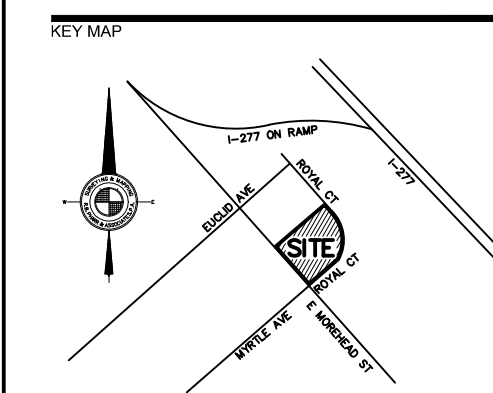




Beecham|Bunco+Manley
architecture pllc
shelton latta
[Suite 100]
3108 south boulevard
charlotte, north carolina
28203
vc: 70433411716
fx: 7043346571



SEAL

PROJECT

727 EAST MOREHEAD
REZONING - SITE PLAN
AMENDMENT

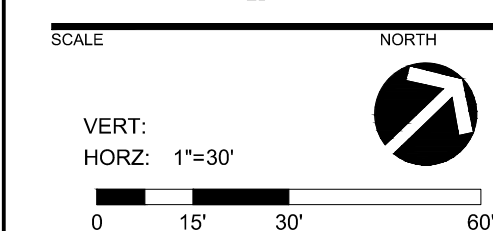
BRIDGEWOOD HOUSTON
PROPERTY COMPANY, LP
6363 WOODWAY DR. SUITE 870
HOUSTON, TEXAS 77057

LANDDESIGN PROJ# 1019444

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN AMENDMENT	02-05-2020
1	REVISIONS PER STAFF COMMENTS	04-13-2020
2	REVISIONS PER STAFF COMMENTS	05-11-2020

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD



SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1

SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.39 ACRES
- TAX PARCEL #: 125-174-05, 125-174-06, AND 125-174-07
- EXISTING ZONING: MUDD-O
- PROPOSED ZONING: MUDD-O SPA
- EXISTING USES: COMMERCIAL

- PROPOSED USES: UP TO TWO HUNDRED TWENTY (220) AGE-RESTRICTED (AS DEFINED BELOW) MULTIFAMILY RESIDENTIAL DWELLINGS UNITS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT; AS AN ALTERNATIVE TO THE PROPOSED 220 MULTIFAMILY AGE-RESTRICTED RESIDENTIAL UNITS, UP TO 195,000 SQUARE FEET OF OFFICE USES WITH GROUND FLOOR RETAIL, EDGE, PERSONAL SERVICES AND/OR OTHER NON-RESIDENTIAL USES ALL AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT; (ALL OF THE ABOVE AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3) (IT IS NOTED THAT THE OFFICE/COMMERCIAL ALTERNATIVE IS ALLOWED UNDER EXISTING ZONING).

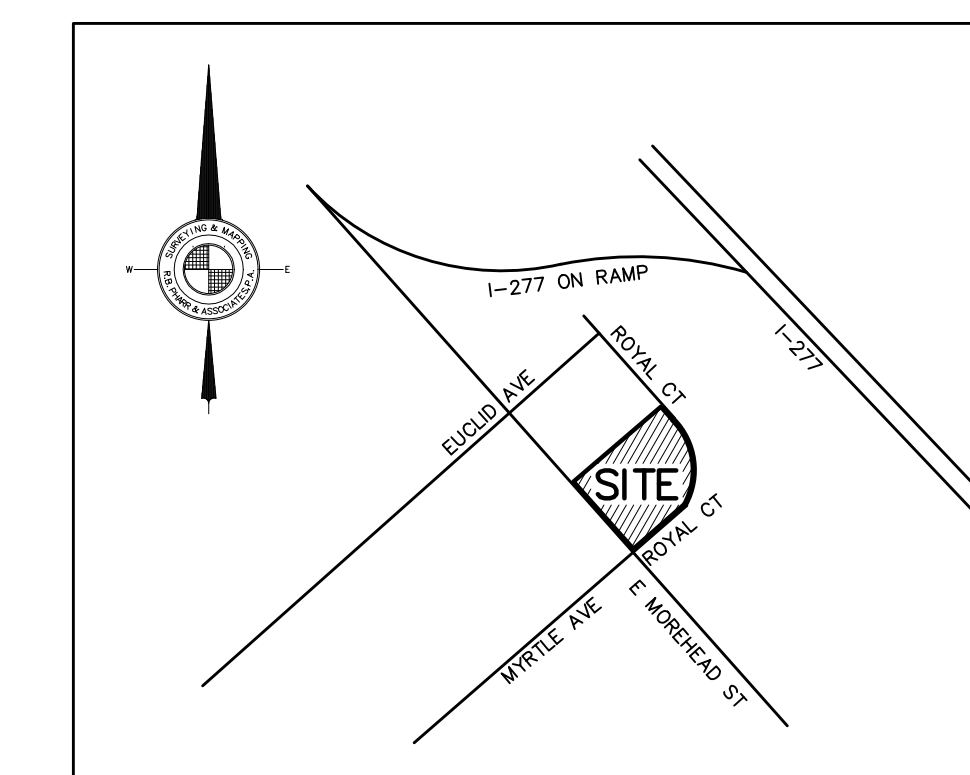
- MAXIMUM BUILDING HEIGHT: UP TO ONE HUNDRED SIXTY (160) FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE (IT IS NOTED THAT THIS BUILDING HEIGHT IS CONSISTENT WITH THE EXISTING ZONING).
- PARKING: AS REQUIRED BY THE ORDINANCE.

