

UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

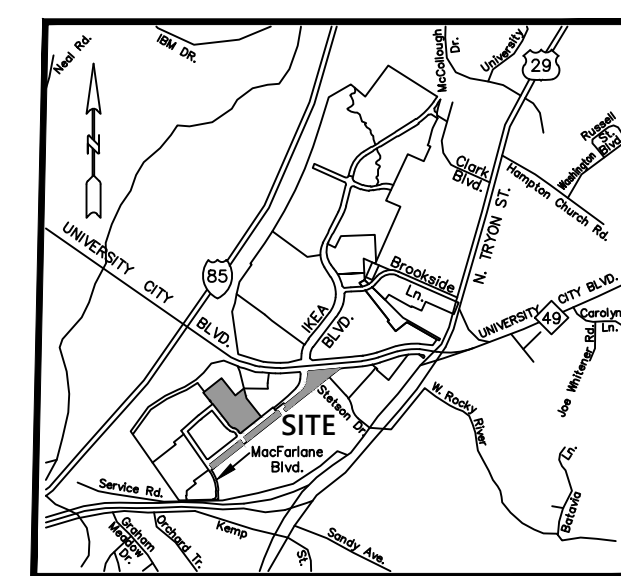
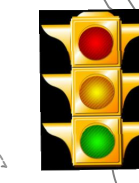
UCED-1, LLC

RZ-1: TECHNICAL DATA SHEET

DATE: 4/20/2021
 DATE: 5/5/2021
 DATE: 7/29/2021
 DATE: 8/25/2021
 DATE: 11/4/2021
 DATE: 3/14/2022



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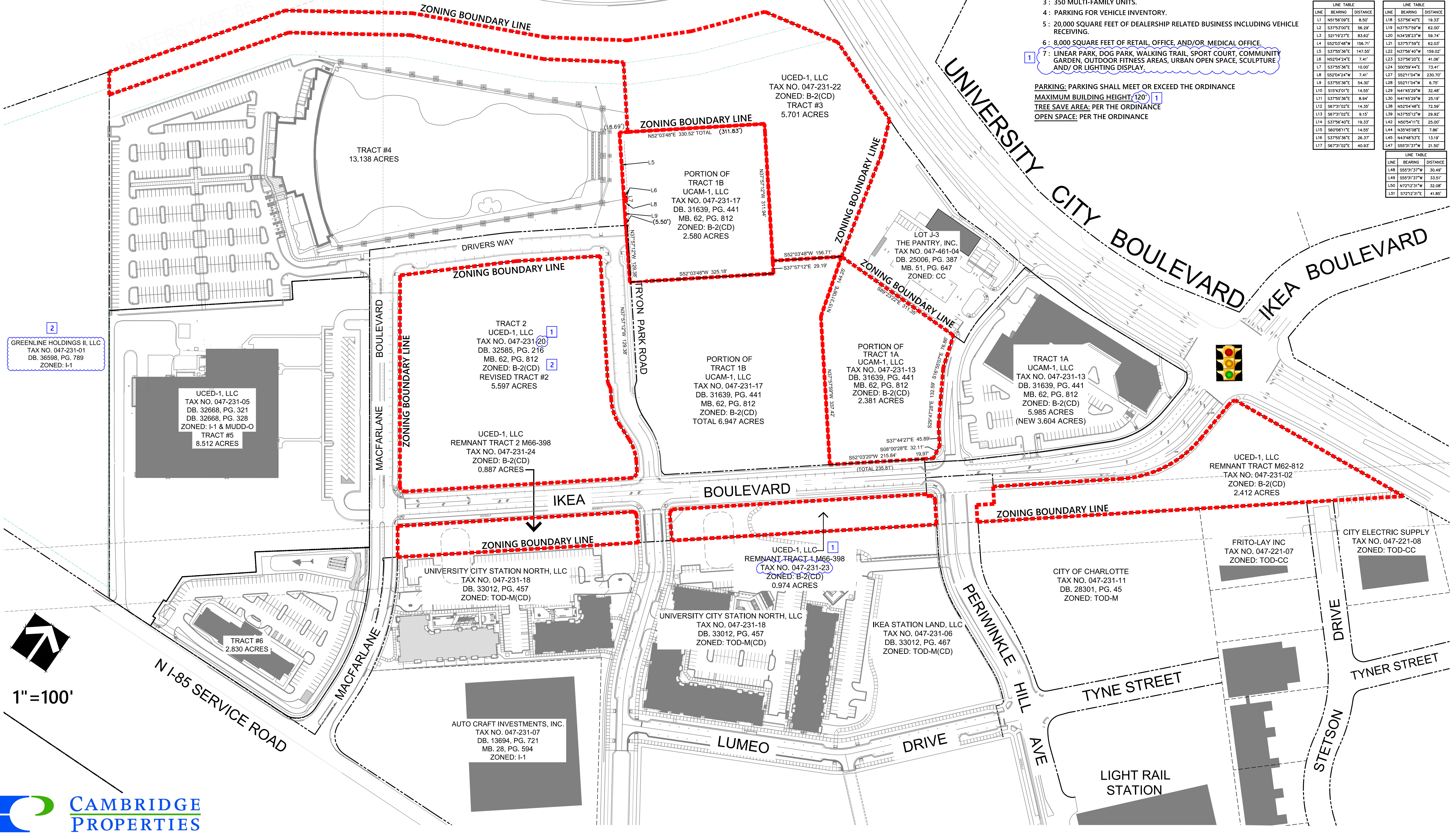


VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N51°56'09"E	8.50'	L16	S37°56'40"E	19.33'
L2	S37°53'00"E	56.29'	L19	N37°57'59"W	62.00'
L3	S31°19'27"E	83.62'	L20	N34°28'23"W	59.74'
L4	S52°03'48"W	156.71'	L21	S37°57'59"W	62.03'
L5	S37°56'36"E	147.55'	L22	N37°56'40"W	159.02'
L6	N52°04'24"E	7.41'	L23	S37°56'20"E	41.06'
L7	S37°56'36"E	10.00'	L24	S00°09'44"E	73.41'
L8	S52°04'24"W	7.41'	L27	S52°11'04"W	230.70'
L9	S37°56'36"E	54.30'	L28	S52°11'04"W	6.75'
L10	S15°43'01"E	14.55'	L29	N41°45'29"W	32.48'
L11	S37°56'36"E	8.94'	L30	N41°45'29"W	25.19'
L12	S67°31'02"E	14.35'	L36	N52°04'48"E	72.59'
L13	S67°31'02"E	9.15'	L39	N37°56'12"W	29.92'
L14	S37°56'40"E	19.33'	L42	N50°54'11"E	25.00'
L15	S36°08'11"E	14.05'	L44	N35°45'38"E	7.86'
L16	S37°56'36"E	28.37'	L45	N43°48'37"E	15.19'
L17	S67°31'02"E	40.93'	L47	S52°11'37"W	21.50'

SITE DEVELOPMENT DATA

- SITE ACREAGE: 20.53 ACRES [1]
- TAX PARCEL NUMBERS: A PORTION OF 047-231-13 AND 047-231-17
 ALL OF TAX PARCELS 047-231-02, 047-231-22, 047-231-20, 047-231-23
 AND 047-231-24 [1]
- EXISTING ZONING: B-2 (CD) & MUDD-O [1]
- PROPOSED ZONING: MUDD, MUDD (O), & B-2 (CD) AMENDED WITH 5 YEARS
 VESTED RIGHTS.
- EXISTING USES: PARKING LOT AND VACANT
- PROPOSED USES:
- PROJECT IDENTIFICATION SIGN.
 - 150,000 SQUARE FEET OF OFFICE OR HOTEL UP TO 150 ROOMS.
 - 350 MULTI-FAMILY UNITS.
 - PARKING FOR VEHICLE INVENTORY.
 - 20,000 SQUARE FEET OF DEALERSHIP RELATED BUSINESS INCLUDING VEHICLE RECEIVING.
 - 8,000 SQUARE FEET OF RETAIL, OFFICE, AND/OR MEDICAL OFFICE.
 - LINEAR PARK, DOG PARK, WALKING TRAIL, SPORT COURT, COMMUNITY GARDEN, OUTDOOR FITNESS AREAS, URBAN OPEN SPACE, SCULPTURE AND/OR LIGHTING DISPLAY.
- PARKING: PARKING SHALL MEET OR EXCEED THE ORDINANCE
 MAXIMUM BUILDING HEIGHT: 120' [1]
 TREE SAVE AREA: PER THE ORDINANCE
 OPEN SPACE: PER THE ORDINANCE



