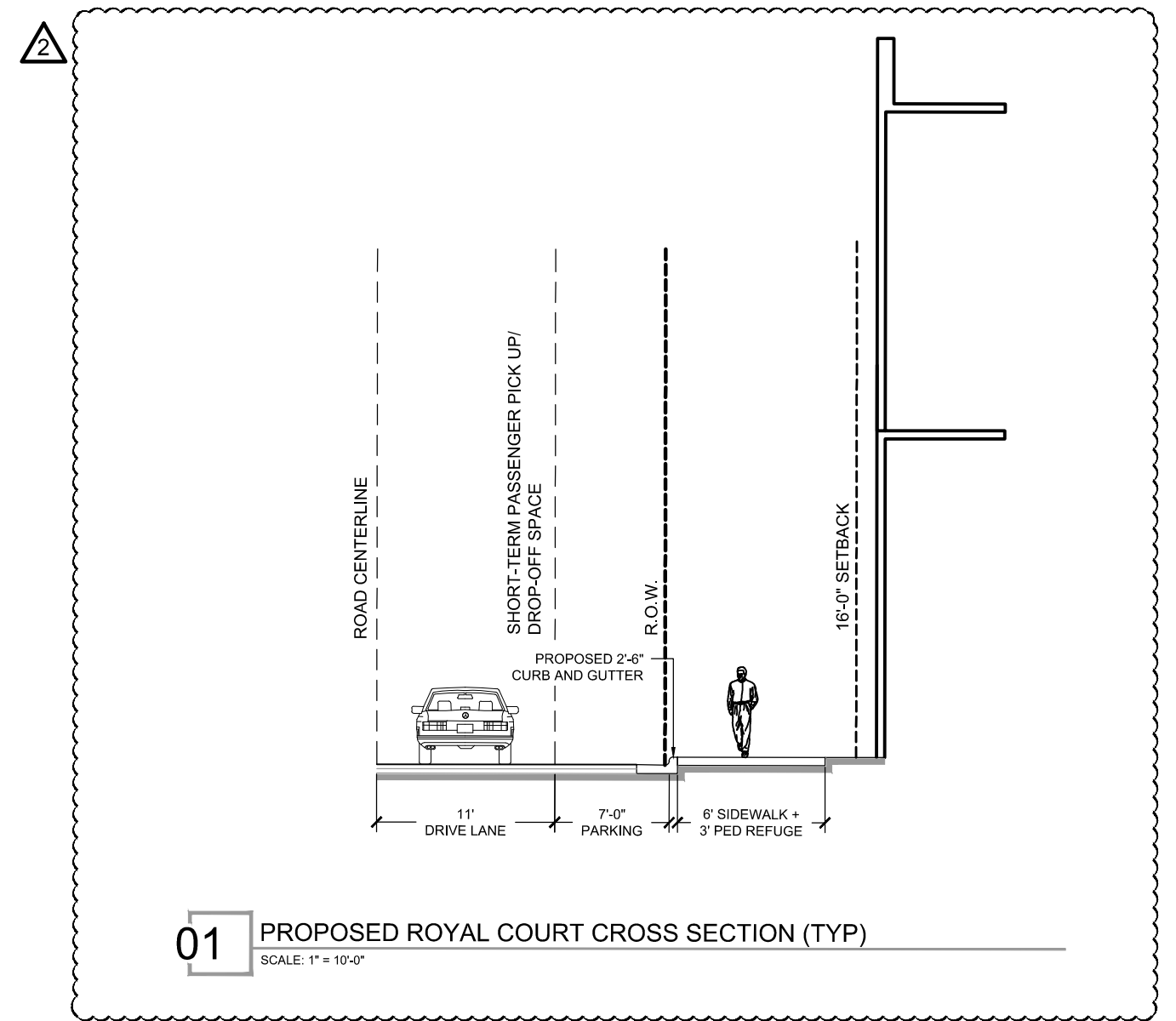
▲ -PARKING: AS REQUIRED BY THE ORDINANCE.

