

SURVEY DISCLAIMER
TOPOGRAPHIC SURVEY DATED NOVEMBER 15, 2017 PROVIDED BY
R.B. PHARR & ASSOCIATES, P.A., 430 HAWTHORNE LANE, CHARLOTTE,
NC 28204. (704) 376-2186.

ZONING SUMMARY:

OWNER: WHITE POINT PARTNERS
OWNER PHONE #: 704-709-0538
CIVIL ENGINEER/LANDSCAPE ARCHITECT: BLOC DESIGN, PLLC
BLOC DESIGN PHONE #: 704-940-2883
ZONING (EXISTING): I-2
ZONING (DESIGNATED): MUDD-O
JURISDICTION: CITY OF CHARLOTTE
PARCEL #: 06702112 & 06702149
TOTAL AREA: ± 4.95 ACRES
SETBACK AND YARD REQUIREMENTS
FRONT: 14' MIN. FROM BACK OF CURB OR ROW LINE, WHICHEVER IS GREATER
SIDE: NONE, BUT 10' BUILDING SEPARATION
REAR: NONE, BUT 10' BUILDING SEPARATION
SCREENING REQUIRED
PARKING AND SERVICE AREAS FROM PUBLIC ROW
BUFFERS REQUIRED
NO
PARKING SUMMARY (OTHER: 1 SPACE PER 600 SF)
78,660 SF TOTAL PROPOSED
REQUIRED: 132 SPACES
PROVIDED: 209 SPACES TOTAL
- INCL. 8 ACCESSIBLE SPACES AND 6 ON-STREET ALONG JULIAN PRICE RD
- INCL. 21 COMPACT (10%)
*FINAL PARKING COUNT MAY VARY, BUT SHALL EXCEED 132 SPACE MINIMUM REQUIREMENT
LOADING SPACE SUMMARY
REQUIRED: 1 (10X25) LOADING SPACE FOR OFFICE AND EDEE UNDER 100,000SF
PROVIDED: 1 LOCATED IN THE DROP-OFF ZONE
BICYCLE PARKING SUMMARY (CITY OF CHARLOTTE)
SHORT TERM: 5 SPACES
LONG TERM: 0 SPACES (COVERED RACKS, INTERIOR)

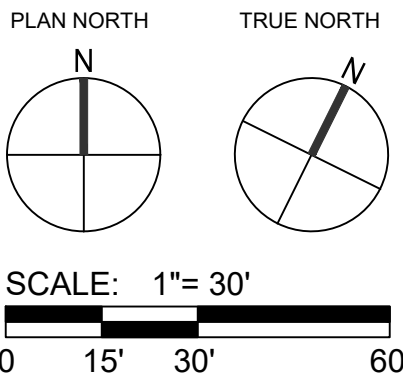
BURGESS BROTHERS, LLC
D.B. 27946, PG. 781
PIN: 067-021-17

WILLIAM R. STANDISH
& BETTY ERWIN STANDISH FAMILY
D.B. 10143, PG. 432
PIN: 067-021-14

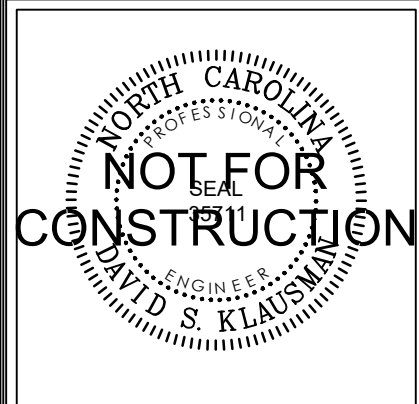
THE BLUMENTHAL FOUNDATION
D.B. 3342, PG. 522
PIN: 067-021-10
TRACT A
M.B. 27, PG. 85

JEFFERSON-PILOT
COMMUNICATIONS/WBTV, INC.
D.B. 14661, PG. 308
PIN: 067-021-53

JEFFERSON-PILOT
BROADCASTING
D.B. 2337, PG. 442
PIN: 067-021-11



WHITE POINT PARTNERS
2001 W. MOREHEAD
CHARLOTTE, NC



NC FIRM # P-1007, C-390	PROJECT: 00547.00
DATE: 04.01.19	REVISIONS: DATE
1 REZONING RESUBMITTAL 06.10.19	2 REZONING RESUBMITTAL 08.12.19