GREENLINE HOLDINGS II, LLC
 TAX NO. 047-231-01
 DB. 36598, PG. 789
 ZONED: I-1

UCED-1, LLC
 TAX NO. 047-231-05
 DB. 32668, PG. 321
 DB. 32668, PG. 328
 ZONED: I-1 & MUDD-O
 TRACT #5
 8.512 ACRES

TRACT 2
 UCED-1, LLC
 TAX NO. 047-231-20
 DB. 32585, PG. 216
 MB. 62, PG. 812
 ZONED: B-2(CD)
 REVISED TRACT #2
 5.597 ACRES

UCED-1, LLC
 REMNANT TRACT 2 M66-398
 TAX NO. 047-231-24
 ZONED: B-2(CD)
 0.887 ACRES

UNIVERSITY CITY STATION NORTH, LLC
 TAX NO. 047-231-18
 DB. 33012, PG. 457
 ZONED: TOD-M(CD)

UNIVERSITY CITY STATION NORTH, LLC
 TAX NO. 047-231-18
 DB. 33012, PG. 457
 ZONED: TOD-M(CD)

AUTO CRAFT INVESTMENTS, INC.
 TAX NO. 047-231-07
 DB. 13694, PG. 721
 MB. 28, PG. 594
 ZONED: I-1

UNIVERSITY CITY STATION NORTH, LLC
 TAX NO. 047-231-18
 DB. 33012, PG. 457
 ZONED: TOD-M(CD)

UCED-1, LLC
 REMNANT TRACT 1 M66-398
 TAX NO. 047-231-23
 ZONED: B-2(CD)
 0.974 ACRES

UNIVERSITY CITY STATION NORTH, LLC
 TAX NO. 047-231-18
 DB. 33012, PG. 457
 ZONED: TOD-M(CD)

IKEA STATION LAND, LLC
 TAX NO. 047-231-06
 DB. 33012, PG. 467
 ZONED: TOD-M(CD)

PORTION OF TRACT 1A
 UCAM-1, LLC
 TAX NO. 047-231-13
 DB. 31639, PG. 441
 MB. 62, PG. 812
 ZONED: B-2(CD)
 2.381 ACRES

PORTION OF TRACT 1B
 UCAM-1, LLC
 TAX NO. 047-231-17
 DB. 31639, PG. 441
 MB. 62, PG. 812
 ZONED: B-2(CD)
 TOTAL 6.947 ACRES

PORTION OF TRACT 1B
 UCAM-1, LLC
 TAX NO. 047-231-17
 DB. 31639, PG. 441
 MB. 62, PG. 812
 ZONED: B-2(CD)
 2.580 ACRES

UCED-1, LLC
 TAX NO. 047-231-22
 ZONED: B-2(CD)
 TRACT #3
 5.701 ACRES

THE PANTRY, INC.
 TAX NO. 047-461-04
 DB. 25006, PG. 387
 MB. 51, PG. 647
 ZONED: CC

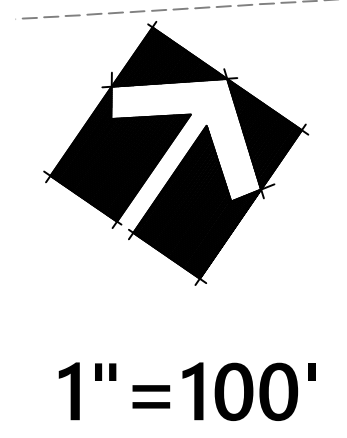
TRACT 1A
 UCAM-1, LLC
 TAX NO. 047-231-13
 DB. 31639, PG. 441
 MB. 62, PG. 812
 ZONED: B-2(CD)
 5.985 ACRES
 (NEW 3.604 ACRES)

UCED-1, LLC
 REMNANT TRACT M62-812
 TAX NO. 047-231-02
 ZONED: B-2(CD)
 2.412 ACRES

FRITO-LAY INC
 TAX NO. 047-221-07
 ZONED: TOD-CC

CITY ELECTRIC SUPPLY
 TAX NO. 047-221-08
 ZONED: TOD-CC

CITY OF CHARLOTTE
 TAX NO. 047-231-11
 DB. 28301, PG. 45
 ZONED: TOD-M



UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

RZ-2: PARCEL IDENTIFICATION PLAN

DATE: 4/19/2021
DATE: 5/20/2021
DATE: 7/29/2021
1. DATE: 11/4/2021
Parcel A added to University City Block
Parcel B added to University City Block
2. DATE: 1/3/2022
Add proposed Zoning Designation to each Parcel