LEGEND:

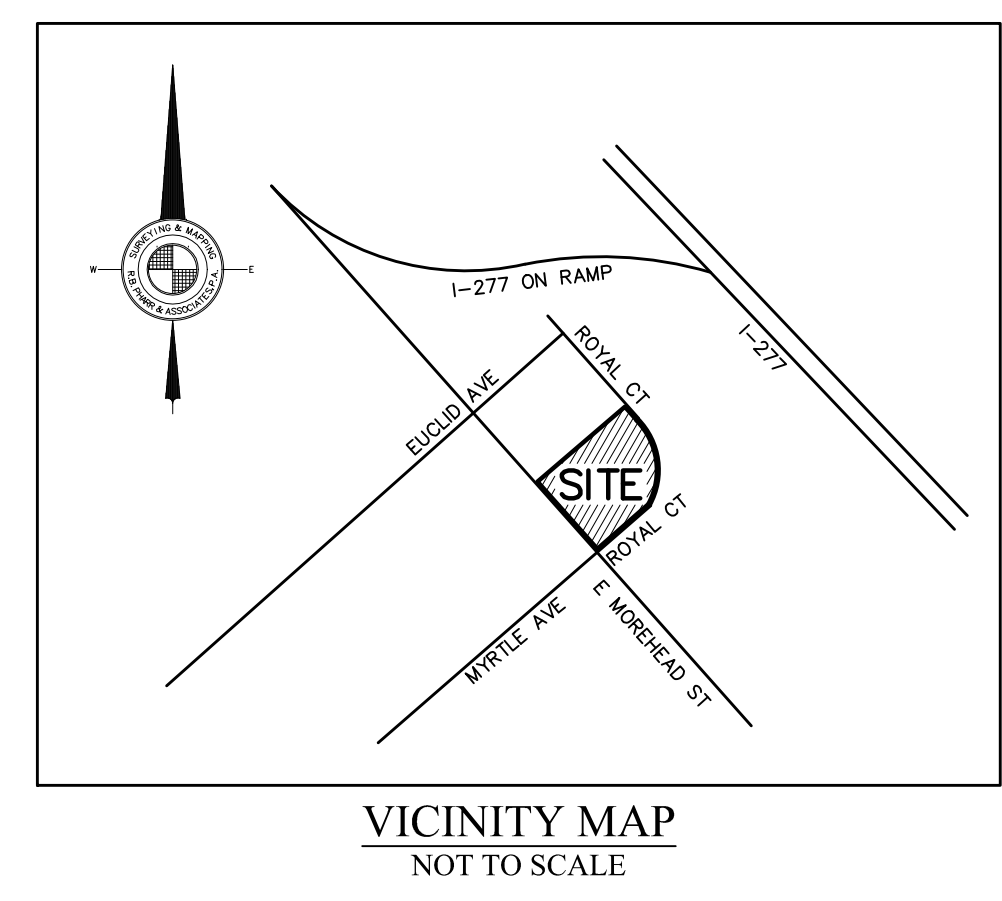
- PROPOSED INGRESS / EGRESS:
- POTENTIAL LOCATIONS OF ON-STREET PARKING:

NOTE: FINAL LOCATIONS DEPENDENT ON CDOT SIGHT DISTANCE POLICY AND APPROVAL

NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING AND CIRCULATION RELATIONSHIPS.

