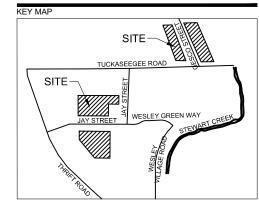


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PETITIONER: THIRD AND URBAN TUCKASEEGEE AND GESCO **REZONING PETITION NO.** 2021-196 01/17/2022

LOWER TUCK -929 JAY STREET & 1018 JAY STREET REZONING

THIRD & URBAN

700 TUCKASEEGEE ROAD

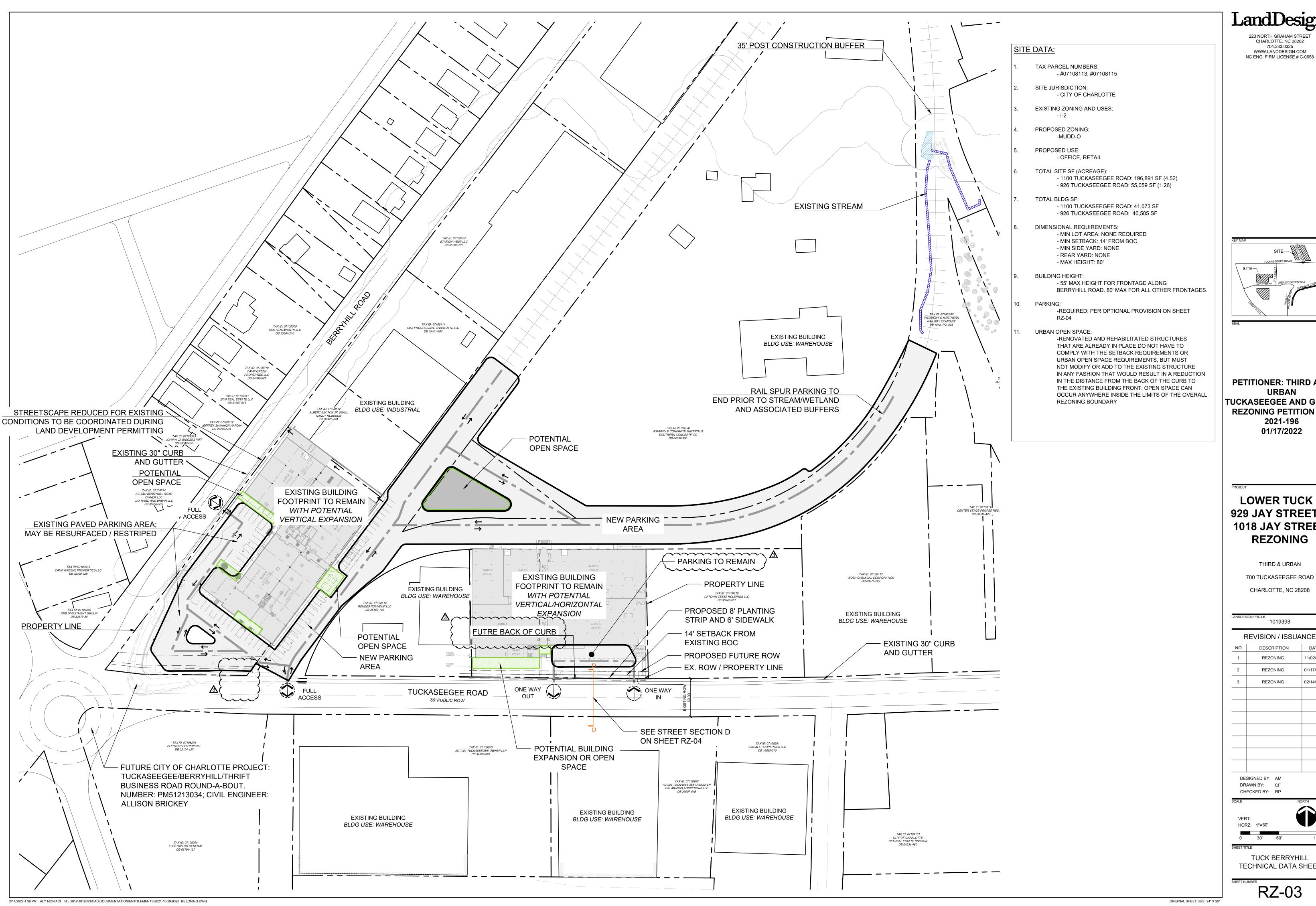
CHARLOTTE, NC 28208

1019393 REVISION / ISSUANCE DESCRIPTION REZONING 11/02/2021 01/17/2022 REZONING REZONING 02/14/2022 DESIGNED BY: AM DRAWN BY: CF CHECKED BY: RP