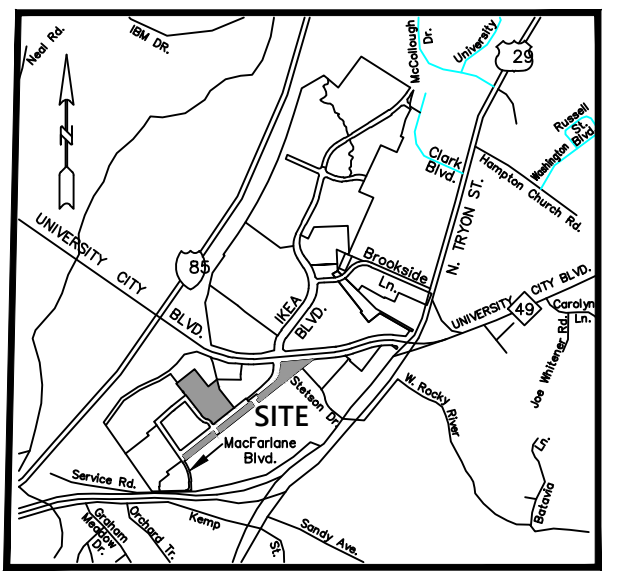


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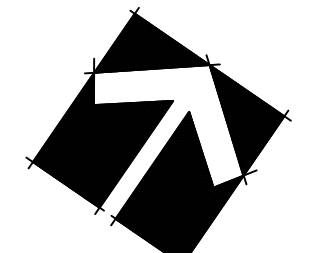
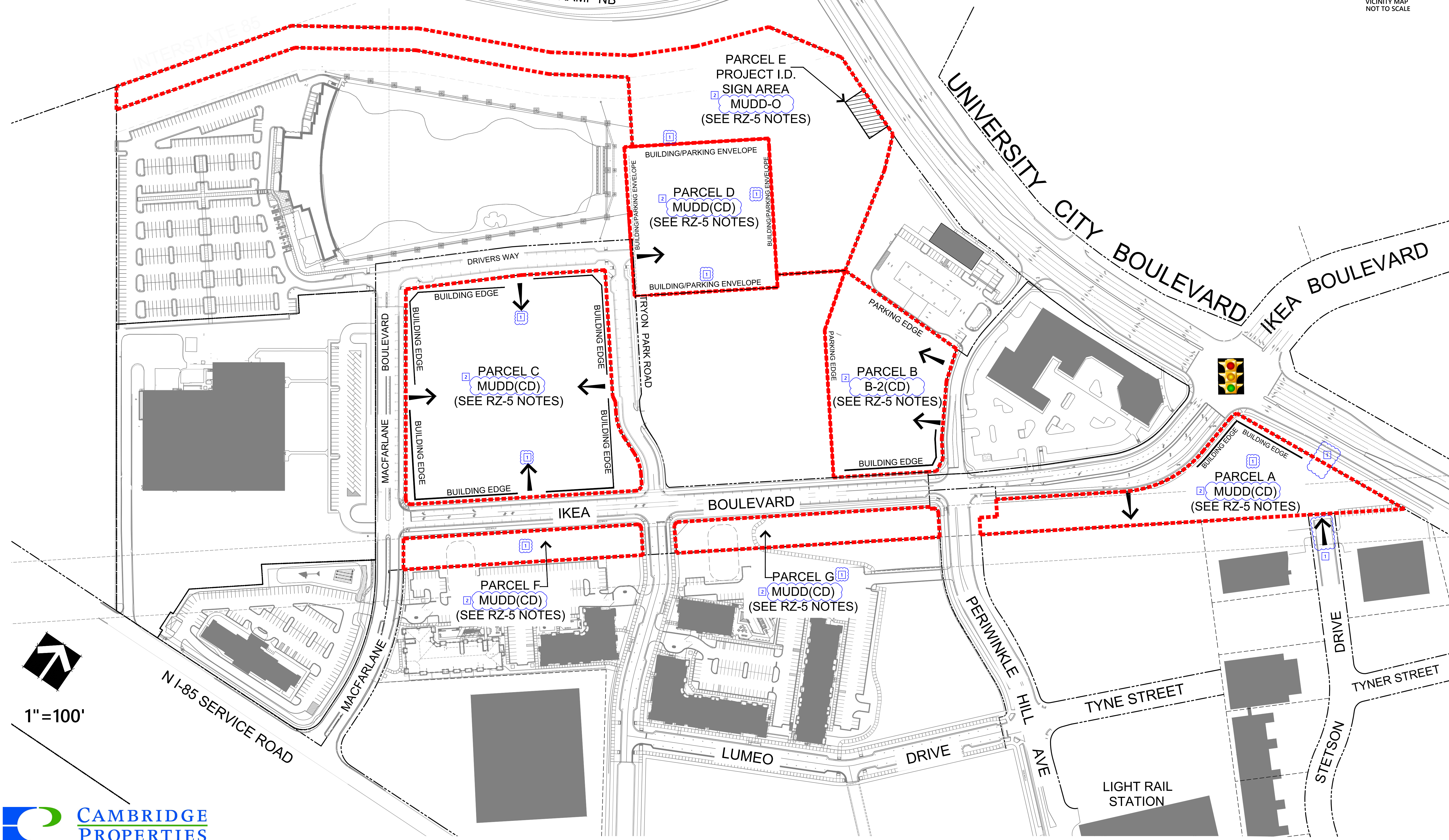
SITE LEGEND

