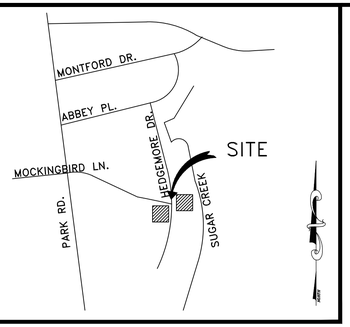


VICINITY MAP
NOT TO SCALE

SITE DEVELOPMENT DATA:

–Acreage: ± 8.5 acres
–Tax Parcels: 175–146–88, 175–146–87, and 175–143–07
–Existing Zoning: O–1 and MUDD(CD)
–Proposed Zoning: MUDD–O
–Existing Uses: Office
–Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited herein
–Maximum Development: Subject to conversion rights in Section IV,
  a. Up to 340,000 square feet of office uses;
  b. Up to 300 multi–family residential units; and
  c. Up to 7,500 square feet of retail, EDEE or personal service or other commercial uses.
–Maximum Building Height: As required by the Ordinance for the MUDD zoning district or as outlined in the Optional Provision below
–Parking: As required by the Ordinance for the MUDD zoning district.

GENERAL PROVISIONS:

a. Site Description. These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Levine Properties, Inc. ("Petitioner") to accommodate development of a mixed use office and residential community with retail components on an approximately 8.5–acre site located on Hedgemore Drive, at the intersection with Mockingbird Lane, more particularly described as Mecklenburg County Tax Parcel Numbers 175–146–88, 175–146–87, and 175–143–07 (the "Site").

b. Intent. This Rezoning is intended to accommodate development on the Site of an integrated mixture of MUDD–permitted uses including but not limited to office, residential, retail and other commercial uses, including the revitalization of an aging existing office building.

c. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance").

Unless the Rezoning Plan establishes more stringent standards or as otherwise provided in the Optional Provisions below, the regulations established under the Ordinance for the MUDD zoning district shall govern all development taking place on the Site.

d. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

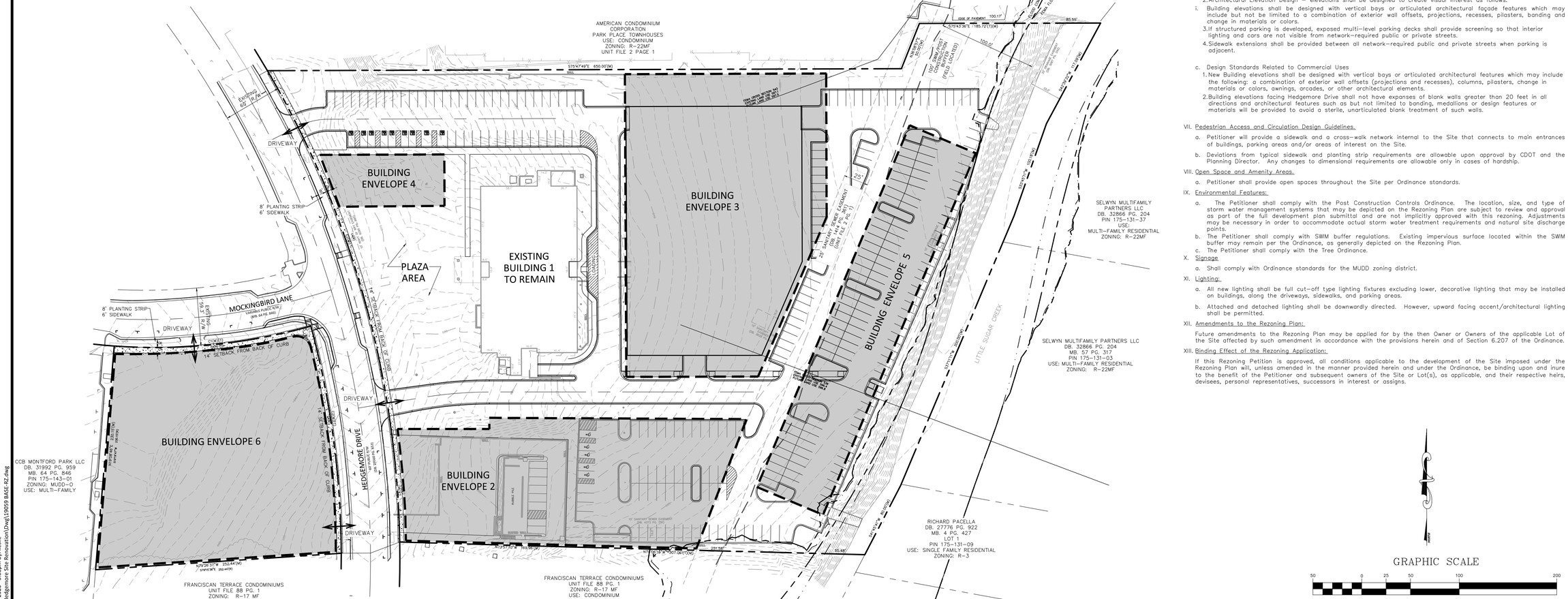
I. Permitted Uses

Subject to the Maximum Development, Restrictions and Conversion Rights set forth under Section IV below, the Site may be devoted to any commercial and residential uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Optional Provisions

a. With respect to maximum building height, the Petitioner requests the ability to:

1. Allow the existing building to maintain its current height of approximately one hundred thirty–one (131) feet;
2. Allow a maximum building height of one hundred forty (140) feet for new buildings located within Building Envelopes 1 and 2; and
3. Allow maximum building height of two hundred forty (240) feet for new buildings located within Building Envelope 6.