DRAWN BY: ASP/UTN/CJB
CHECKED BY: CCB/WLL
REZONING PLAN

RZ-101

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1002.90'	132.60'	N45°11'34"E	132.50'
(R1)	1002.90'	132.60'		
C2	893.99'	450.21'	N63°24'26"E	445.47'
(R1)	893.99'	450.45'		

WEST MOREHEAD STREET
60' PUBLIC RIGHT OF WAY
D.B. 5783, PG. 875

LEWIS H. PARHAM, JR. AND
WIFE, ELIZABETH H. PARHAM
& W. HUGO HEIDENREICH AND
WIFE, MARGARET S. HEIDENREICH
D.B. 5783, PG. 875
PIN: 067-021-12

AREA
193,205 SQ. FT.
OR 4.4354 ACRES

BURGESS BROTHERS, LLC
D.B. 27946, PG. 781
PIN: 067-021-17

1 STORY BRICK WAREHOUSE
2001 WEST MOREHEAD STREET
80,785 SQ. FT. (FOOTPRINT)

WILLIAM R. STANDISH
& BETTY ERWIN STANDISH FAMILY
D.B. 10143, PG. 432
PIN: 067-021-14

THE BLUMENTHAL FOUNDATION
D.B. 3342, PG. 522
PIN: 067-021-10
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JEFFERSON-PILOT
BROADCASTING
D.B. 2337, PG. 442
PIN: 067-021-11

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES

WHITE POINT PARTNERS, LLC
REZONING PETITION NO. 2019-056
DEVELOPMENT STANDARDS

Development Data Table

Site Area: +/- 4.95 acres
Tax Parcel: 06702112 and 06702149
Existing Zoning: I-2
Proposed Zoning: MUDD-O
Existing Use: Industrial
Proposed Uses: Uses permitted in MUDD Zoning District, as further restricted below
Max. Building Height: Up to 85 feet
Parking: Shall satisfy or exceed Ordinance requirements

1. General Provisions

These Development Standards and the Technical Data Sheet form a part of the Rezoning Plan associated with the Rezoning Petition filed by White Point Partners, LLC to rezone property tax parcels 067-021-12 and 067-021-49 from the I-2 Zoning District to the MUDD-O Zoning District, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Optional Provisions

- The Petitioner requests the ability to place parking within the front setback up to the existing and current edge of pavement, and at the same consistent distance from the Transitional right-of-way along the entire frontage of West Morehead Street so long as the existing buildings are adaptively reused, as generally depicted on the Rezoning Plan.
- The Petitioner requests the ability to provide a nonstandard streetscape along the Site's frontage of Julian Price Place, as generally depicted on the Rezoning Plan.

3. Permitted Uses

The Site may be devoted to any commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, except for the following:

- Automobile service stations; and
- Drive-through service windows.

Maximum Development

The principal buildings constructed on the Site may be developed with a maximum of 125,000 square feet of commercial uses permitted by right and under prescribed conditions in the MUDD Zoning District, including office uses, along with any accessory uses permitted by right or under prescribed conditions in the MUDD Zoning District.

- Floor area calculations for commercial uses shall not include areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl space), service areas, rooftop equipment rooms, loading docks, trash/recycling storage areas, and mechanical and electrical rooms. Areas devoted to outdoor dining, courtyards and plazas are not included in the square footage limitation, but outdoor dining areas for retail EDEEs shall be counted toward the required parking calculation.

5. Transportation

- Vehicular access points shall be limited to a maximum of two (2) access points along West Morehead Street, as generally depicted on the Rezoning Plan, locations of which to be determined in coordination with CDOT and NCDOT during the permitting phase of development.
- If the existing buildings are demolished and new buildings are constructed on the site or if the existing building footprint is expanded by greater than 25% of the current building square footage then the Petitioner shall extend and dedicate the right-of-way to the City of Charlotte along Julian Price Place.
- The Petitioner shall coordinate improvements on Bryant Park Drive with Rezoning Petition 2019-053 (regarding Parcel No. 067-021-149) during the permitting phase of development. Such coordination shall not unreasonably delay development or the issuance of certificates of occupancy on the Site.
- The Petitioner shall dedicate all rights of way in fee simple conveyance to the City of Charlotte prior to the issuance of the Site's first building certificate of occupancy.
- All transportation improvements shall be substantially completed prior to the issuance of the Site's first building certificate of occupancy.

A. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT and NCDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then CDOT and/or NCDOT 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 a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

6. Architectural Standards/Streetscape and Landscaping

- The adaptive reuse of existing buildings shall utilize the existing building materials and facade as much as possible with new design, however a variety of materials shall be allowed.
- Preferred Exterior Building Materials for New Buildings: If new buildings are constructed on the site, such principal and accessory buildings abutting a network required public or private street shall be comprised of brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.
- Prohibited Exterior Building Materials for New Buildings: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished on any newly constructed buildings or expansion of existing buildings.
- In order to screen the parking and maneuvering adjacent to West Morehead Street, the Petitioner shall provide landscaped screening and/or low intermittent walls along the West Morehead Street frontage.
- Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
- Rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.
- Dumpsters, loading and services areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complementary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk.
- Backflow preventers and transformers shall be screened and located outside the setback, but can be located in a four (4) foot transition zone.
- Sidewalks may meander around existing Site features such as light poles.
- Pedestrian connections shall be provided from building(s) to the proposed sidewalk along West Morehead Street.
- Parking and maneuvering areas shall be screened from West Morehead Street through the use of low walls, landscaping, or decorative screening.

1. Site shall comply with street tree requirements, to be provided in coordination with the City of Charlotte Urban Forestry department during the permitting phase of development to meet agreed upon applicable standards.

7. Environmental Features

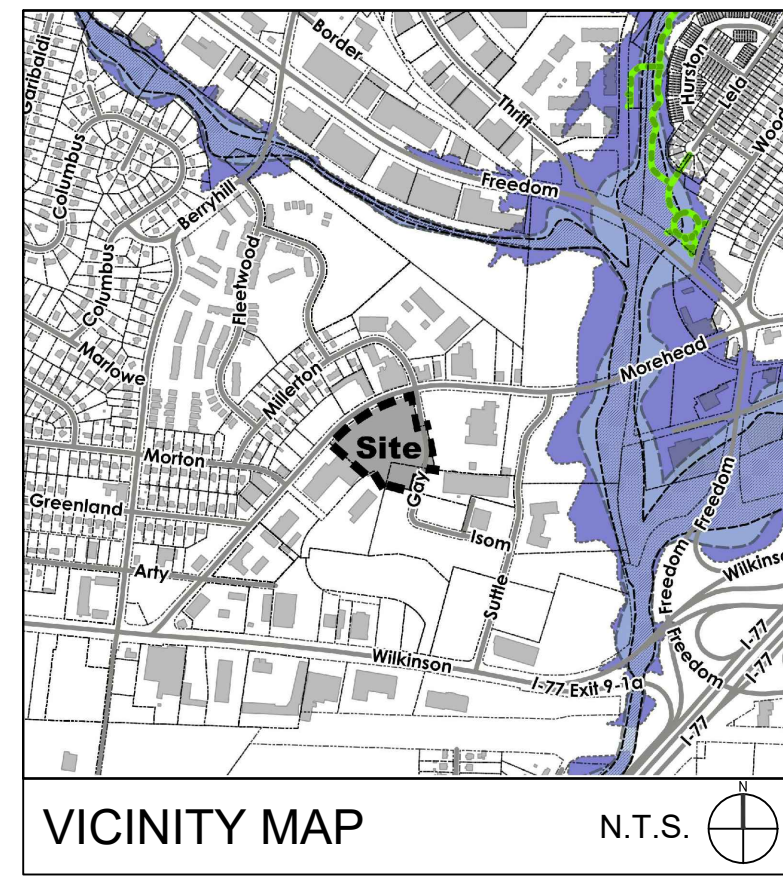
- Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and Tree Ordinance.
- The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustment may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

8. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

9. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



VICINITY MAP

N.T.S.

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landscape architecture | planning | civil engineering

WHITE POINT PARTNERS
2001 W. MOREHEAD
CHARLOTTE, NC

NOT FOR
CONSTRUCTION

NC FIRM # P-1007 C-390

PROJECT: **00547.00**

DATE: 04.01.19

REVISIONS: DATE

1 REZONING RESUBMITTAL 06.10.19

2 REZONING RESUBMITTAL 08.12.19

DRAWN BY: ASPJTN/CJB
CHECKED BY: CCBWLL

DEVELOPMENT
STANDARDS &
LAND SURVEY

RZ-102