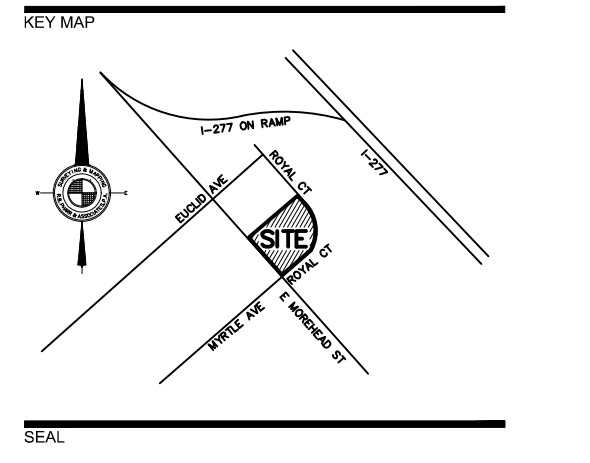


Charlotte Planning Department
APPROVED BY CITY COUNCIL
July 20, 2020



BB+M
ARCHITECTURE

Beecham/Burns+Manley
architecture pllc
sullivan latta
[Suite 100]
2108 south boulevard
charlotte, north carolina
28203
vc: 704.334.1176
fx: 704.334.6571



727 EAST MOREHEAD
REZONING - SITE PLAN
AMENDMENT

BRIDGEWOOD HOUSTON
PROPERTY COMPANY, LP
6363 WOODWAY DR. SUITE 870
HOUSTON, TEXAS 77057

LANDDESIGN PROJ# 1019444

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
	SITE PLAN AMENDMENT	02-05-2020
▲	REVISIONS PER STAFF COMMENTS	04-13-2020
▲	REVISIONS PER STAFF COMMENTS	05-11-2020
▲	REVISIONS PER STAFF COMMENTS	06-22-2020

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE:

VERT: 1"=30'
HORZ: 1"=30'

0 15' 30' 60'

SHEET TITLE: TECHNICAL DATA SHEET
SHEET NUMBER: REZONING PETITION # 2020-032

ORIGINAL SHEET SIZE: 24" X 36"

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON NAVD 88. THE SITE IS LOCALIZED AT R.B. PHARR UPTOWN CONTROL "NAIL 23" HAVING AN ELEVATION OF 745.59 FT.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. E. MOREHEAD ST. IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

LEGEND:

- ACU - AIR CONDITIONING UNIT
- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CMP - CORRUGATED METAL PIPE
- CP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FI - FIRE HYDRANT
- FI - FIRE VALVE
- GM - GAS METER
- GRND. L. - GROUND LIGHT
- GI - GAS VALVE
- GW - GUY WIRE
- ICV - IRRIGATION CONTROL VALVE
- LMP - LAMP POST
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAIL BOX
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- OHANG - OVERHANG
- P.O.B. - POINT OF BEGINNING
- (P) - PLATTED
- PB - POWER BOX
- PI - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PIC - PLASTIC PIPE
- (R) - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TVB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WT - WATER VALVE

LINE LEGEND:

- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK
- CABLE TV LINE
- FIBER OPTIC LINE
- GAS LINE
- POWER LINE
- POWER LINE (UNDERGROUND)
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- TELEPHONE LINE
- TELEPHONE LINE (UNDERGROUND)
- WATER LINE
- APPROXIMATE ZONING LINE

UTILITIES:

- POWER
 - DUKE POWER CO.
 - 1800-357-3853
- TELEPHONE
 - BELLSOUTH TELECOMMUNICATIONS
 - (704) 357-6974 NEW CONNECTIONS
 - (704) 357-9580 EXISTING SERVICES
- WATER & SEWER
 - CHAR.-MECK. UTILITY DEPT. (CMUD)
 - (704) 399-2221
- GAS
 - PIEDMONT NATURAL GAS CO.
 - (704) 525-5585 NEW CONNECTIONS
 - (704) 525-5585 EXISTING CONNECTIONS
- CABLE TELEVISION
 - 1-800-632-4949



ZONING:

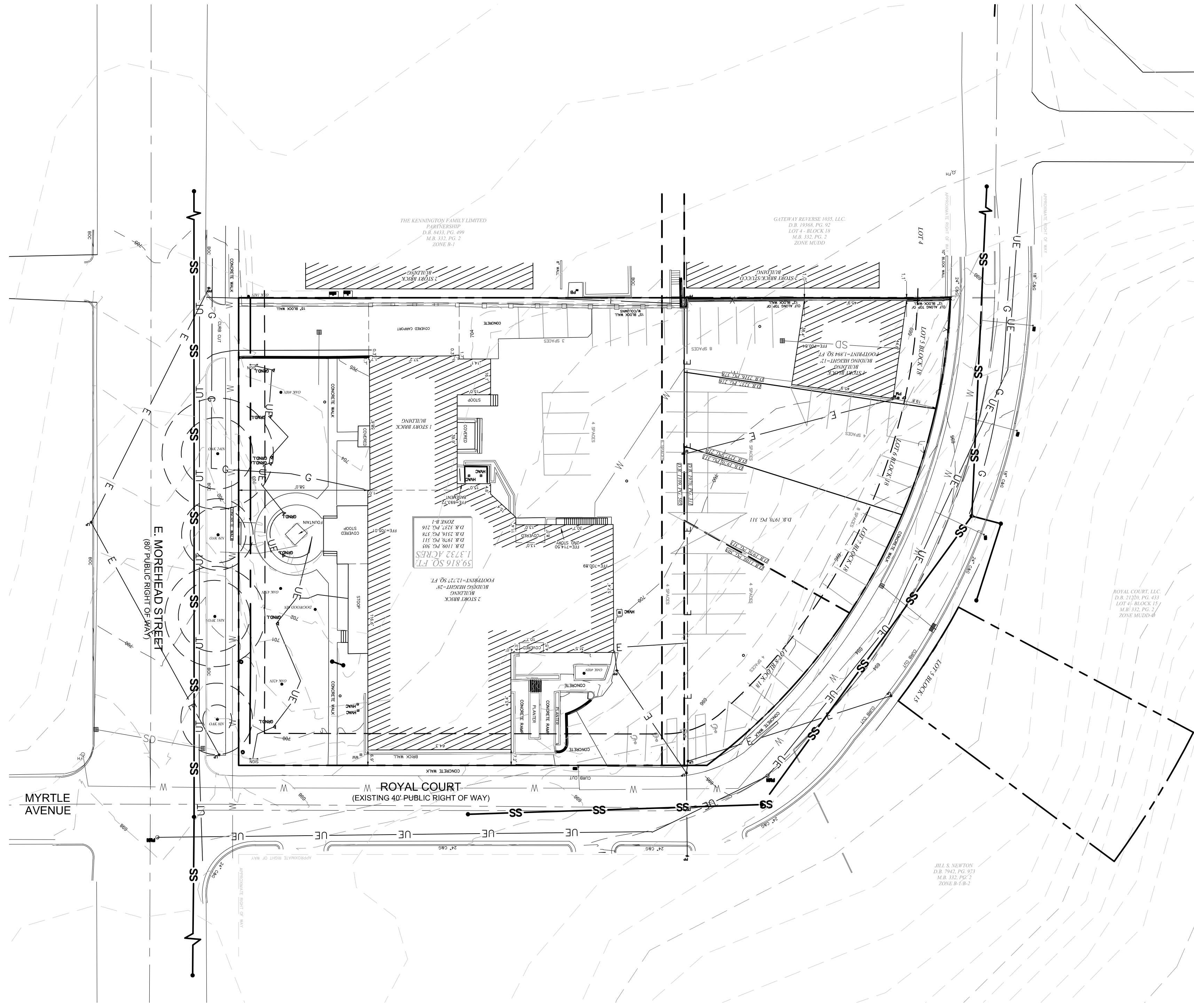
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1/B-2

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0' FOR NONRESIDENTIAL BUILDINGS
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

REGULAR PARKING SPACES = 51
HANDICAPPED PARKING SPACES = 4
TOTAL PARKING SPACES = 55



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY FLOOD LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED _____ DATE _____ COMMUNITY PANEL NO: COMMUNITY--PANEL _____

THIS IS TO CERTIFY THAT ON THE _____ DAY _____ MONTH _____ 20____ AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1000(21) N.C.A.C. 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED _____