LEGEND:

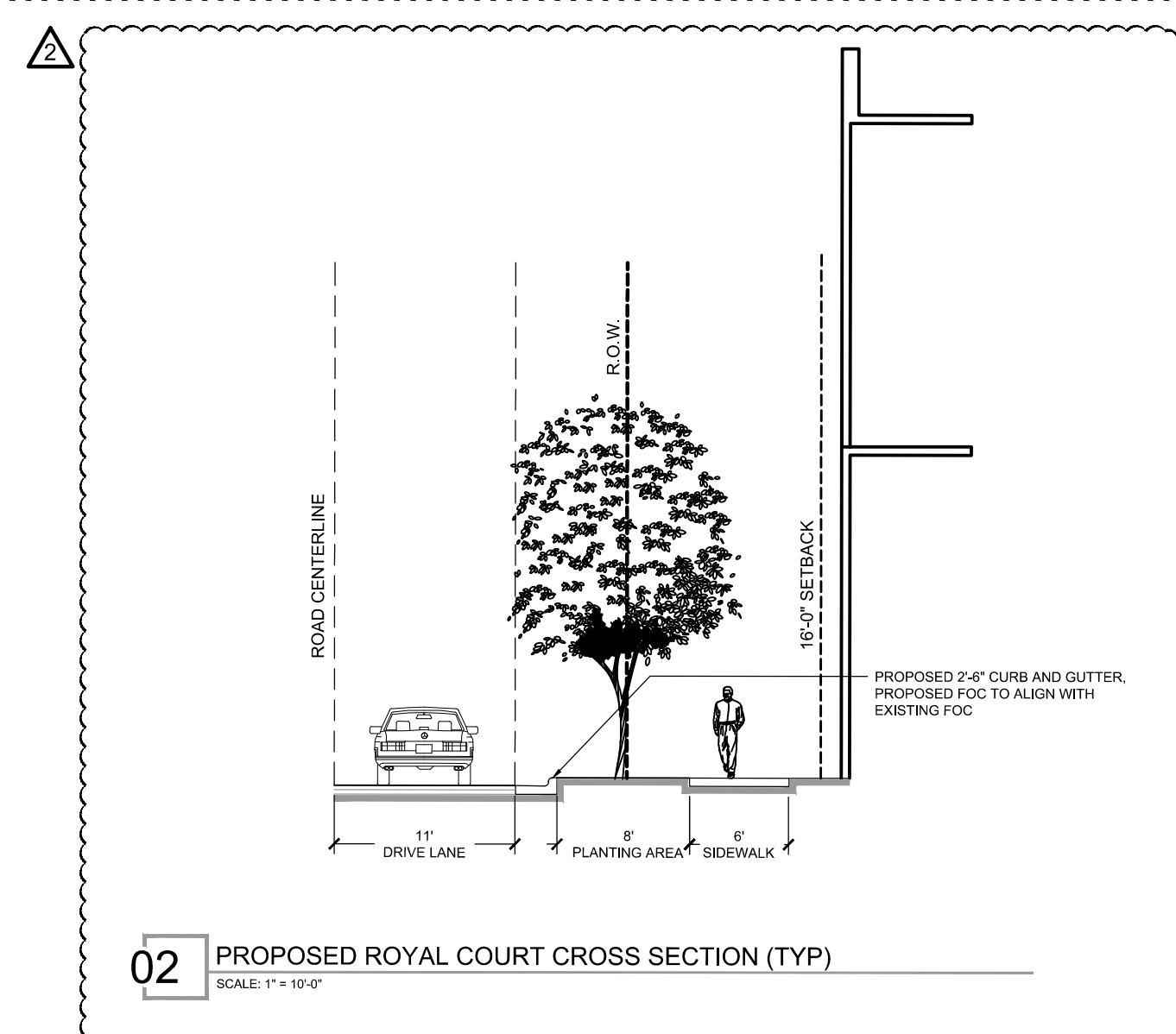
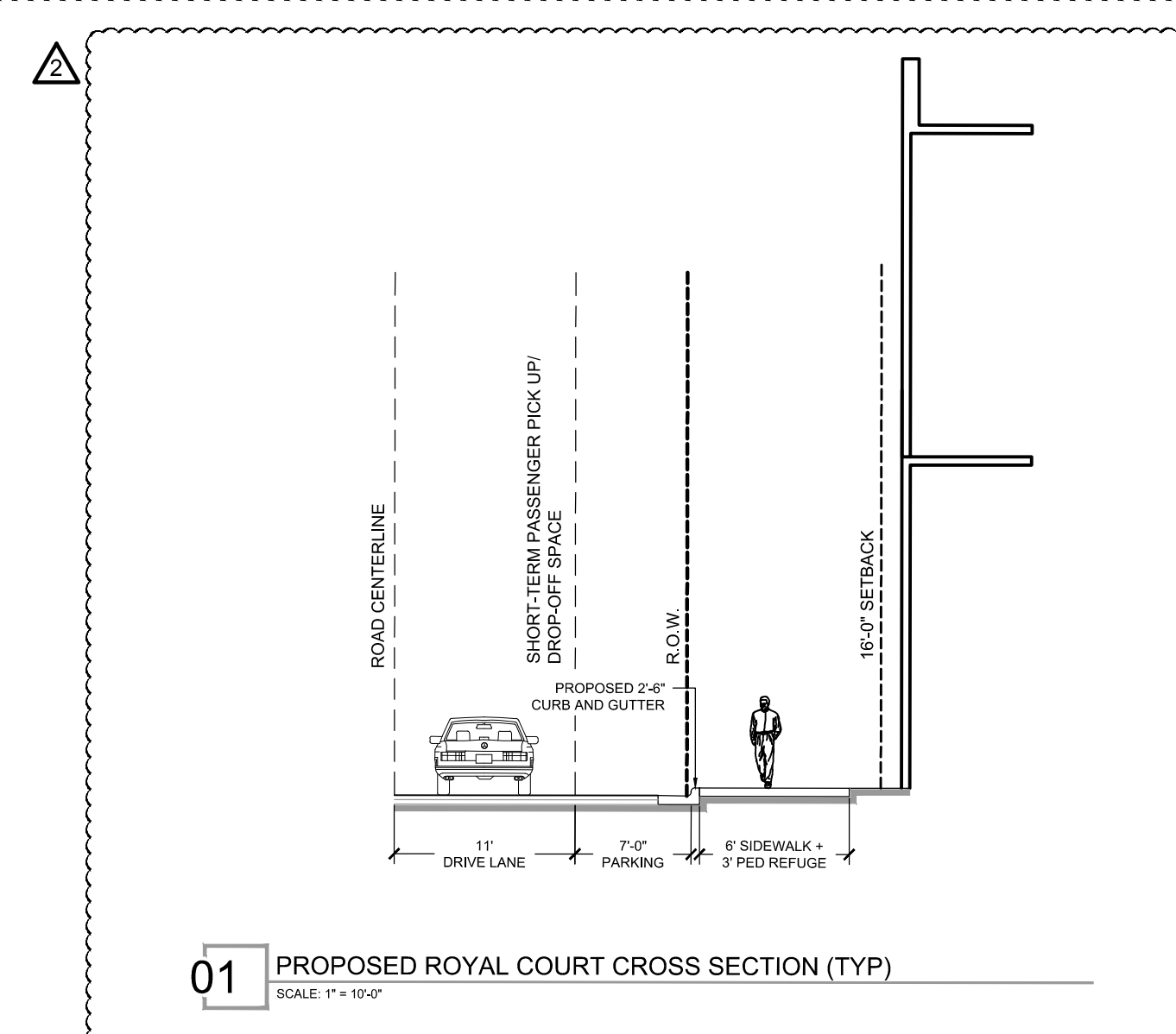