--- ZONING BOUNDARY LINE

← POTENTIAL ACCESS POINTS



VICINITY MAP
NOT TO SCALE



1" = 100'

UNIVERSITY CITY ENTERTAINMENT DISTRICT

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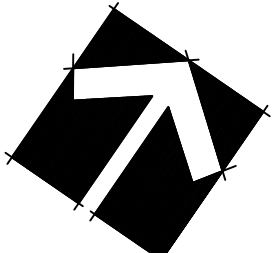
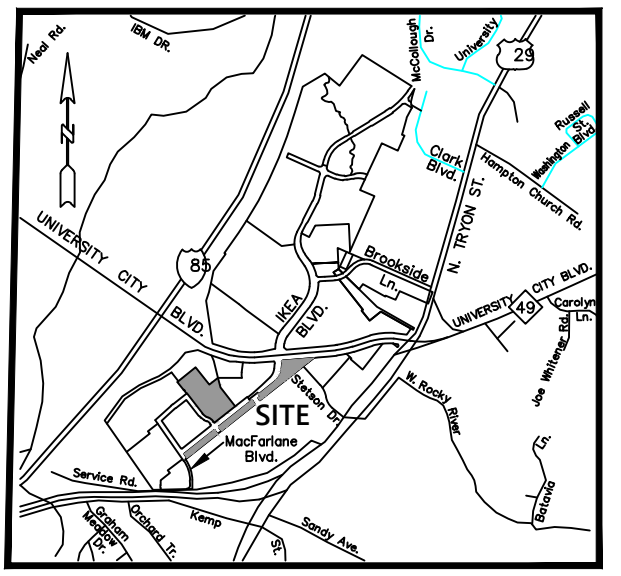
UCED-1, LLC

RZ-3: ILLUSTRATIVE SITE PLAN

DATE: 4/21/2021
DATE: 5/5/2021
DATE: 5/26/2021
DATE: 10/6/2021
DATE: 11/4/2021
DATE: 12/17/2021

ILLUSTRATIVE SITE PLAN QUALIFICATIONS:

The proposed Development depicted on this Illustrative Site Plan is intended to reflect the arrangement of proposed uses on this Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.



1" = 100'



