

LEGEND

PROPERTY LINE

ADJACENT PROPERTY

LS3P

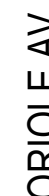
911 EAST MOREHEAD STREET
REZONING
PETITION 2022-XXX

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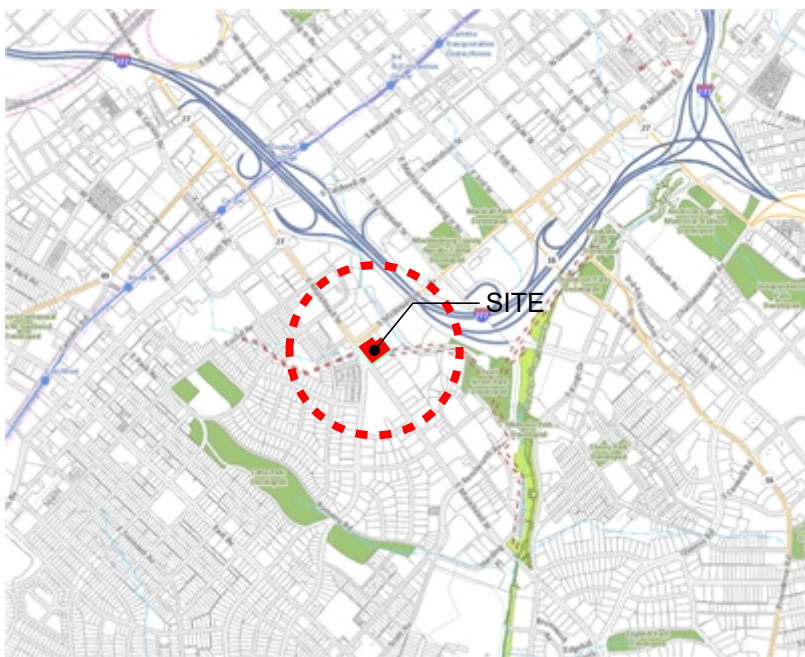
No.	Description	Date
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REZONING



SITE PLAN

911 EAST
MOREHEAD
STREET



VICINITY MAP N.T.S.

REZONING PLAN SHEETS
RZ 0.0 SITE SURVEY
RZ 1.0 EXISTING CONDITIONS
RZ 2.0 REZONING SITE PLAN
RZ 3.0 DEVELOPMENT NOTES

LEGEND
— — — — — PROPERTY LINE
— — — — — ADJACENT PROPERTY

Acreage: ± 1.623 acres
Tax Parcel #: 125-201-04
Existing Zoning: B-1(PED)
Proposed Zoning: MUDD-O with five (5) year Vested Rights.
Existing Uses: Commercial uses.



