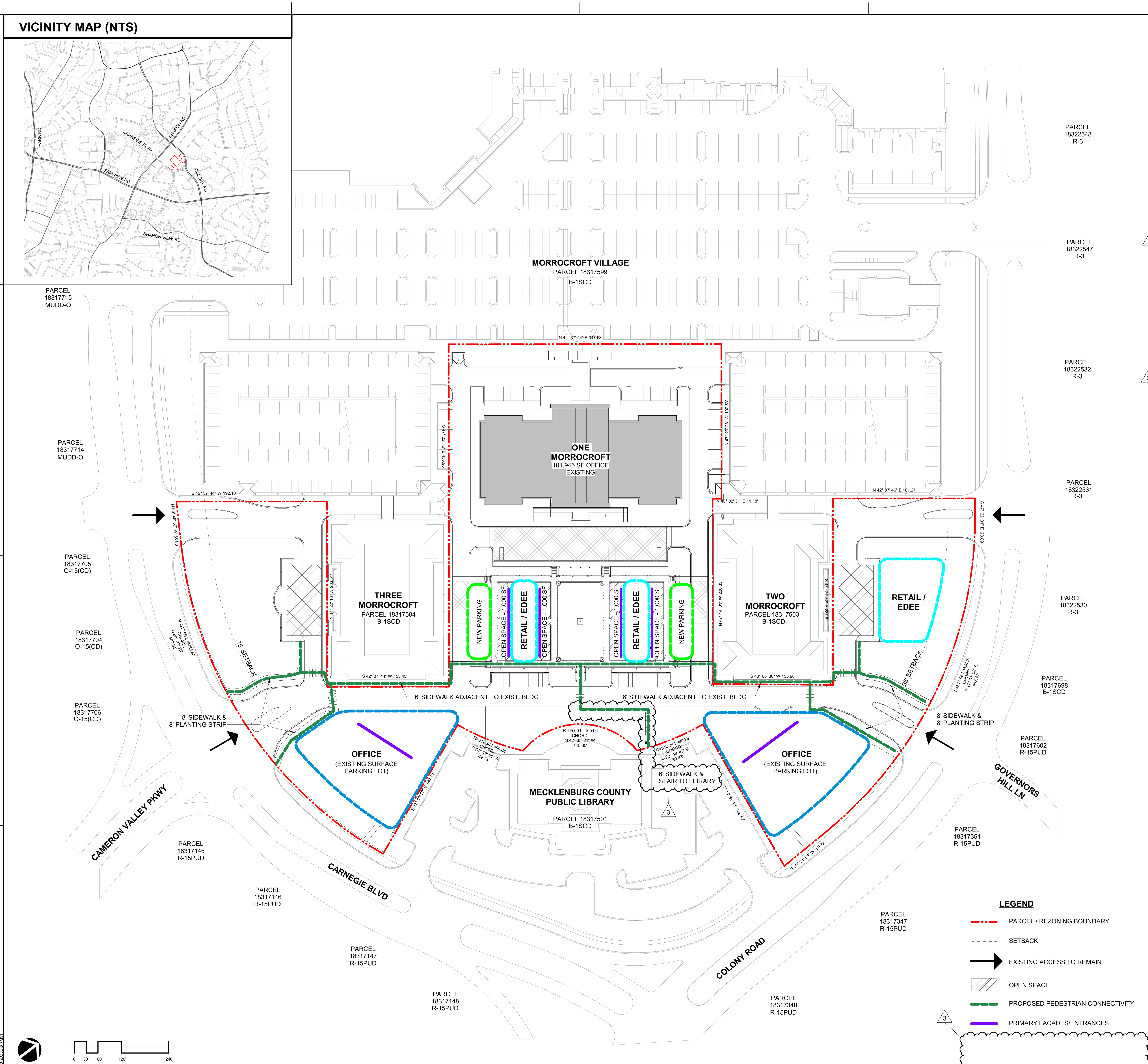

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1 RZ-01 **REZONING DIAGRAM** 1" = 60'-0"

DEVELOPMENT STANDARDS

Petitioner: HRLP Morrocroft, L.P.
Rezoning Petition No. 2021-247

Site Development Data:

--**Acreage:** ± 7.56
--**Tax Parcel:** 183-175-02
--**Existing Zoning:** B-1SCD
--**Proposed Zoning:** MUDD-O
--**Existing Uses:** Office
--**Proposed Uses:** Non-residential uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
--**Maximum Development:**
a. Up to 150,000 square feet of total office uses (including existing office building); and
b. Up to 14,000 square feet of retail, EDEE, personal service or other commercial uses.
--**Maximum Building Height:** Forty-Five (45) Feet, as measured per the Ordinance.
--**Parking:** As required by the Ordinance for the MUDD zoning district.

I. 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 HRLP Morrocroft, L.P. ("Petitioner") to accommodate the addition of office, retail and restaurant uses in the Morrocroft Development to support the existing office use, library and other development in the area. The development area is comprised of approximately 7.56-acres located near the intersection of Morrison Boulevard and Colony Road, more particularly described as Mecklenburg County Tax Parcel Number 183-175-02 (the "Site").

b. **Intent.** This Rezoning is intended accommodate development on the Site of a pedestrian-focused mixture of MUDD-permitted uses including but not limited to office, retail and other commercial uses integrated into the Morrocroft development.

c. **Zoning Districts/Ordinance.** Unless otherwise requested in the Optional Provisions, below, development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

II. Optional Provisions

a. The Petitioner requests the ability to allow existing parking spaces between the building(s) and the private drive through the Site to remain, where generally depicted on the Rezoning Plan, and additional parking spaces to be added between the existing buildings and proposed Retail/EDEE buildings only, as generally depicted on the Rezoning Plan.