Legal Description
716 Royal Court, 720 Royal Court, & 727 E. Morehead Street

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

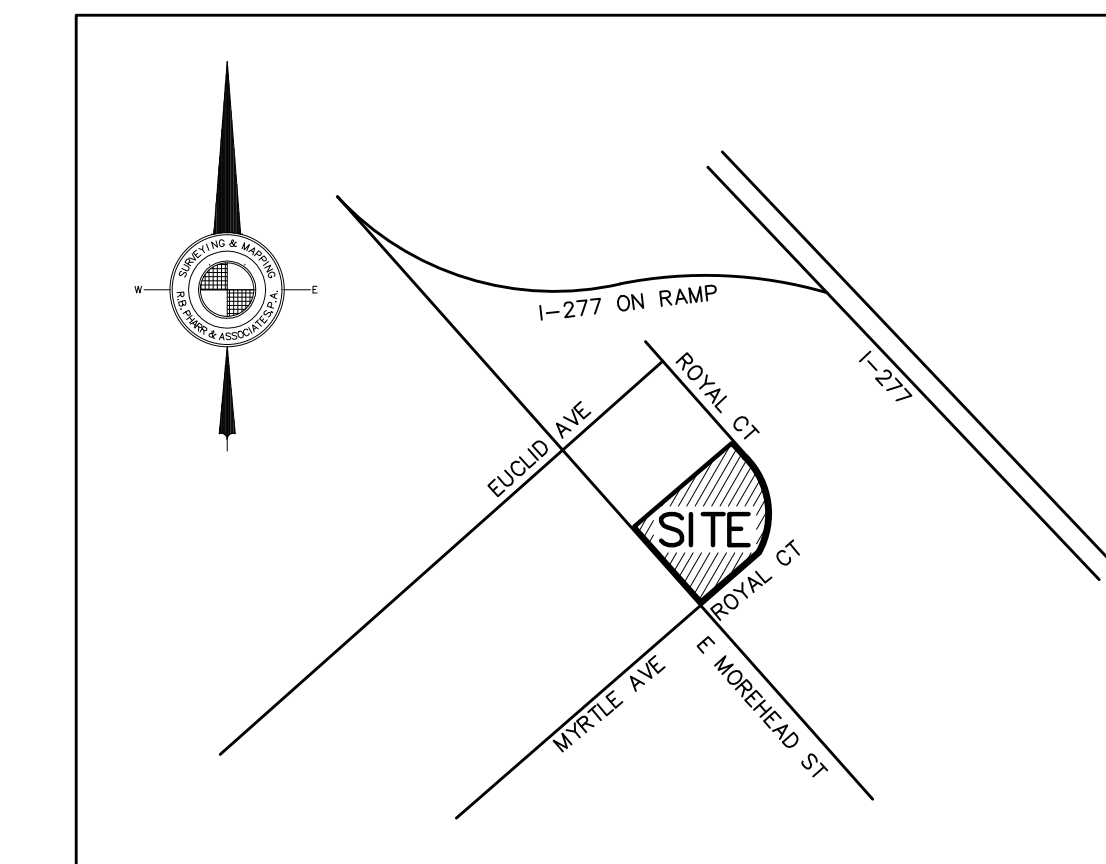
COMMENCING at R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541.45487 ft. E1447.35679 ft. thence S 29°24'55" E a horizontal ground distance of 3,153.12 feet to a new iron rod said point being located on the western right of way of Royal Court (40' Public Right of Way) which is the POINT OF BEGINNING; having ground coordinates of N538.70824 ft. E1448.90641 ft. said point also being located at the southeast corner of Lot 4 - Block 18 of The Royal Land & Investment Company Subdivision as described in Map Book 332, Page 2 of the Mecklenburg County Registry; thence with the right of way of Royal Court the following 4 courses and distances: 1) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.35 feet, (chord: S 28°36'06" E a distance of 50.28 feet), to an existing iron pipe; 2) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.00, (chord: S 18°11'27" E a distance of 49.93 feet), to a new iron rod; 3) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 144.15, (chord: S 01°57'17" W a distance of 142.52 feet), to a new nail; 4) S 54°03'08" W a distance of 210.19 feet to a new iron rod said point being located on the eastern right of way of E. Morehead Street (80' Public Right of Way); thence with the right of way of E. Morehead Street N 35°56'52" W a distance of 209.88 feet to an existing iron rod said point being located at the southwest corner of the Kennington Family Limited Partnership Property as described in Deed Book 8433, Page 499 of the Mecklenburg County Registry; thence with the aforesaid Kennington Family Limited Partnership Property N 54°03'08" E crossing a new iron rod at a distance of 200.00 feet for a total distance of 319.40 feet to the POINT OF BEGINNING; Containing 59.816 square feet or 1.3732 acres as shown on a survey by R.B. Pharr and Associates P.A., dated November 9, 2007, (Map File W-3561), (Job No. 72175).