227 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926

911 EAST MOREHEAD STREET
REZONING
PETITION 2022-XXX

EXISTING
CONDITIONS

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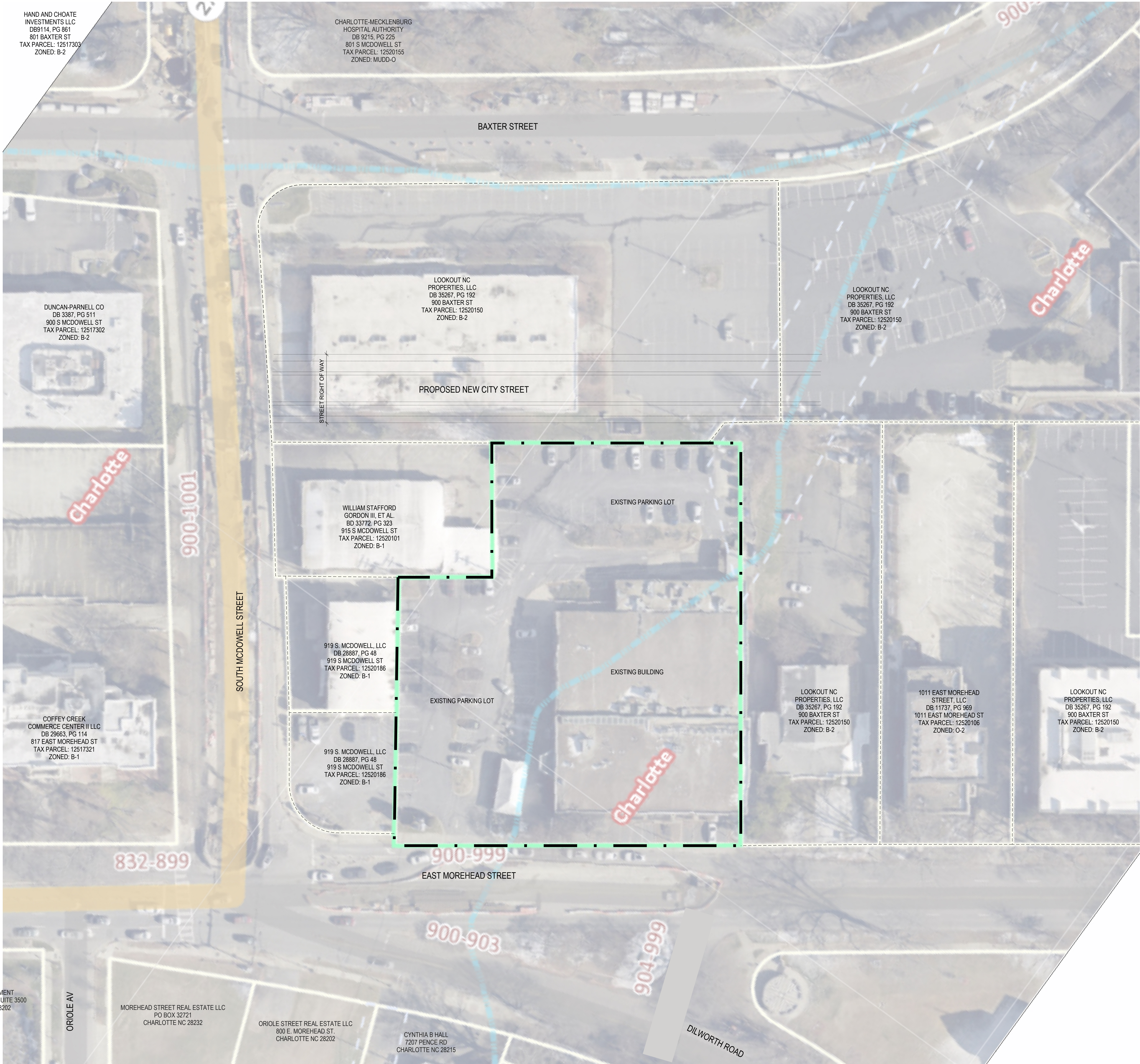
REVISIONS:

No.	Description	Date
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PROJECT:
DATE: 08 NOV 2022
DRAWN BY:
CHECKED BY:

RZ 1.0

REZONING



SITE PLAN

THE DUKE ENDOWMENT
100 NORTH TRYON ST SUITE 3500
CHARLOTTE NC 28202

MOREHEAD STREET REAL ESTATE LLC
PO BOX 32721
CHARLOTTE NC 28232

ORIOLE STREET REAL ESTATE LLC
800 E. MOREHEAD ST.
CHARLOTTE NC 28202

CYNTHIA B HALL
7207 PENCE RD
CHARLOTTE NC 28215

JAY H BRYSON
MARGARET M COMBINS
1148 DILWORTH CRESCENT ROW
CHARLOTTE NC 28203

THOMAS WOJCIECHOWSKI
JULIA WOJCIECHOWSKI
1144 DILWORTH CRESCENT ROW
CHARLOTTE NC 28203

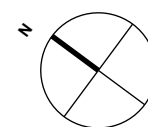
KATHRYN M BUNKNER
1140 DILWORTH CRESCENT ROW
CHARLOTTE NC 28206

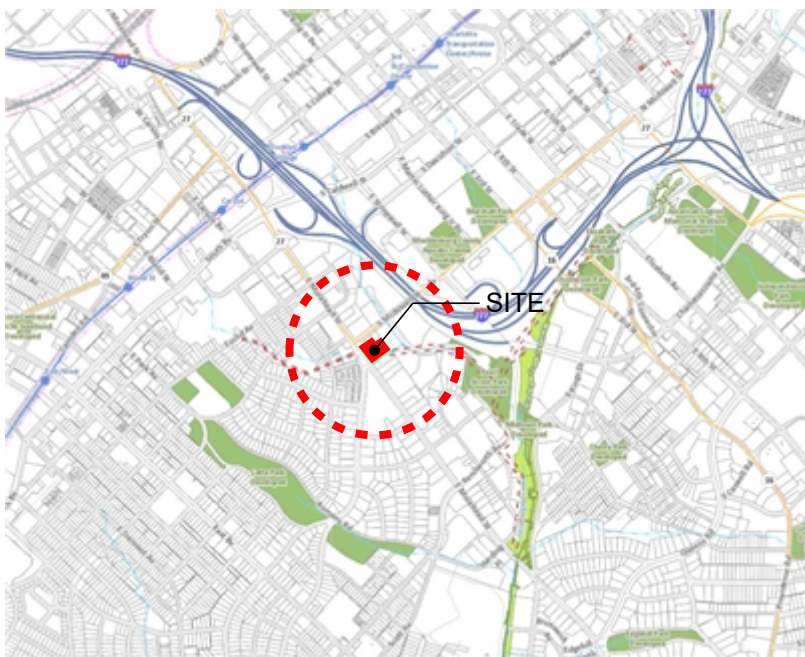
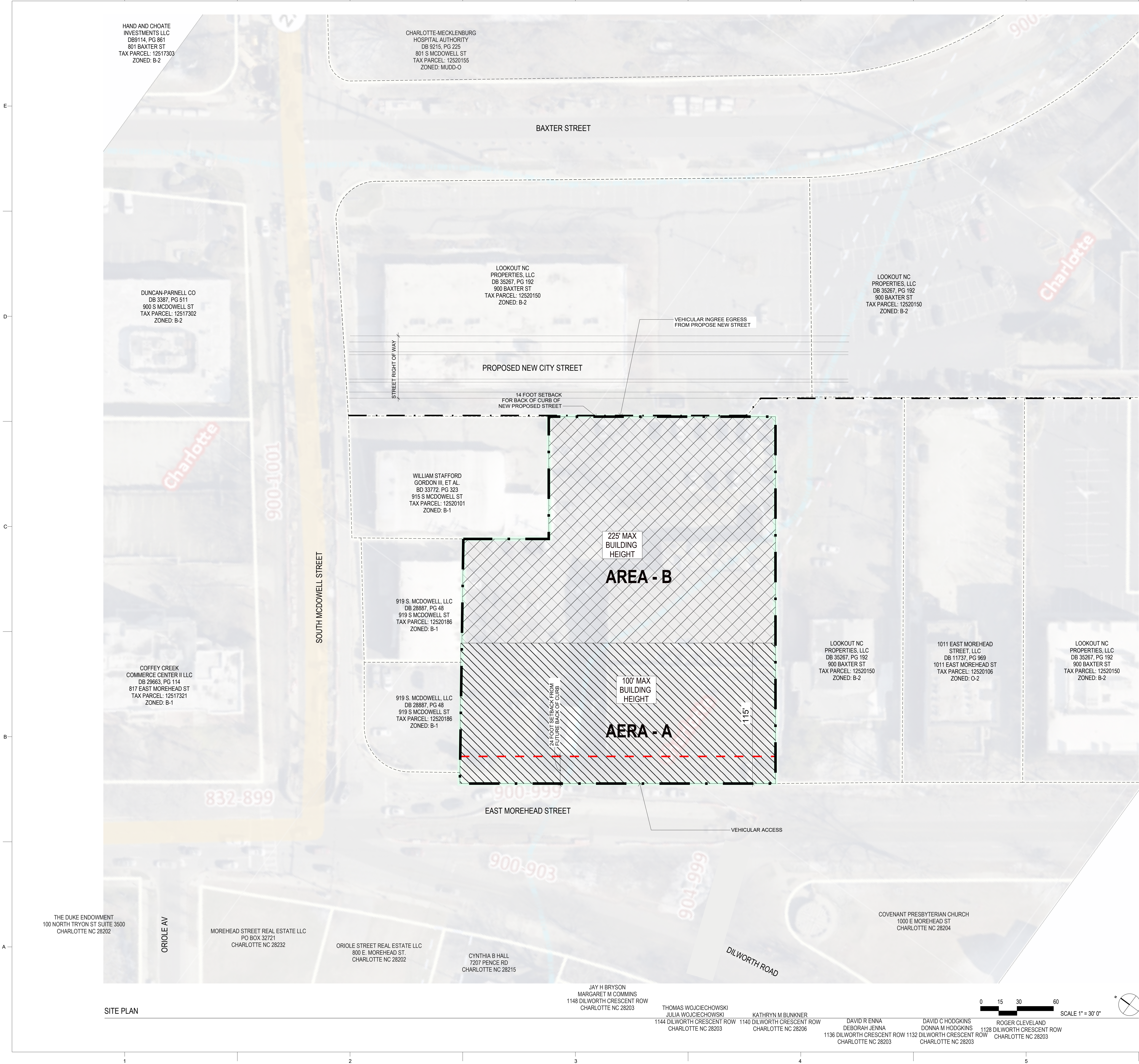
DAVID R ENNA
DEBORAH JENNA
1136 DILWORTH CRESCENT ROW 1132 DILWORTH CRESCENT ROW
CHARLOTTE NC 28203

