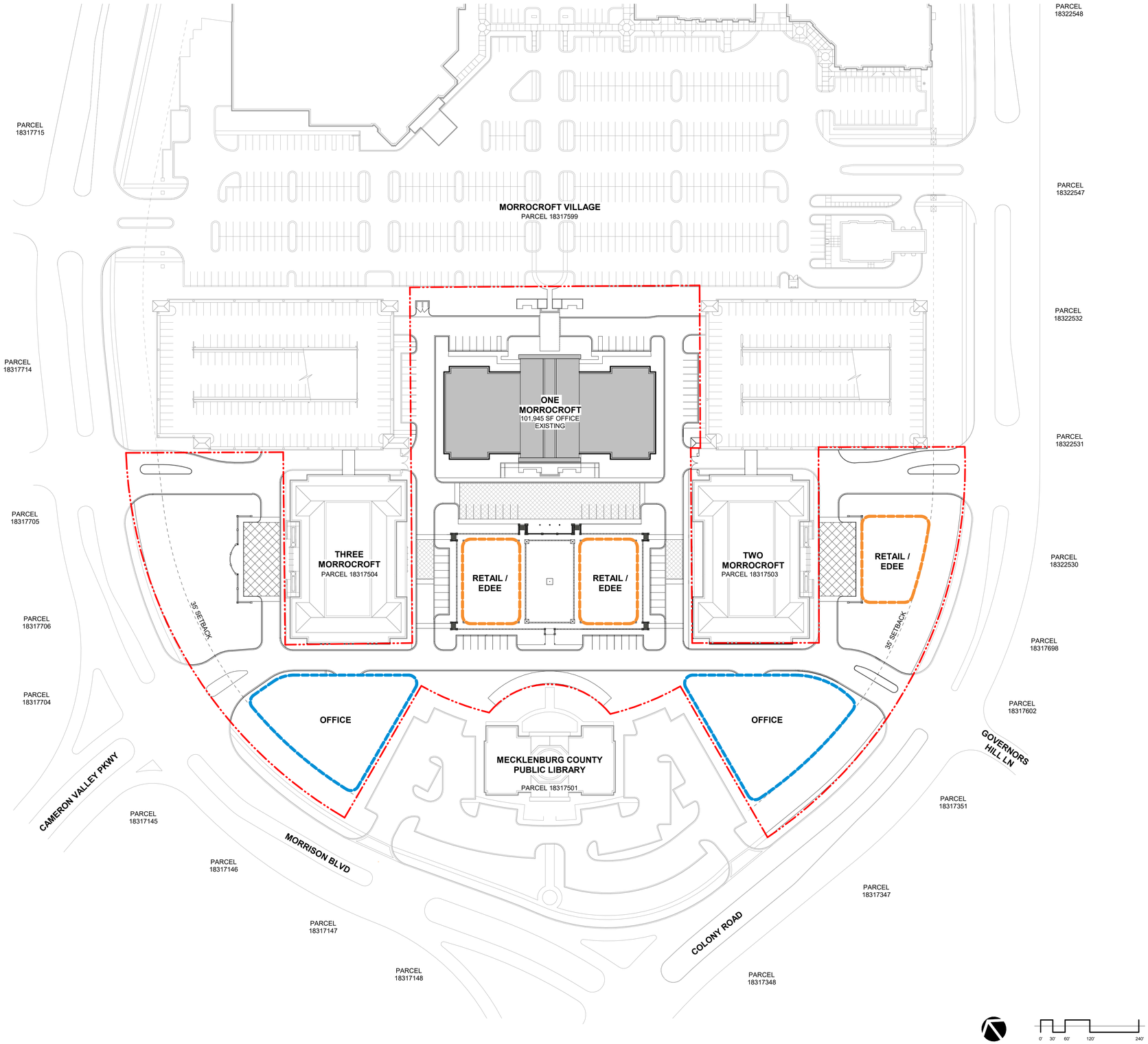
THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THE WRITE DIMENSIONAL SCALE REQ.



DEVELOPMENT STANDARDS
Petitioner: HRLP Morrocroft, L.P.
Rezoning Petition No. 2021-xxx

Site Development Data:

--**Acreage:** ± 7.56
--**Tax Parcel:** 183-175-02
--**Existing Zoning:** B-1SCD
--**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 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:** per MUDD standards.
--**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

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.

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 (except for residential car wash stations); 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.

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. 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).

VII. Environmental Features

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

b. The Petitioner shall comply with the Tree Ordinance or other arrangement as coordinated with Urban Forestry.

VIII. Signage

Shall comply with Ordinance standards for the MUDD zoning district.

IX. 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.

X. 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.

XI. 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.

VICINITY MAP (NTS)

LS3P

NOT FOR CONSTRUCTION

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MORROCROFT CENTRE REZONING
HIGHWOODS PROPERTIES
6805 MORRISON BLVD
CHARLOTTE, NC 28211

LS3P PROJECT: 9101-XXXXXX

Δ	DATE	DESCRIPTION

SHEET NAME:
TECHNICAL DATA SHEET

ORIG SUBMISSION: 10/25/21
CURRENT:

SHEET: RZ-01

10/26/2021 4:16:06 PM

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