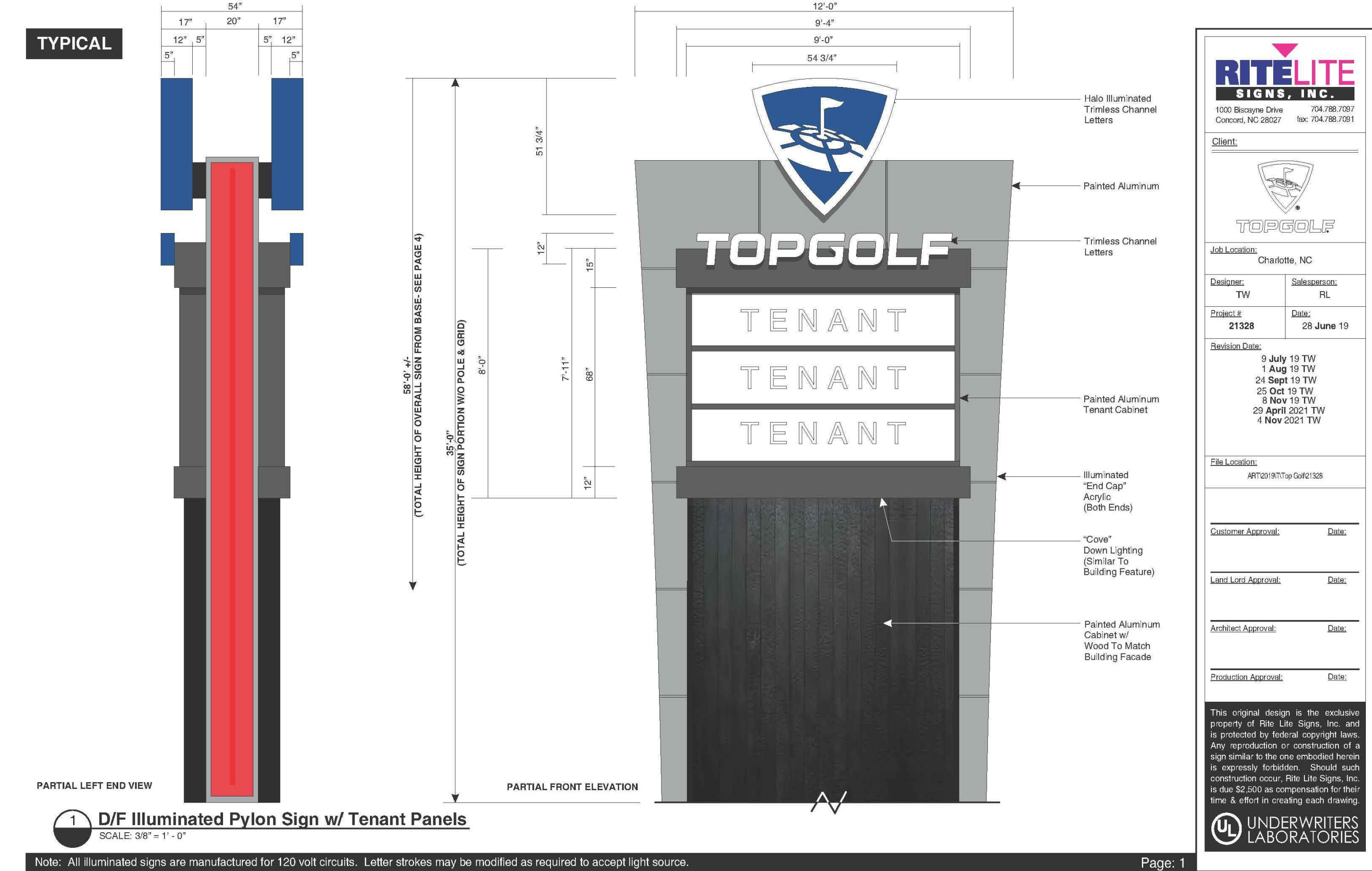
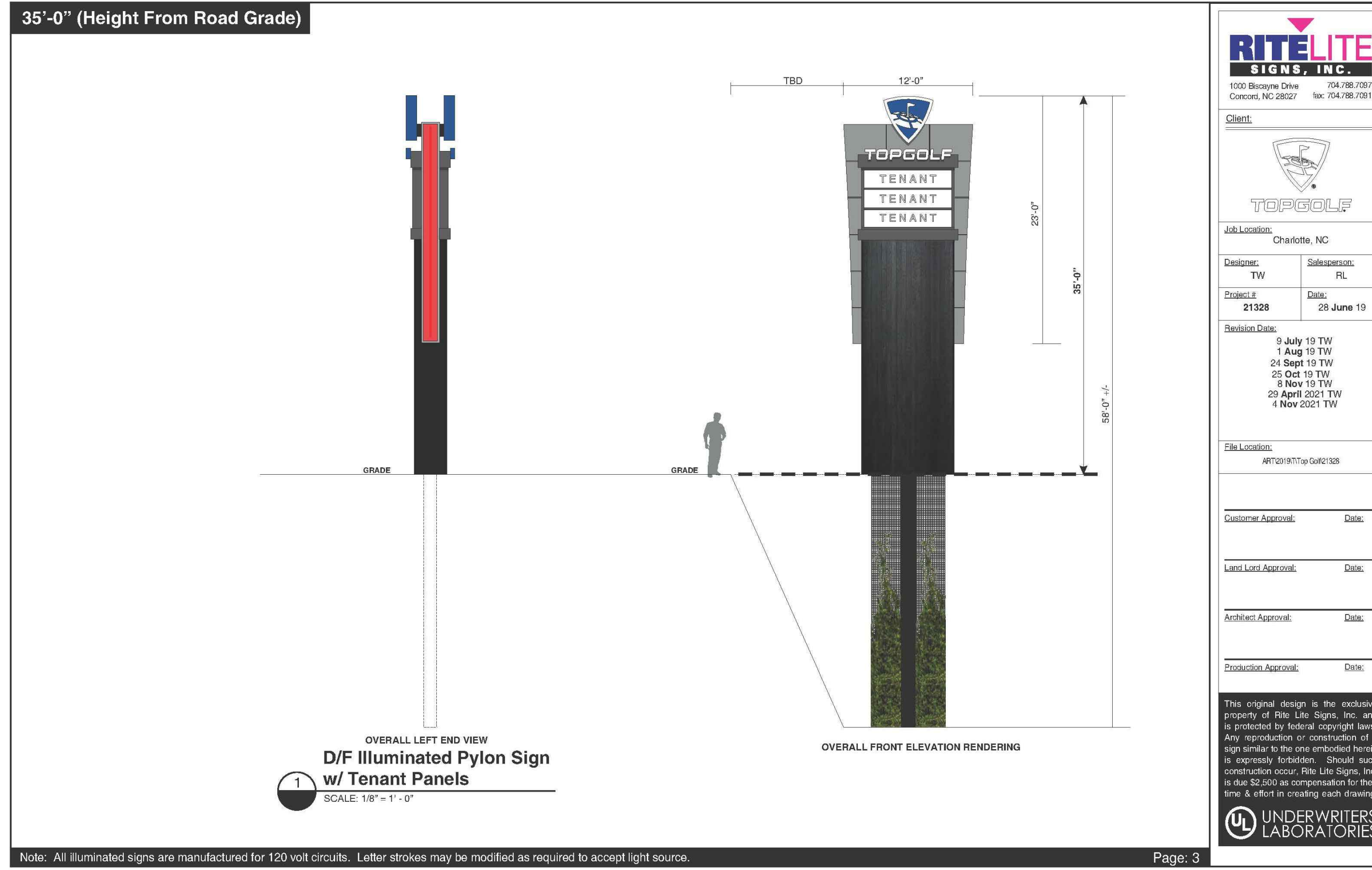
UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