DAVID C HODGKINS
DONNA M HODGKINS
1128 DILWORTH CRESCENT ROW
CHARLOTTE NC 28203

ROGER CLEVELAND
1128 DILWORTH CRESCENT ROW
CHARLOTTE NC 28203

0 15 30 60
SCALE 1" = 30' 0"





VICINITY MAP N.T.S.

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TECHNICAL DATE SHEET

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REVISIONS:

No.	Description	Date
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PROJECT: 08 NOV 2022
DATE:
DRAWN BY:
CHECKED BY:

RZ 2.0

REZONING

Site Devi

--Acreage: ± 1.623 acres
--Tax Parcel #: 125-201-04
--Existing Zoning: B-1(PED)
--Proposed Zoning: MUDD-O with five (5) year Vested Rights.
--Existing Uses: Commercial uses.
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (as more specifically described below in Section 3).
--Maximum Development Levels: Up to 275,000 square feet of gross floor area of office uses, and up to 15,000 square feet of gross floor area of retail, EDEE, personal service uses; as allowed by the MUDD zoning district, and the Optional Provisions and conversion rights described below.

--Maximum Building Height: A maximum building height of up to 100 feet within Development Area A and a maximum height of 225 feet within Development Area B as generally depicted on the Rezoning Plan, and as allowed by the Optional Provisions below.

--Parking: As required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, and the Technical Data Sheet set forth on attached RZ Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by The Keith Corporation ("Petitioner") to accommodate development of a mixed-use development on an approximately 1.623-acre site located at 911 E. Morehead Street (the "Site").
- b. **Zoning Districts/Ordinance.** 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"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning district shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations/Modifications.** The schematic depictions of sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- (i) minor and don't materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the street dimensions and the alike.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Five Year Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160D-108, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

e. **Existing Use and Structures:** The Petitioner and/or Property owner, after the approval of the conditional rezoning petition, may continue to use the existing uses and buildings located on the Site as legal non-conforming uses and structures as allowed by Chapter 7 of the Ordinance (Nonconformities), until such time as the Site is redeveloped as allowed by the approved conditional plan

2. Optional Provisions.

The following optional provisions shall apply to the Site:

a. **Maximum Building Height.** To allow the height of the principal buildings constructed on the Site within Development Area B to exceed the allowed 120-foot maximum building height of the MUDD zoning district, by allowing a maximum building height of 225 feet as generally depicted on the Rezoning Plan.

3. Permitted Uses & Conversion Rights:

Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district (as more specifically described below).

a. Up to 275,000 square feet of gross floor area of office uses, and up to 15,000 square feet of gross floor area of retail, EDEE, personal service uses, as allowed by the MUDD zoning

(Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and alike)

4. Access & Streets.

a. Vehicular access to the Site will be from E. Morehead Street and a future public street to be constructed by others that is to be located at the rear of the Site as generally depicted on the Rezoning Plan and subject to adjustments as set forth below.

b. The exact alignment, dimensions, and locations of the access points to the Site and the driveways on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered, and requirements described in this Section are met.

c. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the Petitioner ability request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.

d. The Petitioner will dedicate via fee simple conveyance any required right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

5. Streetscape and Setbacks.

a. A 24-foot setback as measured from the future back of curb of E. Morehead Street will be provided as generally indicated on the Rezoning Plan. Along the future public street located at the rear of the Site, a 14-foot-setback as measured from the proposed back of curb will be provided.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along E. Morehead Street.