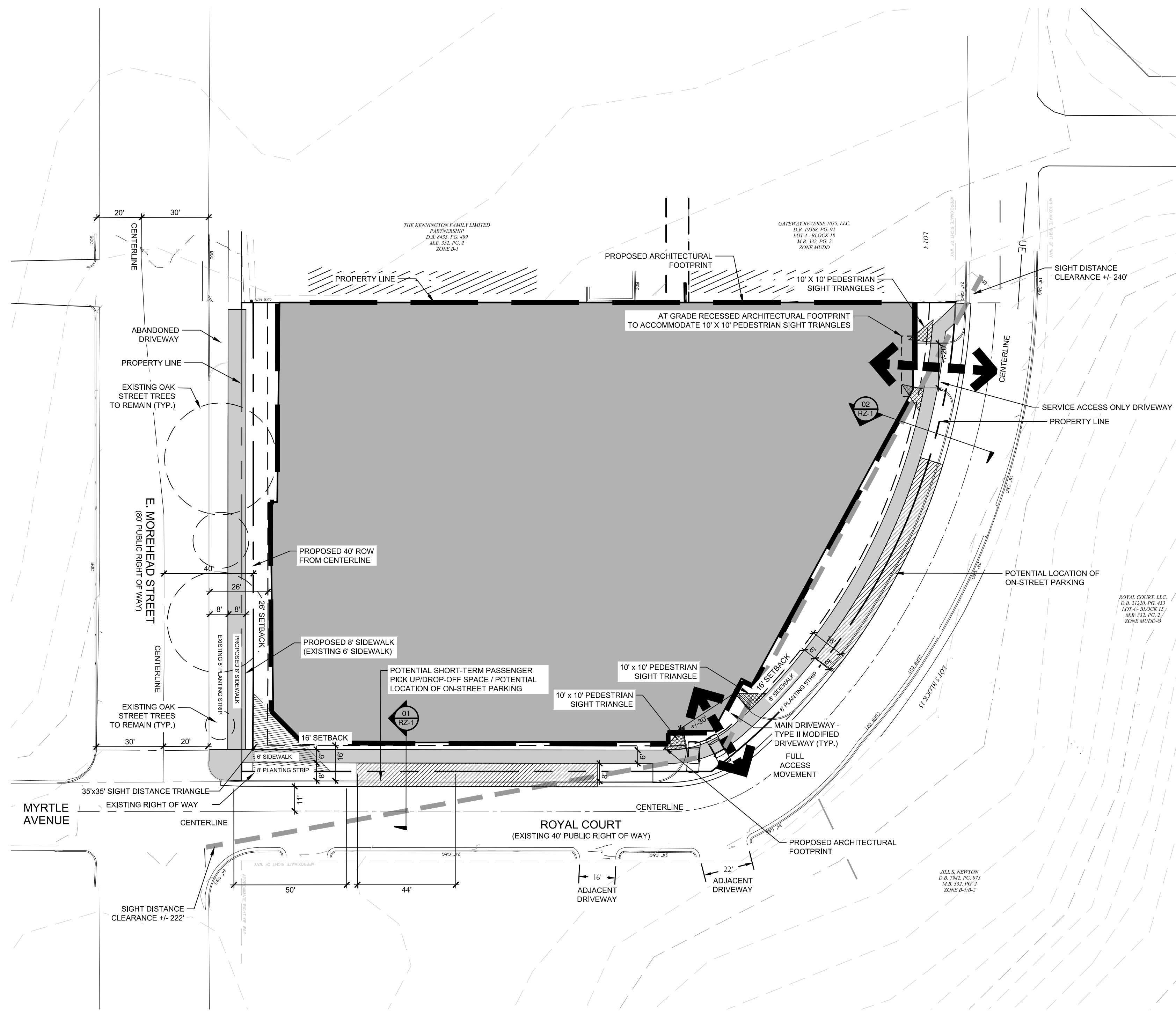
- PROPOSED INGRESS / EGRESS
- POTENTIAL LOCATIONS OF ON-STREET PARKING