RZ-4: MASTER SIGN PLAN

DATE: 4/19/2021
DATE: 7/29/2021
DATE: 10/22/2021
DATE: 11/4/2021



UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

RZ-5: DEVELOPMENT STANDARDS

DATE: 4/19/2021
DATE: 7/29/2021
DATE: 11/04/2021
DATE: 1/03/2022
DATE: 3/14/2022

1

DEVELOPMENT STANDARDS:

Rezoning Petition No. 2021-112 (University City Entertainment District Phase II)

1. GENERAL PROVISIONS

- The development depicted on this Site is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition was filed and accepted by the City.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. PERMITTED USES

Parcel A (MUDD (CD))
Parcel A shall be permitted for up to 8,000 square feet of general retail, branch bank, EDEE, office, and/or medical office with associated required parking and urban open space.

Parcel B (B-2 (CD) Amended)

Parcel B shall be permitted for surface parking and/or structured parking for vehicular inventory, which parking facility may be up to 4 stories (60') in height. Parcel B shall also be permitted to allow up to 20,000 square feet of building up to forty eight (48) feet in height of automotive dealership related activities and uses including but not limited to vehicle servicing, office space, general retail, and/or vehicle sales.

Parcel C (MUDD (CD))

Parcel C shall be permitted for up to 350 multi-family units with accessory uses, including but not limited to parking, urban open space and related amenities serving the multi-family units.

Parcel D (MUDD (CD))

Parcel D shall be permitted for up to 150,000 square feet of office or hotel with up to 150 rooms and associated parking and urban open space.

Parcel E (MUDD (O))

Parcel E shall be permitted to allow a master project identification sign and shared stormwater facilities, tree save area, and urban open space.

Parcel F & G (MUDD (CD))

Parcels F and G are located within an existing Duke Energy transmission line easement. Petitioner shall be permitted to construct sport court(s), linear park and walking trail, dog park, community garden, urban open space, and/or sculpture display and outdoor fitness areas in the locations shown on RZ-2.