6. Architectural Standards.

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, glass, cementitious fiber board, stucco, EIFS, metal, decorative block and/or wood, defined as the "Preferred Building Materials". Vinyl as a building material may only be used on windows, soffits and on handrails/railings, concrete masonry units not architecturally finished will not be allowed. The railings utilized on balconies and patios must be metal railings.

b. The use of synthetic stucco or EIFS as a principal building material will only be allowed above the fourth (4th) floor of the proposed building (EIFS or synthetic stucco may be used as an accent material on the first four floors of the building).

c. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

i. Buildings shall be placed to present a front or side façade to all network required streets (public or private).

ii. Buildings shall front a minimum of 75% of the total street frontage along E. Morehead Street (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).

iii. The first floors of all buildings, including structured parking, must be designed to encourage and complement pedestrian-scale activity. It is intended that this be accomplished principally using arcades, colonnades, or windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 60% of the length of East Morehead frontage and exclusive of vehicular entrances. Works of art, fountains and pools, street furniture, landscaping and garden areas, architecturally articulated facades, and display areas may also be considered in meeting these transparency requirements. Where windows are used, they must be transparent. The first floor and street level must be designed with attention to adjacent public or private open spaces and existing streetscape improvements. The provisions of multiple entrances from the public sidewalk or open spaces are encouraged. Structured parking facilities must be designed so that the only openings at the street level are those to accommodate vehicle entrances and pedestrian access to the structure. If any openings for ventilation, service, or emergency access are located at the first-floor level in the building facade then they must be decorative and must be an integral part of the overall building design. The remainder of the street level frontage must be either occupied space or an architecturally articulated facade designed to screen the parking areas of the structure, to encourage pedestrian scale activity, and to provide for urban open space.

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

i. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets.

iii. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) a higher level of transparency on the ground floor (exaggerated or larger windows indicative of living areas); and (ii) horizontal and vertical variations in wall planes. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director

e. Service equipment such as dumpsters, refuse areas, recycling and storage are screened from view from public streets with materials and design to be compatible with principal structures. Such design includes a minimum 20% Preferred Exterior Building Materials

f. Ventilation grates located at the first-floor level in the building facade oriented to any public street must be decorative

g. The proposed parking structure will be integrated into the design of the building. Parking spaces located within the parking structure, if visible from the adjoining public streets, will be screened on all levels visible from the adjoining public streets by decorative architectural louvers or grates.

7. Signage:

a. Reserved.

8. Lighting:

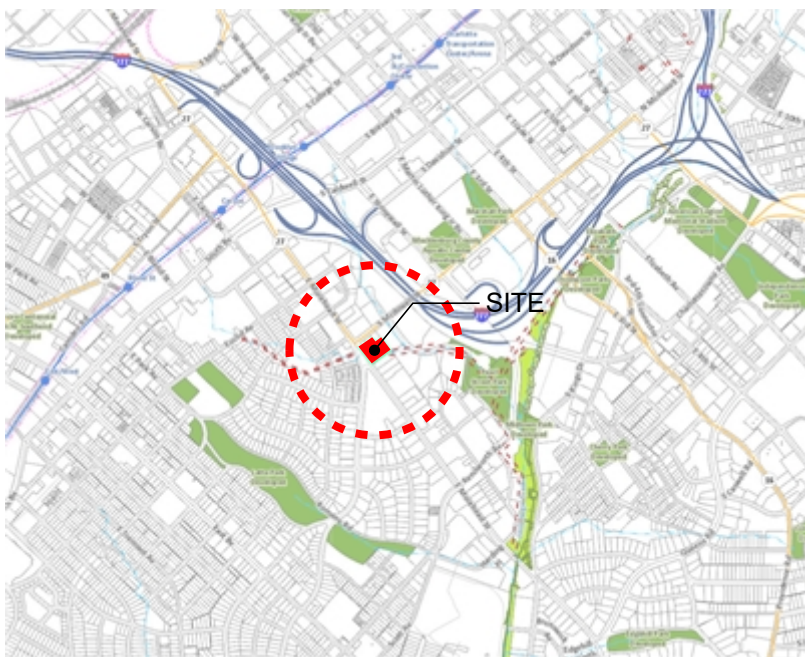
a. Reserved.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

a. 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 Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



VICINITY MAP N.T.S.

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DEVELOPMENT
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