IV. Maximum Development, Restrictions and Conversion Rights

a. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed may be developed with up to: (i) 340,000 square feet of gross floor area of office uses; (ii) 300 multi–family residential units, along with any accessory uses allowed in the MUDD zoning district; and (iii) 7,500 square feet of retail, personal service, EDEE, and other commercial uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses allowed in the MUDD zoning district. Parking deck square footage shall not be included as part of these calculations.

b. Prohibited Uses: Car washes (except for residential car wash stations); Automobile Service Stations; EDEEs with accessory drive–through service windows.

c. Conversion Rights:

1. Unused residential units may be converted to additional office square footage at a rate of one (1) residential unit to 1,000 square feet of office square footage, and vice versa.
2. Unused residential units may be converted to hotel rooms at a rate of one (1) residential unit to one (1) hotel room.

V. Transportation

a. Vehicular access will be as generally depicted on the Rezoning Plan. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

b. The Petitioner shall provide a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk as generally depicted on the Rezoning Plan.

c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights–of–way to the City of Charlotte before the Site's first building certificate of occupancy is issued.

d. All transportation improvements for the east side of Hedgemore Drive shall be substantially completed before the issuance of the first building certificate of occupancy for new buildings within Building Envelopes 1, 2, 3, 4, or 5. All transportation improvements for the west side of Hedgemore Drive and Mockingbird Lane shall be completed before the issuance of the first building certificate of occupancy for new buildings within Building Envelope 6.

1. Reference to "substantially complete" shall mean completion of the roadway improvements in accordance with the Technical Data Sheet provided, however, in the event certain non–essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or bond for any improvements not in place at the time such certificate of occupancy is issued to secure completion of the applicable improvements.

VI. Design Guidelines:

a. General Design Guidelines.

1. Maximum Building Height. The following maximum building height for each Building Envelope as measured per the Ordinance shall be:

i. Principal buildings within Building Envelope 1 shall be a maximum of one hundred thirty–one (131) feet per the Optional Provision in Section III;
ii. Principal buildings within Building Envelope 2 shall be a maximum of one hundred forty (140) feet, per the Optional Provision in Section III;
iii. Principal buildings within Building Envelope 3 shall be a maximum of fifty (50) feet;
iv. Principal buildings within Building Envelope 4 shall be a maximum of forty (40) feet;
v. Principal buildings within Building Envelope 5 shall be a maximum of seventy (70) feet; and
vi. Principal buildings within Building Envelope 6 shall be a maximum of two hundred forty (240) feet, per the Optional Provision in Section III.

2. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre–cast stone, architectural precast concrete, synthetic stone, stucco/E.I.F.S., cementitious siding (such as hardi–plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
3. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings.
4. Meter banks shall be located outside of the setback.
5. All dumpster enclosure areas shall be screened from network required public or private streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure.

b. Design Standards Related to Residential Uses

1. Building Massing and Height shall be designed to break up long monolithic building forms as follows:

i. Building sides greater than 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of five (5) feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.

2. Architectural Elevation Design – elevations shall be designed to create visual interest as follows:

i. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

3. If structured parking is developed, exposed multi–level parking decks shall provide screening so that interior lighting and cars are not visible from network–required public or private streets.
4. Sidewalk extensions shall be provided between all network–required public and private streets when parking is adjacent.

c. Design Standards Related to Commercial Uses

1. New Building elevations shall be designed with vertical bays or articulated architectural features which may include the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
2. Building elevations facing Hedgemore Drive shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

VII. Pedestrian Access and Circulation Design Guidelines.

a. Petitioner will provide a sidewalk and a cross–walk network internal to the Site that connects to main entrances of buildings, parking areas and/or areas of interest on the Site.

b. Deviations from typical sidewalk and planting strip requirements are allowable upon approval by CDOT and the Planning Director. Any changes to dimensional requirements are allowable only in cases of hardship.

VIII. Open Space and Amenity Areas.

a. Petitioner shall provide open spaces throughout the Site per Ordinance standards.

IX. Environmental Features:

a. The Petitioner shall comply with the Post Construction Controls Ordinance. The location, size, and type of storm water management systems that may be 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. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
b. The Petitioner shall comply with SWIM buffer regulations. Existing impervious surface located within the SWIM buffer may remain per the Ordinance, as generally depicted on the Rezoning Plan.
c. The Petitioner shall comply with the Tree Ordinance.

X. Signage

a. Shall comply with Ordinance standards for the MUDD zoning district.

XI. Lighting:

a. All new lighting shall be full cut–off type lighting fixtures excluding lower, decorative lighting that may be installed on buildings, along the driveways, sidewalks, and parking areas.

b. Attached and detached lighting shall be downwardly directed. However, upward facing accent/architectural lighting shall be permitted.

XII. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

XIII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ORSBORN ENGINEERING GROUP
610 EAST MOREHEAD STREET, SUITE 106
CHARLOTTE, NC 28202
P) 704-749-1432 • F) 704-749-1433

SCHEMATIC SITE PLAN
PETITION # 2020-XXX
FOR
HEDGEMORE - MONTFORD PARK
CHARLOTTE, NORTH CAROLINA 28209

GOLDEN TRIANGLE
#9-HEDGEMORE LLC
8514 MCALPINE PARK DRIVE
SUITE 190
CHARLOTTE, NORTH CAROLINA
28211

NORTH CAROLINA
PROFESSIONAL CORPORATION
C–3139
ENGINEERING GROUP

REVISIONS
DATE

JOB #	19059
DATE:	03/27/20
SCALE:	1" = 50'
DRAWN BY:	LWL
APPROVED BY:	JCO

RZ-1

March 27, 2020 - 3:38pm By: Berlie
P:\19059 Hedgemore Site Renovation\Dwg\19059 BASE-RZ.dwg

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