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b. The Petitioner requests the ability to maintain the existing sidewalks at their current width where existing trees would be impeded by widening such sidewalks.

III. Permitted Uses

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

IV. Maximum Development and Restrictions

a. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed may be developed with up to:
i. 50,000 square feet of gross floor area of additional office uses (in addition to the existing office building located at 6805 Morrison Boulevard, which contains approximately 100,000 square feet of office uses) for a total of 150,000 square feet of office uses, along with any accessory and incidental uses allowed in the MUDD zoning district; and
ii. 14,000 square feet of retail, personal service, EDEE, and other non-residential uses permitted by right and under prescribed conditions in the MUDD zoning district, along with any accessory uses and incidental uses allowed in the MUDD zoning district.

b. Prohibited Uses: Car washes; Automobile Service Stations; EDEEs with accessory drive-through service windows.

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 internal road network as shown on the Rezoning Plan shall be for a private street, not intended as public right-of-way.

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c. Petitioner shall provide a stair connection between the Site and the Morrison Library, to be coordinated with the Mecklenburg County Public Library department. Petitioner will construct the connection up to the Site property line and will coordinate to continue the connection off-site on the Library parcel to tie into pedestrian facilities at the Library. Petitioner will construct the off-site tie-in connection on the Library parcel, such work not to exceed $100,000.00. If the off-site connection tie-in construction on the Library parcel amounts to less than $100,000.00, the remaining amount shall be incorporated into the contribution described in subsection V.e. regarding intersection modifications at Carnegie Boulevard and Cameron Valley.

d. Petitioner shall contribute $200,000.00 toward intersection modifications at the Carnegie Boulevard and Cameron Valley intersection to enhance pedestrian safety (with additional funds from subsection V.d. above if the full $100,000 off-site Library connection contribution is not required for that improvement). CDOT will partner on the balance of the budget and Highwoods shall construct the improvements subject to subsection V.e.1 below:

1. Petitioner shall notify CDOT within 12 months of completing Site work, during which time Petitioner and CDOT shall coordinate in good faith on intersection project scope and budget, access agreements, reimbursement mechanisms, etc. prior to starting construction on the intersection improvements. If, by the expiration of this 12-month period, CDOT is unable to complete the required project steps and secure funding so as for Petitioner to sufficiently complete the intersection improvement work, Petitioner will have the option of instead issuing a $200K payment to CDOT and receiving the final CO without further obligations to the intersection improvements.

e. 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.

f. Unless otherwise stated herein, all transportation improvements shall be approved and constructed prior to the issuance of the Site's first building certificate of occupancy.

VI. Design Guidelines:

a. **General Design Guidelines.**
1. 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.
2. Streetscape treatment will be a unifying element throughout the Morrocroft development through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings.
3. Meter banks shall be located outside of the setback.
4. All dumpster enclosure areas shall be screened from network required public or private streets with materials complimentary to the principal structure(s).

b. **New Building Design Guidelines**. Building placement and site design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
1. Buildings shall be placed so as to present a front or side façade to all streets.
2. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
3. Direct pedestrian connection shall be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
4. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions (with the exception of stair towers, which shall be exempt) and shall include architectural features such as but not limited to banding, medallions or design features or materials to avoid a sterile, unarticulated blank treatment of such walls.
5. Building elevations shall be designed with vertical bays or articulated architectural features, which may include, but shall not be limited to, a combination of the following: exterior wall offsets (projections and recessed) columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
6. Multi-story buildings shall be a minimum of twenty-two (22) feet in height. Single-story buildings shall be a minimum of sixteen (16) feet.
7. Multi-story buildings shall have a minimum of 20% transparency on all upper stories.
8. The areas as depicted on the Rezoning Plan as "Primary Facades/Entrances" shall include a minimum of one (1) Prominent Entrance at least every 150 feet along such facade. Prominent Entrances shall contain a minimum of three (3) of the following elements: decorative pedestrian lighting/sconces; architectural details carried through to upper stories; covered porches, canopies, awnings or sunshades; archways; transom or sidelight windows; terraced or raised planters; common outdoor seating enhanced with specialty details, paving, landscaping, or water features; double doors; stoops or stairs.

VII. Amenitized Open Space

Petitioner shall provide a minimum of 4,000 square feet of amenitized open space areas throughout the Site, as generally depicted on the Rezoning Plan.

VIII. Environmental Features

a. The Petitioner shall comply with the Post Construction Stormwater Ordinance.
b. The Petitioner shall comply with the Tree Ordinance.

IX. Signage

Shall comply with Ordinance standards for the MUDD zoning district.

X. Lighting:

All 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. However, upward facing accent/architectural lighting shall be permitted.

XI. 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.

XII. 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.

LS3P

NOT FOR CONSTRUCTION

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MORROCROFT CENTRE
HIGHWOODS PROPERTIES
6805 MORRISON BLVD
CHARLOTTE, NC 28211
LS3P PROJECT: 9101-XXXXXX

Δ	DATE	DESCRIPTION
1	04/11/22	STAFF COMMENTS
2	05/16/22	STAFF COMMENTS
3	08/18/22	STAFF COMMENTS

SHEET NAME:
TECHNICAL DATA SHEET

ORIG SUBMISSION: 10/25/21
CURRENT: 08/18/22
STAFF COMMENTS

SHEET:
RZ-01