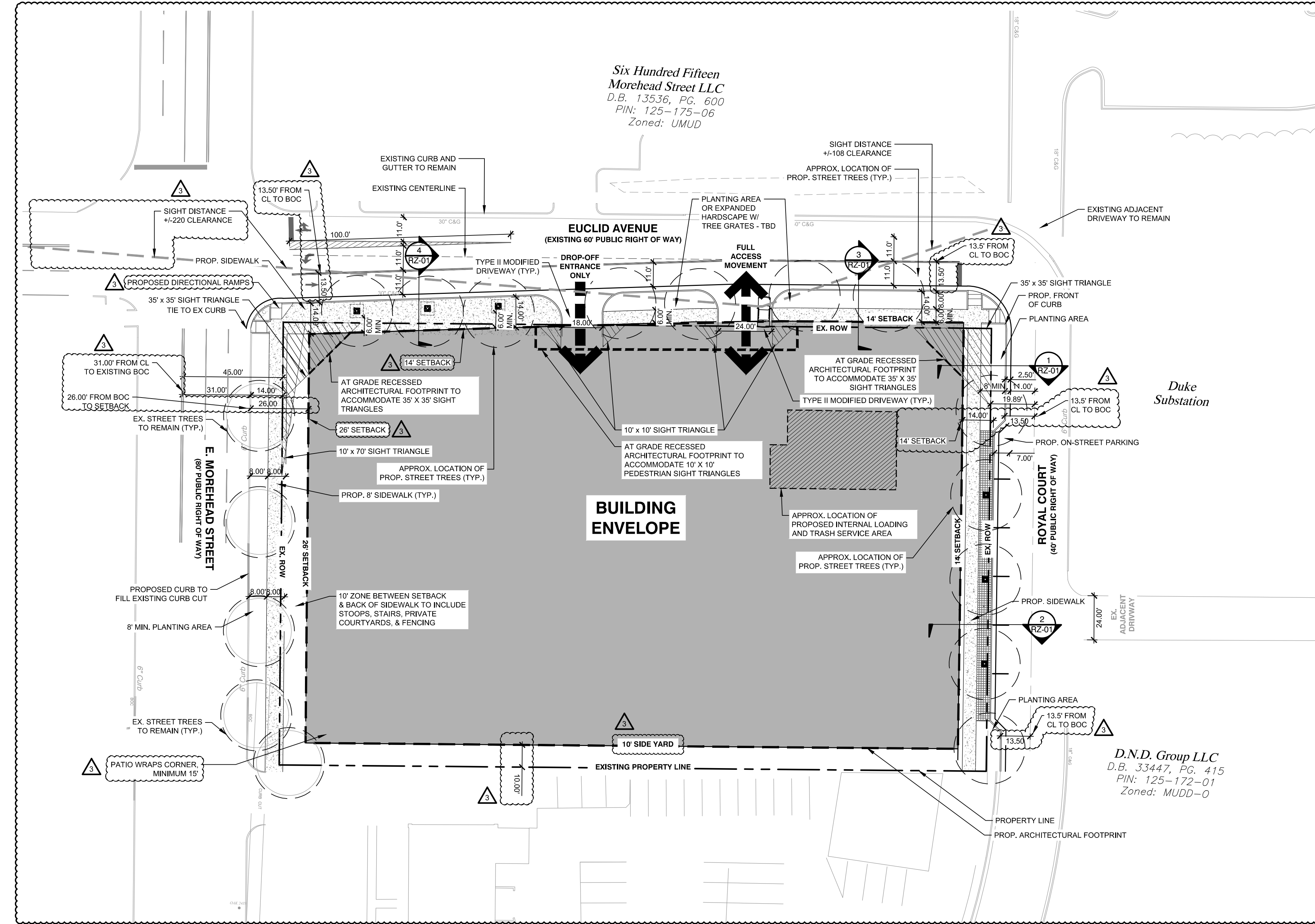
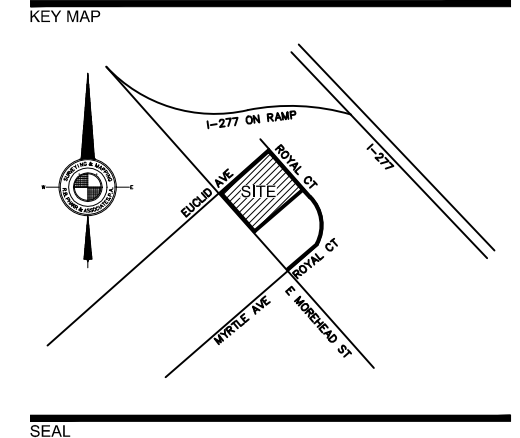