RZ-02

JAY STREET TECHNICAL

DATA SHEET



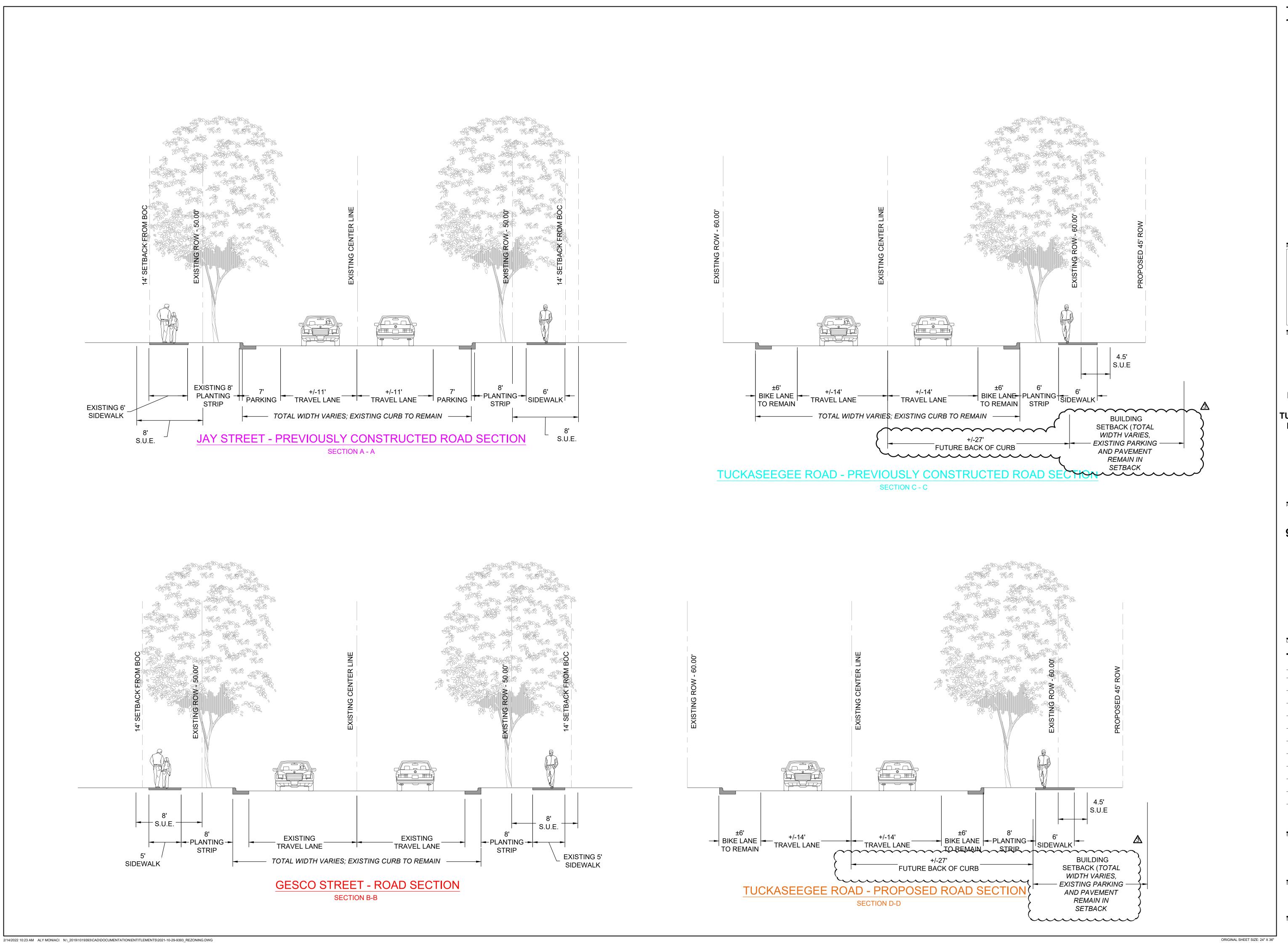
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PETITIONER: THIRD AND **TUCKASEEGEE AND GESCO REZONING PETITION NO.**

LOWER TUCK -929 JAY STREET & 1018 JAY STREET REZONING

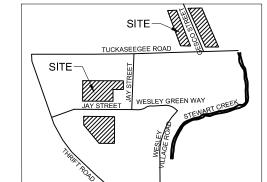
REVISION / ISSUANCE 11/02/2021 01/17/2022 02/14/2022

TUCK BERRYHILL TECHNICAL DATA SHEET



LandDesign.