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CASUAL LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JUSTIN F. CLONINGER _____ DATE _____
PROFESSIONAL LAND SURVEYOR

TOTAL AREA=60,401 SQ. FT. OR 1.39 ACRES



VICINITY MAP
NOT TO SCALE

REZONING PETITION # 2020-032

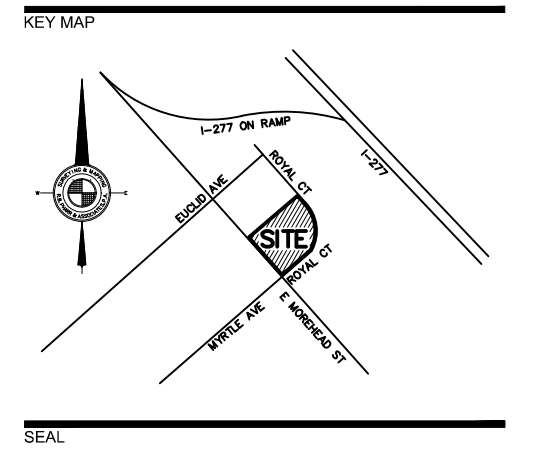
REVISIONS		DATE	FILE NO. W-
CREW:	DRAWN:	REVISOR:	SCALE:
CREW:	DRAWN:	REV:	SCALE:
DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:

716 & 720 ROYAL CT and
727 E. MOREHEAD ST
CITY OF CHARLOTTE, MECKLENBURG COUNTY,
NORTH CAROLINA
DEED REFERENCE: 1109-505, 1970-311,
2316-378, 3104-86, & 3237-216
TAX PARCEL #: 125-174-05, 06, 07

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186



BeechamBunce+Manley
architecture pllc
shirley latta
[suite 100]
2108 south boulevard
charlotte, north carolina
28203
vc 7043341176
fx 7043346571



PROJECT

**727 EAST MOREHEAD
REZONING - SITE PLAN
AMENDMENT**

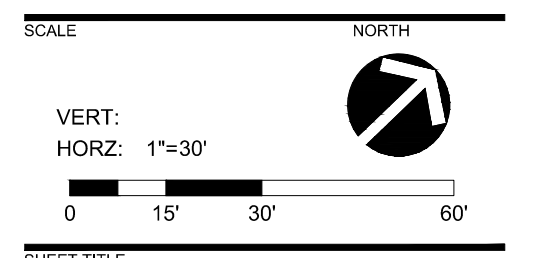
**BRIDGEWOOD HOUSTON
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6363 WOODWAY DR. SUITE 870
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LANDDESIGN PROJ# 1019444

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
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1	REVISIONS PER STAFF COMMENTS	04-13-2020
2	REVISIONS PER STAFF COMMENTS	05-11-2020
3	REVISIONS PER STAFF COMMENTS	06-22-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



EXISTING CONDITIONS

SHEET NUMBER

RZ-3