NOTE: FINAL LOCATIONS DEPENDENT ON CDOT SIGHT DISTANCE POLICY AND APPROVAL

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



VICINITY MAP
NOT TO SCALE



Site Development Data:
 -Acreage: ± 1.39 acres
 -Tax Parcel #: 125-174-05, 125-174-06, and 125-174-07
 -Existing Zoning: MUDD-O
 -Proposed Zoning: MUDD-O SPA
 -Existing Uses: Commercial

-**Proposed Uses:** Up to two hundred twenty (220) age-restricted (as defined below) multi-family residential dwellings units as permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district; as an alternative to the proposed 220 multi-family age-restricted residential units, up to 195,000 square feet of office uses with ground floor retail, EDEE, personal services and/or other non-residential uses all as permitted by right, and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district; (all of the above as more specifically described below in Section 3) (it is noted that the office/commercial alternative is allowed under existing zoning).
 -**Maximum Building Height:** Up to one hundred sixty (160) feet. Building height to be measured per the Ordinance (it is noted that this building height is consistent with the existing zoning).
 -**Parking:** As required by the Ordinance.

I.A. Context of Rezoning:

a. The Site (as defined below) is currently zoned MUDD-O pursuant to Petition #2008-025 (Petition #2008-025). Petition #2008-025 permitted office/commercial uses of up to 195,000 square feet (the "Existing Allowed Office/Commercial Entitlement").

b. The Petitioner proposes to permit, up to two hundred twenty (220) age-restricted (as defined below) multi-family residential dwelling units, and as an alternative to the proposed 220 age-restricted multi-family dwelling units the Existing Allowed Office/Commercial Entitlement (as defined above) may be constructed on the Site, all as more particularly described herein. According, this Rezoning allows development for one, but not both, of such alternatives as more particularly described herein.

c. This Rezoning (and accompanying Rezoning Plan) supersedes and replaces as to the Site (as defined below) all prior rezoning plans and petitions, including, without limitation, Petition #2008-025.

1. General Provisions:

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition (the "Rezoning") filed by Bridgewood Property Company, ("Petitioner") to accommodate the development of an age restricted residential community on an approximately 1.39-acre site located at 727 E. Morehead Street (the "Site").

CHAR22240996v5

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 zoning classification shall govern all development taking place on the Site.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Permissible Building Areas (as defined below) 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.

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. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited one (1). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

e. **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, and outdoor dining and gathering areas whether on the roof of the building or at street level.

2. Permitted Uses, Development Area Limitations:

a. Subject to the provisions of subsection 2.b. below, the principal buildings constructed on the Site may be developed with up to two hundred twenty (220) age-restricted (as defined below)

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multi-family residential dwellings units as permitted by right, and under prescribed conditions together with accessory uses, all as allowed in the MUDD zoning district.

Age-restricted or age-restricted community shall mean: a community intended and operated for regular occupancy by persons fifty-five (55) years of age or older such that 100% of the units have at least one occupant who is fifty-five (55) years of age or older; in addition, other senior based housing and services, including, without limitation, independent living, retirement care and the like are permitted as part of age-restricted housing or community, whether as principle or accessory uses.

b. In the event that the above age-restricted multi-family uses are not developed on the Site, in the alternative, the Site may be developed with up to 195,000 square feet of office uses with ground floor retail, EDEE, personal services uses and/or commercial uses, all as permitted by right, and under prescribed conditions together with accessory uses, all as allowed in the MUDD zoning district. The provisions of this subsection 2.b shall not apply to subsection 2.a above.