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Suite 150
700 Louisiana Street
Houston, Texas
77002
vc: 7133740000
fx: 7133740001



SITE DEVELOPMENT DATA:

- ACREAGE ± 1.474 ACRES
- TAX PARCEL #: 125-174-02, 125-174-08
- EXISTING ZONING: B-1 PED AND MUDD
- PROPOSED ZONING: MUDD-O
- EXISTING USES: OFFICE
- PROPOSED PRINCIPAL USE: UP TO 350 MULTI-FAMILY SWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SEVENTY (170) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE

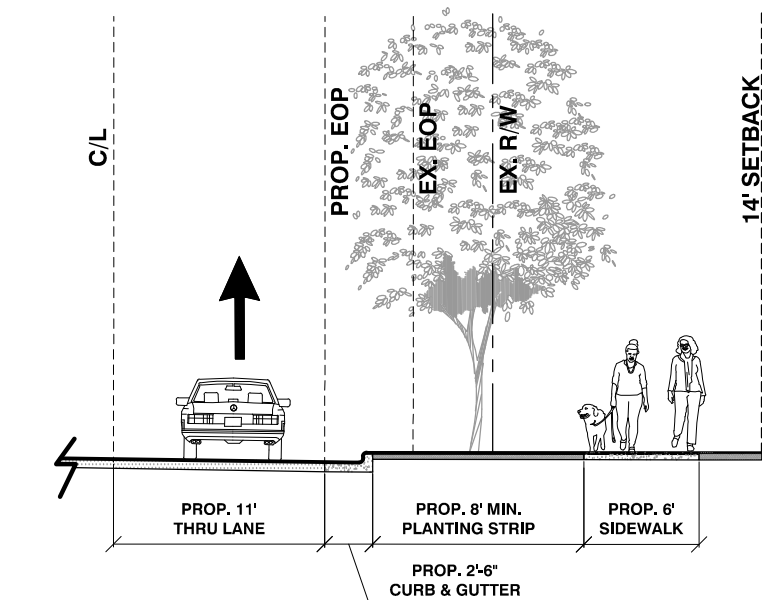
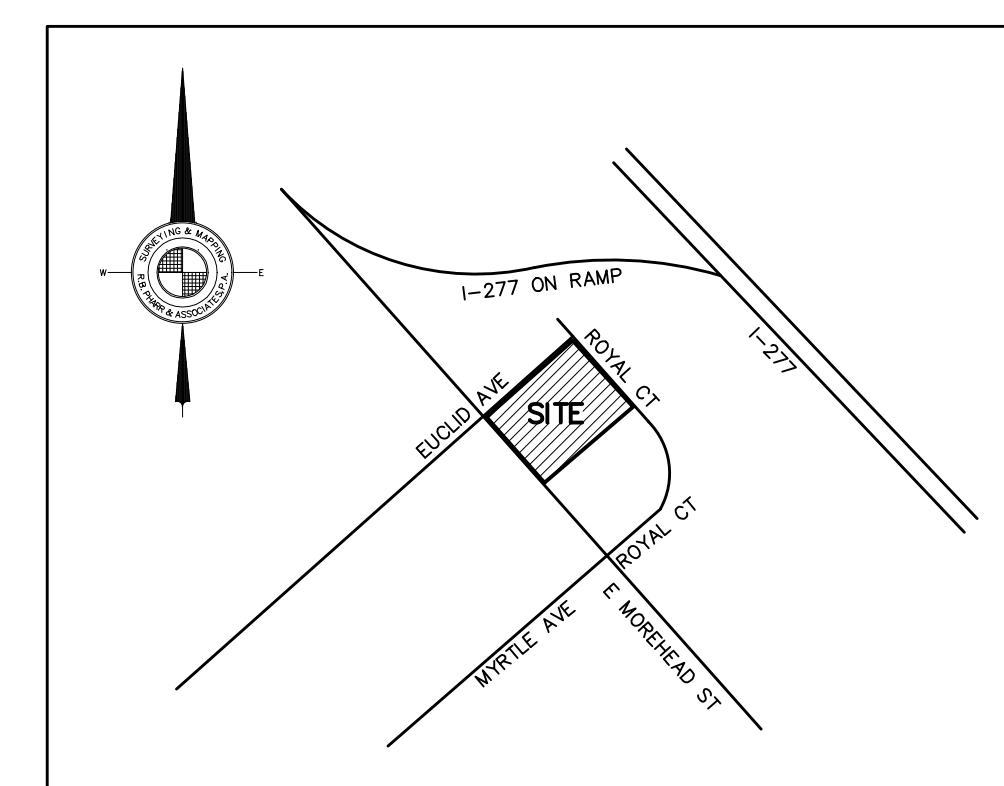
LEGEND:



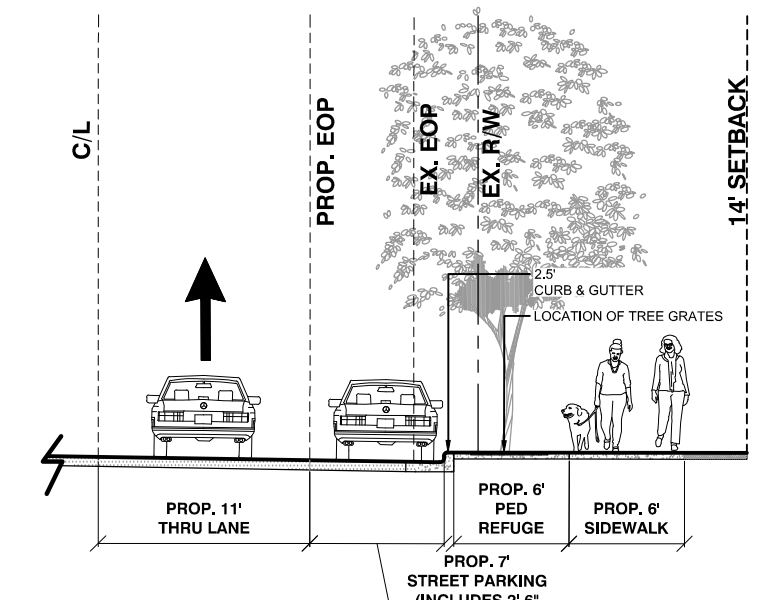
SITE DEVELOPMENT SUMMARY:

- 1) TAX PARCEL ID #: - PARCELS 125-174-02, 125-174-08
- 2) JURISDICTION: CITY OF CHARLOTTE
- 3) TOTAL SITE SF (ACREAGE): - +/- 64,207 (1.474 AC)
- 4) EXISTING ZONING & USES: - B-1 PED, MUDD
- 5) PROPOSED ZONING: - MIXED USE DEVELOPMENT DISTRICT, OPTIONAL "MUDD-O"
- 6) PROPOSED USES: - MULTI-FAMILY RESIDENTIAL DEVELOPMENT
- 7) PROPOSED SETBACKS: - 26' SETBACK ON E. MOREHEAD STREET
- 14' SETBACKS ON ROYAL COURT & EUCLID AVENUE
- 8) BUILDING HEIGHT: - 170' MAX.
- 9) URBAN OPEN SPACE: AS REQUIRED BY THE ORDINANCE
- 11) PARKING PROVIDED: 1.25 SPACES PER DWELLING UNIT MINIMUM
- 12) BIKE RACKS WILL BE PROVIDED PER THE ORDINANCE