3. BUILDING ORIENTATION

The buildings located on Parcels A, B and C shall be located as to present a front or side elevation at the building edge line as approximately shown on RZ-2. The building located on Parcel D shall be located within the building/ parking envelope located on RZ-2.

4. OPTIONAL PROVISIONS

- Within a portion of Parcel E, the Master Project ID Sign shall be permitted in the location approximately shown on RZ-2. The Master Project ID Sign may be up to 35' in height as measured from the road grade of University City Boulevard and the approximate area of each side of the sign face shall be 360 square feet, as shown on the specifications included in RZ-4. The Master Project ID sign shall be internally illuminated, dual sided, and shall display tenant identification, which may include but not be limited to the occupants of Parcels 04723105, 04723121, 04723113, 04723117 or 04723102.

5. TRANSPORTATION

- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued if needed. The Petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by the way of a private/public partnership effort or other public sector project support.
- Location of access points into Parcels A, B, C and D are shown on RZ-2, subject to final approval from CDOT and NCDOT.

6. ARCHITECTURAL AND SITE DESIGN STANDARDS

Parcel A

- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, as required in Section 9.8506 of the Ordinance, with additional commitments and restrictions outlined below:
 - Buildings shall be placed so as to present a front or side facade to Ikea Boulevard and University City Boulevard.
 - Facades fronting streets shall include a combination of windows and operable doors for a minimum of 50% 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.
 - The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connection should be provided between street facing doors to sidewalks on adjacent streets.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Building(s) should be a minimum height of 22'.
 - Multi-story building(s) should have a minimum of 20% transparency on all upper stories.

Parcel B

- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, as required in Section 9.8506 of the Ordinance, with additional commitments and restrictions outlined below:
 - The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connection should be provided between street facing doors to sidewalks on adjacent streets.
 - Building elevations shall not have expanses of blank walls greater than 50 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- General Structured Parking Regulations
 - On portions of a facade abutting any public street frontage, where active uses, ingress/egress points, and/or mechanical equipment are not present, pedestrian-scale interest and activity shall be created through the inclusion of at least three architectural elements, such as landscaping, awnings, overhangs, decorative screens, grills, louvers, or other similar features.
 - Facade openings that face any frontage shall be vertically and horizontally aligned, and all floors fronting on those facades shall be level, not inclined.
 - Parking structures shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height.
 - The remaining opening shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four feet in height.

Parcel C

- Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire facade facing such network street exclusive of windows, doors and balconies using masonry product, stone and/ or other material approved by the Planning Director.
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl handrails, windows or door trim).
 - Concrete Masonry Units not architecturally finished.
- Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - Buildings shall be placed so as to present a front or side facade to all network required streets (public or private).
 - Buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - Parking lots shall not be located between any building and any network required public or private street.
 - Driveways intended to serve single units shall be prohibited on all network required streets.
- 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, balconies 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.
- Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - Building elevations shall be designed with vertical bays or articulated architectural facade 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.
 - Buildings shall be designed with a recognizable architectural base on all facades facing Ikea Boulevard, Drivers Way, McFarlane Boulevard, and Tryon Park Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural facade features and color changes.
 - Building elevations facing Ikea Boulevard, Drivers Way, McFarlane Boulevard, and Tryon Park Road shall not have expanses of blank walls greater than 30 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - 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.
 - For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
- Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets. This is primarily accomplished by the use of architectural louvers or decorative screens on all levels.
 - 40% of all residential ground floor units will have patios facing the street.
- The parking structure shall be constructed with at least 5% EV-ready parking spaces, including pre-installed electrical panel capacity with a dedicated circuit, raceway with conduit, and a junction box or 240V outlet.

Parcel D

- Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
 - The facades of the building(s) along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connection should be provided between the building and adjacent street.
 - Building elevations shall not have expanses of blank walls greater than 50 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Building(s) should be a minimum height of 22'.
 - Multi-story building(s) should have a minimum of 20% transparency on all upper stories.
- STORM WATER/ ENVIRONMENTAL
 - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
 - Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

8. TREE SAVE

- The site will comply with the Charlotte Tree Ordinance.

9. OPEN SPACE

- Each parcel shall meet or exceed the urban open space requirement of the Ordinance.
- Parcel F and G may be used for the open space requirement of Parcel C.
- Parcel E may be used for the open space requirement of Parcel D.

1