3. Optional Provisions:

a. To allow a maximum building height of one hundred sixty (160) feet.

4. Access:

a. Access to the Site shall be from Royal Court as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points as generally depicted on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval in accordance with established policies.

b. The western most driveway on Royal Ct. will be designed and used as a service drive to provide primary access to the Site's service areas (e.g. trash handling areas, deliveries, loading space(s)). The Petitioner will work with service providers to schedule trash pick up and deliveries during non-peak hours.

c. The Petitioner will dedicate and convey 40 feet of right-of-way from the existing center line of East Morehead Street.

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.

e. The Petitioner will replace the existing accessible ramp located at the intersection of E. Morehead Street and Royal Court to PROWAG standard as generally depicted on the Rezoning Plan.

f. Any required roadway improvement will be approved and constructed prior to the issuance of the first certificate of occupancy subject to the petitioner ability to post a bond for any improvements not in place at the time of the issuance of the first certificate of occupancy.

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5. Streetscape, Landscaping, Open Space, and Screening:

a. A twenty-six (26) foot building setback as measured from the future/existing back of curb will be provided along Morehead Street, as generally depicted on the Rezoning Plan.

b. A sixteen (16) foot setback as measured from the future back of curb will be provided along Royal Court, as generally depicted on the Rezoning Plan.

c. An eight (8) foot sidewalk and an eight (8) foot planting strip will be provided along Morehead Street. Along Royal Court a six (6) foot sidewalk and eight (8) foot planting strip will be provided, as generally depicted on the Rezoning Plan.

d. Improved urban open space will be provided in accordance with the Ordinance. The amount of improved urban open space to be provided on the Site will exceed the amount required by the Ordinance by no less than 25%. The improved urban open space will include areas improved with some or all of the following types of improvements: seating and landscaping, lighting, shade structures, water features or fire pits.

e. Meter banks will be screened where visible from public view at grade level.

f. The Site's required trash handling areas will be located within the interior of the proposed building.

6. Design Guidelines:

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, cementitious fiber board, stucco, EIFS, 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 proposed building will be designed and constructed so that each building elevation(s) that abut/face an existing or proposed Public Streets will have at least 30% masonry materials (e.g. brick, natural stone, (or its synthetic equivalent) precast stone, precast concrete, stucco, synthetic stucco, or EIFS), exclusive of windows, doors and roofs. 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 50% of the total street frontage along E. Morehead Street and a minimum of 50% of the total street frontage along Royal Court

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(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 by the use of arcades, colonnades, or windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 80% of the length of East Morehead frontage and 50% of the entire length of Royal Court frontage taken as a whole 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 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. In the event that 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. Building massing and height shall be designed to break up long monolithic building forms as follows: Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending through the building.

e. 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.

ii. Buildings shall be designed with a recognizable architectural base on all facades facing network required public or private streets. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.

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 of 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.

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f. The pedestrian crossings on Site will be designed to incorporate markings, or varied paving or pavers, signage, and lighting so that these crossings are visible to moving vehicles during day light and nighttime hours.

g. Internal sidewalk connections shall be provided between buildings and from buildings to all publicly accessible on-site facilities (parking areas, bicycle facilities, open space, etc.) and abutting or adjacent parks, greenways, bikeways, trails, developments and transit stops. Internal sidewalks shall be hard surfaced and at least 5 feet in width unless connecting to four units or less.

h. Fences or walls used for screening shall be constructed in a durable fashion of split face block, stone, other finished masonry materials, wood split-rail, metal or other materials specifically designed as fencing materials.

i. 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.

j. Roof Form and Articulation – roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

i. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

ii. For pitched roofs (not including details that may include crickets, towers or other elements that slope back to the primary roof) the minimum (4:12), excluding buildings with a flat roof and parapet.

iii. All rooftop mechanical equipment on buildings shall be screened from public view from below by integrating the equipment into the building and roof design to the maximum extent feasible, using parapet walls or similar architectural treatments.

iv. For flat roofs, a parapet extends above the roof plane and include an element that provides a visual termination of the façade.

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

l. 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 so that vehicles are not directly visible.

7. Environmental Features:

a. Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance. The location, size and type of storm water management systems 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.

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b. The Site will comply with the Tree Ordinance.

c. The Petitioner will consult with a Certified Arborist to determine the health of the existing trees located within the right-of-way and within the setback along East Morehead Street. The Petitioner will also consult with a Certified Arborist to determine what measures should be implemented during construction, to protect the existing trees that are to be preserved.

8. Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Architectural building lighting is excluded.

b. Detached lighting on the Site, except streetlights located along public streets, will be limited to 22 feet in height.

c. The on-site pedestrian circulation system shall be lighted to a level where employees, residents, and visitors can safely use the system at night.

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.