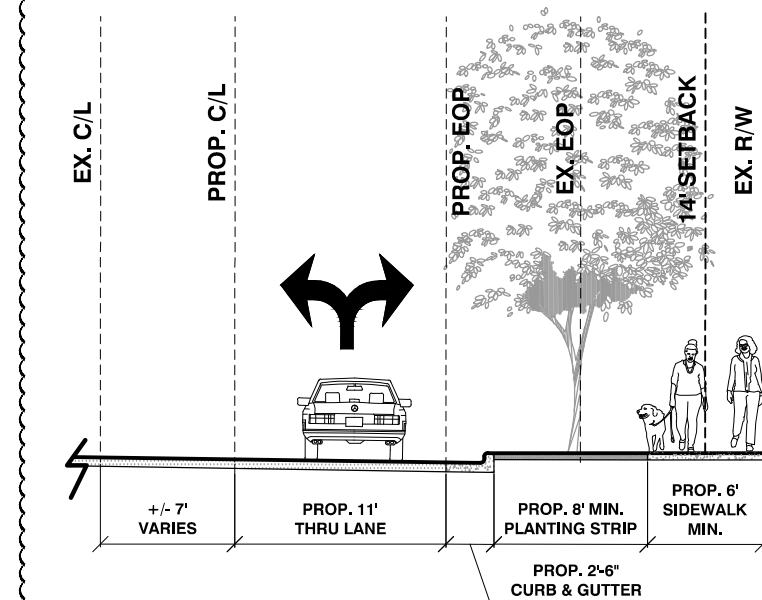
NOTE: THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING AND CIRCULATION RELATIONSHIPS.



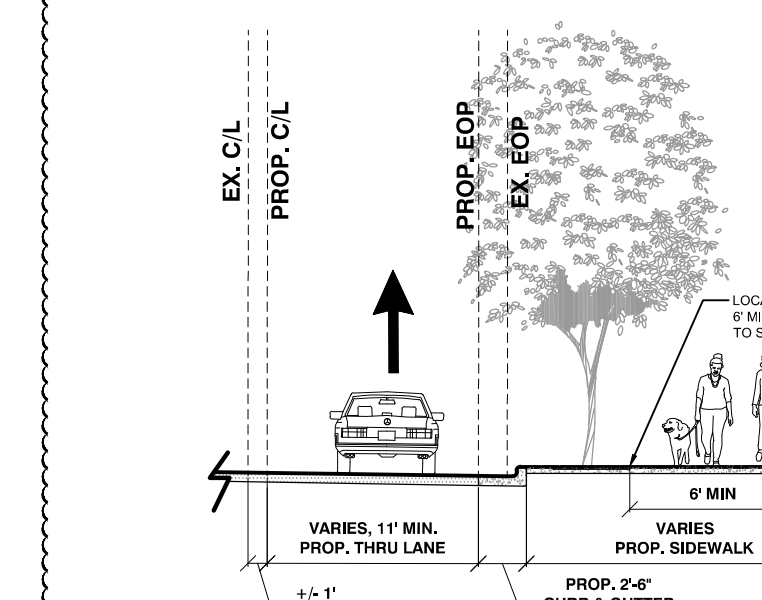
1 PROPOSED ROYAL COURT CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