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PETITIONER: THIRD AND URBAN
TUCKASEEGEE AND GESCO REZONING PETITION NO.
2021-196
01/17/2022

LOWER TUCK -929 JAY STREET & 1018 JAY STREET REZONING

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ANDDESIGN PROJ.#

1019393

REVISION / ISSUANCE

NO. DESCRIPTION DATE

1 REZONING 11/02/2021

2 REZONING 01/17/2022

3 REZONING 02/14/2022

DESIGNED BY: AM
DRAWN BY: AM
CHECKED BY: RP



STREET SECTIONS

NUMBER

__ RZ-04

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Development Data Table:

Site Area: +/- 21.51 acres

Tax Parcel: 071-081-13, 071-081-15, 071-082-07, 071-082-08, 071-041-04, 071-081-01, and 071-078-05

Existing Zoning: Proposed Zoning:

I-2

Existing Use: Commercial/Vacant

Proposed Uses: Commercial/Adaptive-Reuse

MUDD-O

Maximum Building Height: Eighty (80) Feet, as measured per Ordinance standards, as further limited below

Parking: Per Optional Provisions below Open Space: Per Optional Provisions below

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Third & Urban (the "Petitioner") to accommodate the adaptive reuse and enhancement of a commercial development area on Jay Street and Gesco Street, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 071-081-13, 071-081-15, 071-082-07, 071-082-08, 071-041-04, 071-081-01, and 071-078-05.

PETITIONER: THIRD AND URBAN

TUCKASEEGEE AND GESCO

REZONING PETITION NO. 2021-196

02/14/2022

- 2. 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").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, and except where modified by the optional provisions, below, the regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.
- 4. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- 5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II.Optional Provisions

1. The Petitioner requests the ability to allow parking and maneuvering between building(s) and street(s) for existing parking and/or adaptive-reuse buildings, as generally depicted on the Rezoning Plan. Newly constructed buildings and parking areas shall not have parking or maneuvering between the building and street.

III. Permitted Uses

Subject to the restrictions below and 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.

Prohibited Uses: Car washes; Automobile Service Stations; EDEEs with accessory drive-through service windows.

IV. Maximum Development and Restrictions

The Site shall contain a maximum of 430,000 square feet of non-residential uses, consisting of approximately 350,000 square feet of existing building area for adaptive reuse and 80,000 square feet of new building and/or building expansion area. A maximum of 68,000 square feet of the total square footage shall be devoted to retail, personal service and/or EDEE uses, the remainder shall be office and similar uses.

a. Building Height: The maximum building height for this Site shall be eighty (80) feet, however the maximum height for buildings fronting Berryhill Road shall be fifty-five (55) feet.

A.Transportation

- 1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Charlotte Department of Transportation (CDOT).
- 2. Petitioner shall provide for the removal of two railroad spurs and repaving within the road right-of-way on State Street, as generally depicted on the Rezoning Plan, to improve the roadway condition along State Street. Full scope of these improvements continues to be coordinated with CDOT.
- 3. Petitioner shall dedicate all rights-of-way where necessary, in fee simple conveyance to the City of Charlotte prior to the issuance of the first new construction building certificate of occupancy for the development area for which the right(s)-of-way relates to. Rights-of-way shall be set at two (2) feet behind the back of sidewalk where feasible.
- 4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements as contemplated in this Rezoning Plan (excluding site planning and street section improvements made prior to rezoning approval) are substantially completed prior to the issuance of the first new construction building certificate of occupancy for the development area for which the transportation improvement(s) relates to.

VI. Environmental Features

- 1. The Petitioner shall comply with the Charlotte City Council approved and adopted 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.
- 2. The Petitioner shall comply with the Charlotte Tree Ordinance.

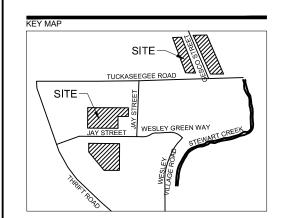
VII. Binding Effect of the Rezoning Documents and Definitions

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 Petitioners 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.



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DESIGNED BY: AM
DRAWN BY: CF
CHECKED BY: RP

VERT: HORZ: N/A

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DEVELOPMENT STANDARDS

RZ-05

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