CHAR22240996v5



Beecham/Bunce+Manley
 architecture pllc
 shirley latta
 [suite 100]
 2108 south boulevard
 charlotte, north carolina
 28203
 vc: 70433411716
 fx: 7043348571

KEY MAP



SEAL

PROJECT

**727 EAST MOREHEAD
 REZONING - SITE PLAN
 AMENDMENT**

**BRIDGEWOOD HOUSTON
 PROPERTY COMPANY, LP**
 6363 WOODWAY DR. SUITE 870
 HOUSTON, TEXAS 77057

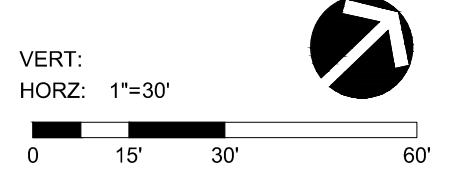
LANDDESIGN PROJ# 1019444

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN AMENDMENT	02-05-2020
1	REVISIONS PER STAFF COMMENTS	04-13-2020
2	REVISIONS PER STAFF COMMENTS	05-11-2020

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD

SCALE



SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON NAVD 88. THE SITE IS LOCALIZED AT R.B. PHARR UPTOWN CONTROL "NAIL 23" HAVING AN ELEVATION OF 745.59 FT.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. E. MOREHEAD ST. IS SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

LEGEND:

- ACU - AIR CONDITIONING UNIT
- BFP - BACK FLOW PREVENTOR
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- CI - CURB INLET
- CMP - CORRUGATED METAL PIPE
- CP - CORRUGATED PLASTIC PIPE
- CO - CLEAN OUT
- D.B. - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EMM - EXISTING METAL MONUMENT
- EN - EXISTING NAIL
- EOG - EDGE OF GRAVEL
- EOP - EDGE OF PAVEMENT
- EU - END UNKNOWN
- FC - FIRE CONNECTION
- FI - FIRE HYDRANT
- FI - FIRE VALVE
- GM - GAS METER
- GRND. L. - GROUND LIGHT
- GI - GAS VALVE
- GW - GUY WIRE
- ICI - IRRIGATION CONTROL VALVE
- LMP - LAMP POST
- LP - LIGHT POLE
- (M) - MEASURED
- MBX - MAIL BOX
- M.B. - MAP BOOK
- N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- OHANG - OVERHANG
- P.O.B. - POINT OF BEGINNING
- (P) - PLATTED
- PB - POWER BOX
- PI - PARCEL IDENTIFICATION NUMBER
- PM - POWER METER
- PMH - POWER MANHOLE
- PP - POWER POLE
- PG - PAGE
- PIC - PLASTIC PIPE
- RI - RECORDED
- R/W - RIGHT-OF-WAY
- RCP - REINFORCED CONCRETE PIPE
- SDMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- TB - TELEPHONE BOX
- TERR - TERRACOTTA PIPE
- TMH - TELEPHONE MANHOLE
- TVB - CABLE TV BOX
- WB - WATER BOX
- WM - WATER METER
- WT - WATER VALVE

LINE LEGEND:

- PROPERTY LINE (NOT SURVEYED) - - - - -
- RIGHT-OF-WAY (NOT SURVEYED) - - - - -
- RIGHT-OF-WAY (NOT SURVEYED) - - - - -
- EASEMENT - - - - -
- SETBACK - - - - -
- CABLE TV LINE - - - - -
- FIBER OPTIC LINE - - - - -
- GAS LINE - - - - -
- POWER LINE - - - - -
- POWER LINE (UNDERGROUND) - - - - -
- SANITARY SEWER PIPE - - - - -
- STORM DRAIN PIPE - - - - -
- TELEPHONE LINE - - - - -
- TELEPHONE LINE (UNDERGROUND) - - - - -
- WATER LINE - - - - -
- APPROXIMATE ZONING LINE - - - - -

UTILITIES:

- POWER**
DUKE POWER CO.
1800-357-3853
- TELEPHONE**
BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9580 EXISTING SERVICES
- WATER & SEWER**
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221
- GAS**
PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS
- CABLE TELEVISION**
1-800-632-4949



ZONING:

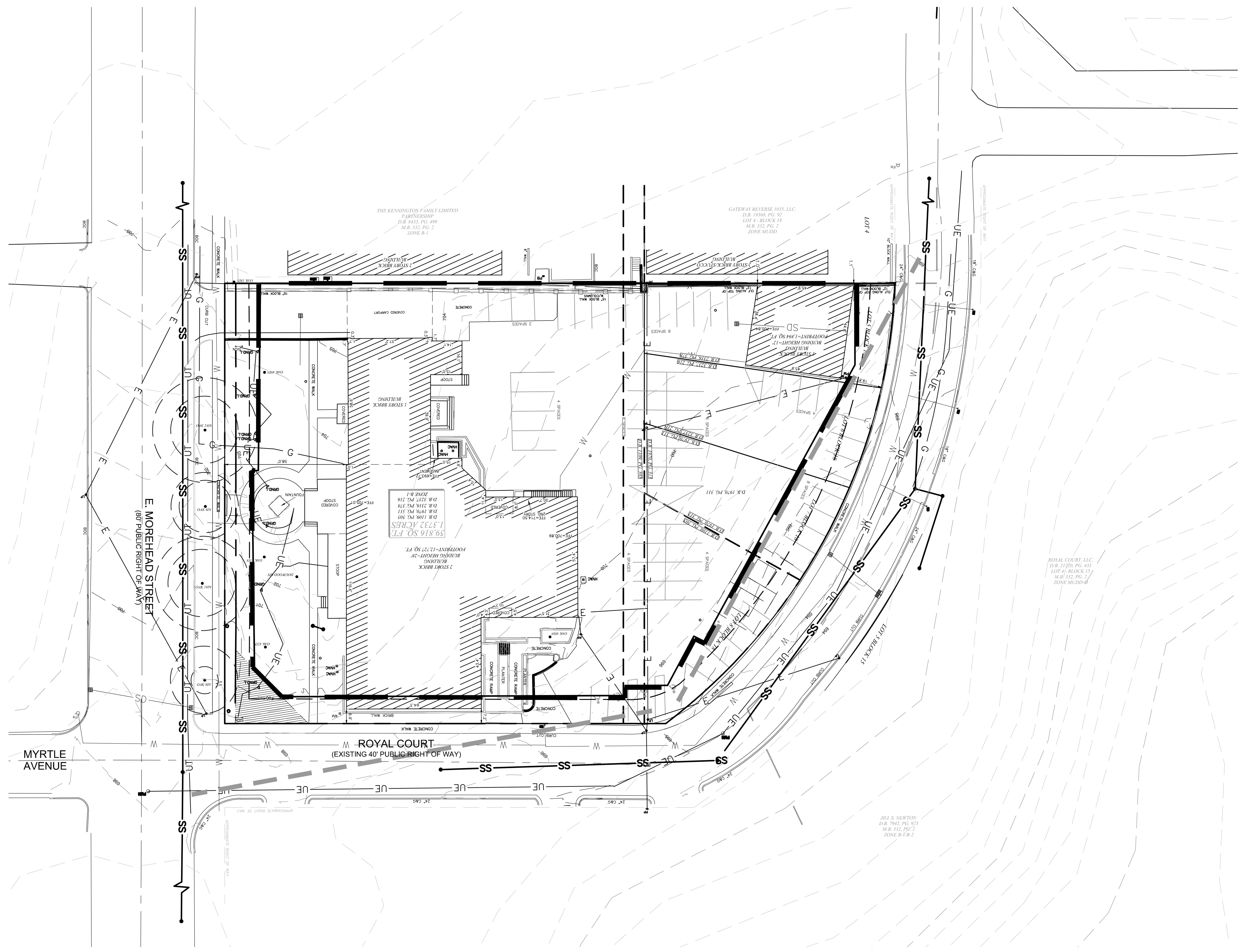
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-1/B-2

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 0' FOR NONRESIDENTIAL BUILDINGS
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

REGULAR PARKING SPACES = 51
HANDICAPPED PARKING SPACES = 4
TOTAL PARKING SPACES = 55



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY FLOOD LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED [DATE].
COMMUNITY PANEL NO: COMMUNITY--PANEL [NUMBER]
THIS IS TO CERTIFY THAT ON THE [DAY] DAY OF [MONTH] 20 [YEAR] AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600(21) N.C.A.C. 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED

Legal Description
716 Royal Court, 720 Royal Court, & 727 E. Morehead Street

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

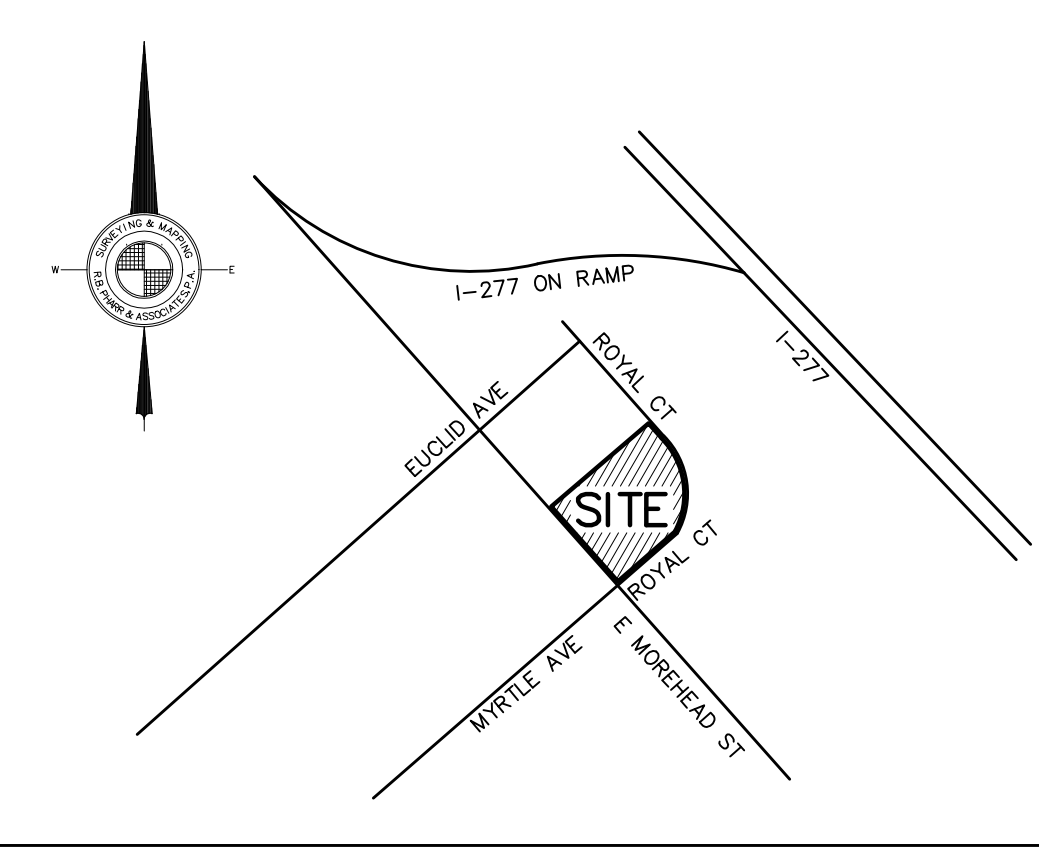
COMMENCING at R.B. Pharr Uptown Control "Nail 23" having ground coordinates of N541.45487 ft. E1447.35679 ft. thence S 29°24'55" E a horizontal ground distance of 3,153.12 feet to a new iron rod said point being located on the western right of way of Royal Court (40' Public Right of Way) which is the POINT OF BEGINNING; having ground coordinates of N538.70824 ft. E1448.90641 ft. said point also being located at the southeast corner of Lot 4 - Block 18 of The Royal Land & Investment Company Subdivision as described in Map Book 332, Page 2 of the Mecklenburg County Registry; thence with the right of way of Royal Court the following 4 courses and distances: 1) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.35 feet, (chord: S 28°36'06" E a distance of 50.28 feet), to an existing iron pipe; 2) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 50.00, (chord: S 18°11'22" E a distance of 49.93 feet), to a new iron rod; 3) with the arc of a circular curve turning to the right with a radius of 276.11 feet, and an arc length of 144.15, (chord: S 01°57'17" W a distance of 142.52 feet), to a new nail; 4) S 54°03'08" W a distance of 210.19 feet to a new iron rod said point being located on the eastern right of way of E. Morehead Street (80' Public Right of Way); thence with the right of way of E. Morehead Street N 35°56'52" W a distance of 209.88 feet to an existing iron rod said point being located at the southwest corner of the Kennington Family Limited Partnership Property as described in Deed Book 8433, Page 499 of the Mecklenburg County Registry; thence with the aforesaid Kennington Family Limited Partnership Property N 54°03'08" E crossing a new iron rod at a distance of 200.00 feet for a total distance of 319.40 feet to the POINT OF BEGINNING; Containing 59.816 square feet or 1.3732 acres as shown on a survey by R.B. Pharr and Associates P.A., dated November 9, 2007, (Map File W-3561), (Job No. 72175).

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/CASUAL LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND (ii) INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 16, 17 AND 18 OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, (iii) UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

JUSTIN F. CLONINGER DATE
PROFESSIONAL LAND SURVEYOR

TOTAL AREA=60,401 SQ. FT. OR 1.39 ACRES



VICINITY MAP
NOT TO SCALE

REZONING PETITION # 2020-032

REVISIONS		DATE	DESCRIPTION

716 & 720 ROYAL CT and
727 E. MOREHEAD ST
CITY OF CHARLOTTE, MECKLENBURG COUNTY,
NORTH CAROLINA
DEED REFERENCE: 1109-505, 1970-311,
2316-378, 3104-86, & 3237-216
TAX PARCEL #: 125-174-05, 06, 07

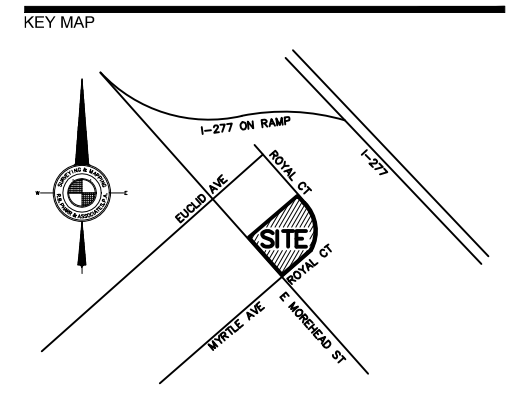
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM



Beecham/Bunce+Marley
architecture pllc
shirley latta
[suite 100]
5108 south boulevard
charlotte, north carolina
28203
vc 7043341176
fx 7043346571



PROJECT

**727 EAST MOREHEAD
REZONING - SITE PLAN
AMENDMENT**

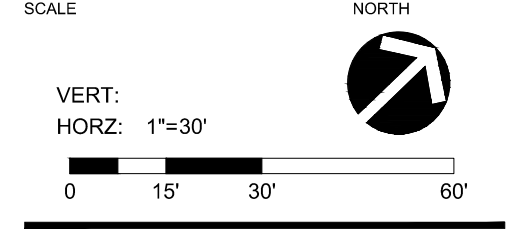
**BRIDGEWOOD HOUSTON
PROPERTY COMPANY, LP**
6363 WOODWAY DR. SUITE 870
HOUSTON, TEXAS 77057

LANDDESIGN PROJ# 1019444

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SITE PLAN AMENDMENT	02-05-2020
1	REVISIONS PER STAFF COMMENTS	04-13-2020
2	REVISIONS PER STAFF COMMENTS	05-11-2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:



EXISTING CONDITIONS

SHEET NUMBER