2 PROPOSED ROYAL COURT ON STREET PARKING CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



3 PROPOSED EUCLID AVENUE CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"



4 PROPOSED EUCLID AVENUE CROSS SECTION (TYPICAL)
SCALE: 1" = 10'-00"

711 EAST MOREHEAD

REZONING - SITE PLAN

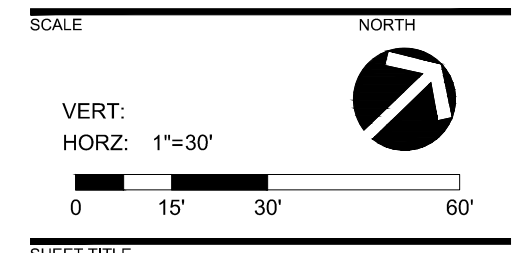
HANOVER R.S. LIMITED PARTNERSHIP
1780 S POST OAK LN
HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REVISIONS PER COMMENTS	06-15-2020
2	REVISIONS PER COMMENTS	08-17-2020
3	REVISIONS PER COMMENTS	09-28-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



TECHNICAL DATA SHEET

SHEET NUMBER

REZONING PETITION # 2020-059

RZ-1

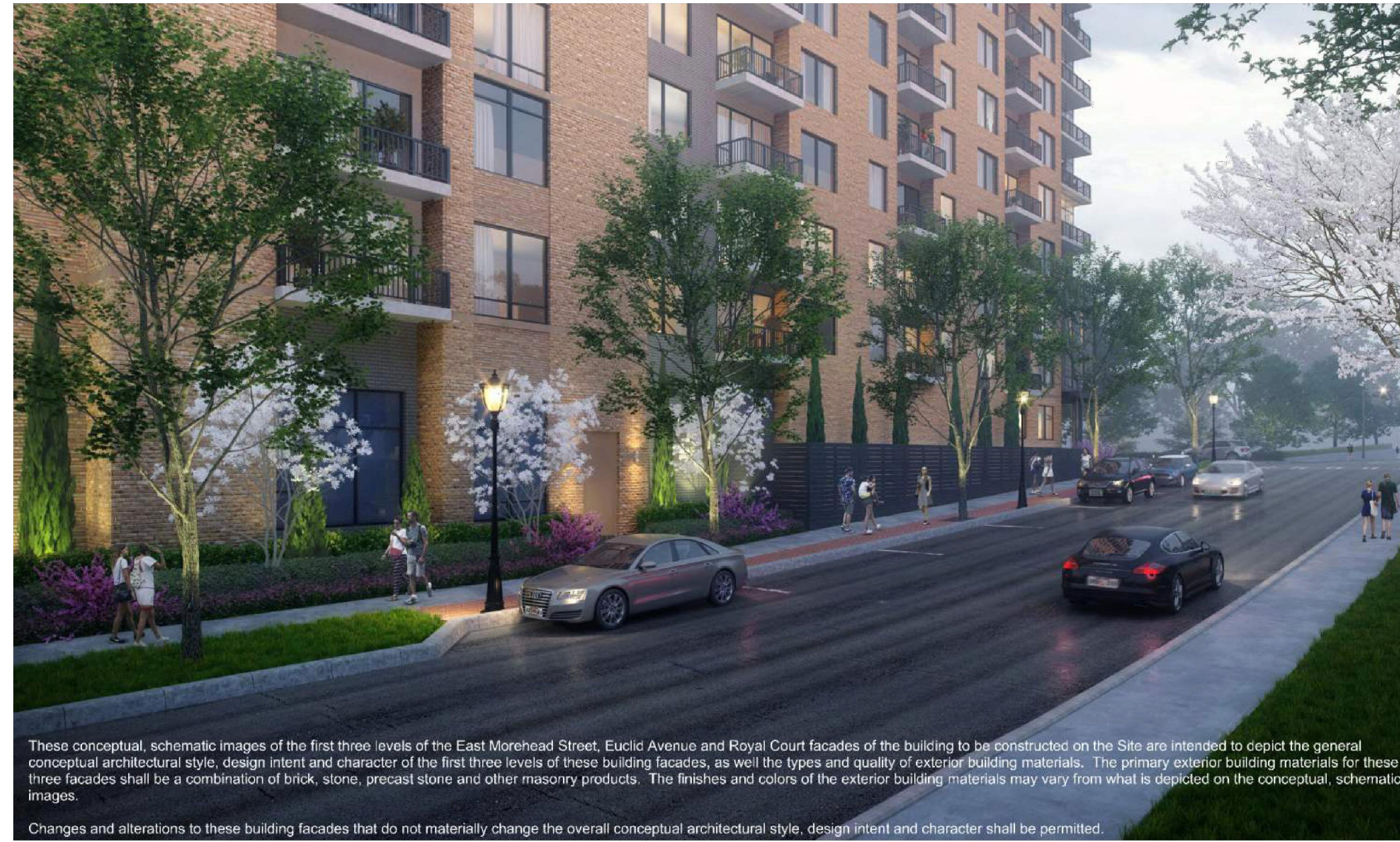
The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



These conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these building facades, as well as the types and quality of exterior building materials. The primary exterior building materials for these three facades shall be a combination of brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images. Changes and alterations to these building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

4

The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



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12

The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



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10

The primary exterior building materials for the first three levels of these three building facades shall be a combination of stucco, brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images.



These conceptual, schematic images of the first three levels of the East Morehead Street, Euclid Avenue and Royal Court facades of the building to be constructed on the Site are intended to depict the general conceptual architectural style, design intent and character of the first three levels of these building facades, as well as the types and quality of exterior building materials. The primary exterior building materials for these three facades shall be a combination of brick, stone, precast stone and other masonry products. The finishes and colors of these exterior building materials may vary from what is depicted on the conceptual, schematic images. Changes and alterations to these building facades that do not materially change the overall conceptual architectural style, design intent and character shall be permitted.

9

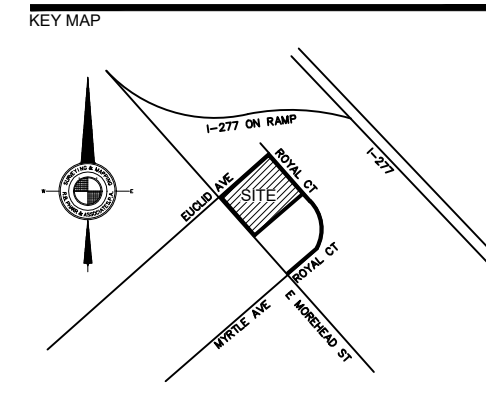
THE PRIMARY EXTERIOR BUILDING MATERIALS FOR THE FIRST THREE LEVELS OF THESE THREE BUILDING FACADES SHALL BE A COMBINATION OF STUCCO, BRICK, STONE, PRECAST STONE AND OTHER MASONRY PRODUCTS. THE FINISHES AND COLORS OF THESE EXTERIOR BUILDING MATERIALS MAY VARY FROM WHAT IS DEPICTED ON THE CONCEPTUAL, SCHEMATIC IMAGES.

REZONING PETITION # 2020-059



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fx: 7133741001



SCALE

PROJECT

711 EAST MOREHEAD
REZONING - SITE PLAN

HANOVER R.S. LIMITED PARTNERSHIP
1780 S POST OAK LN
HOUSTON, TEXAS 77056

LANDDESIGN PROJ.# 1020025

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
△	REVISIONS PER COMMENTS	06-15-2020
△	REVISIONS PER COMMENTS	08-17-2020
△	REVISIONS PER COMMENTS	09-28-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE: NORTH
VERT: 1"=30'
HORZ: 1"=30'
0 15 30 60

SHEET TITLE
PERSPECTIVE IMAGES

SHEET NUMBER
RZ-4