

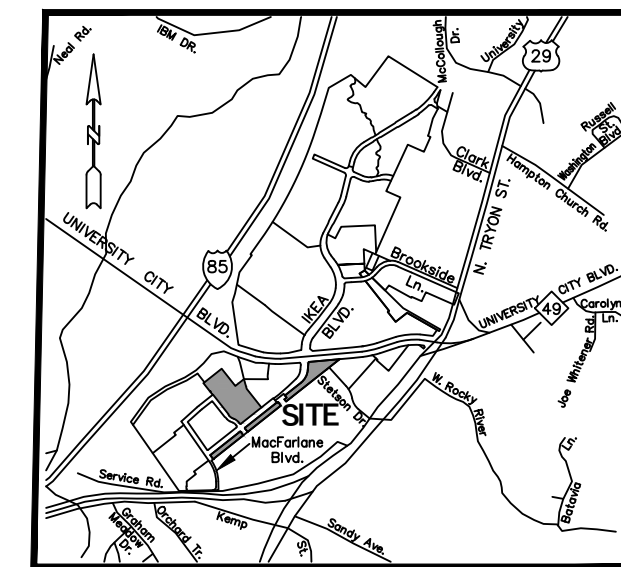
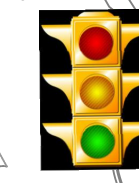
# UNIVERSITY CITY ENTERTAINMENT DISTRICT

## REZONING PETITION #2021-112

UCED-1, LLC

## RZ-1: TECHNICAL DATA SHEET

DATE 4/20/2021  
DATE 5/5/2021  
DATE 7/29/2021



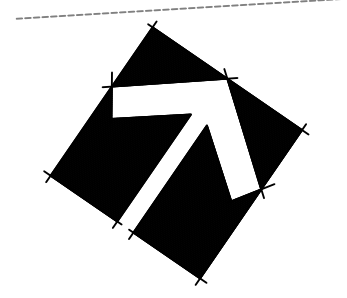
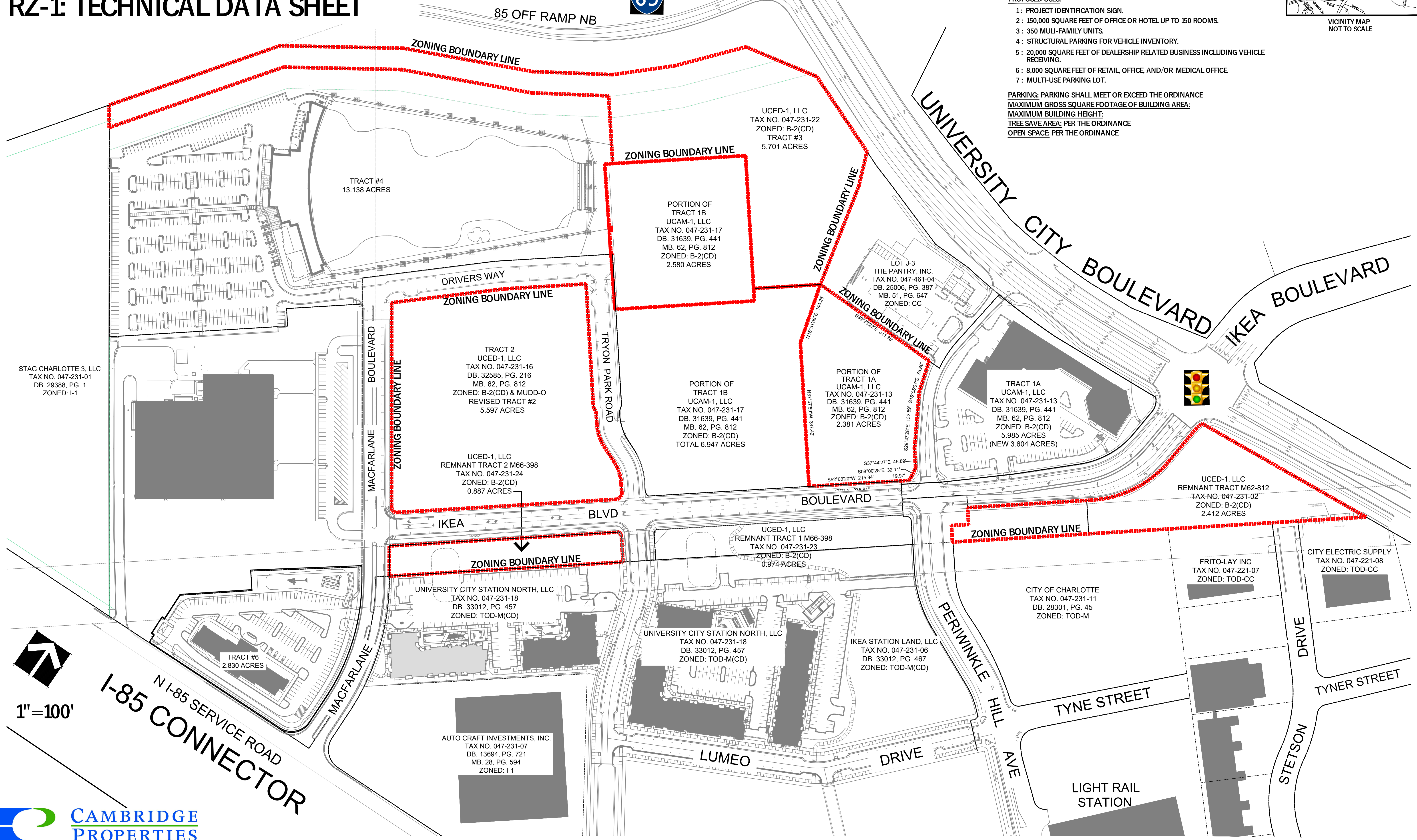
VICINITY MAP  
NOT TO SCALE

### SITE DEVELOPMENT DATA

SITE ACREAGE: 19.6 ACRES  
TAX PARCEL NUMBERS: A PORTION OF 047-231-13 AND 047-231-17  
ALL OF TAX PARCELS 047-231-02, 047-231-22, 047-231-16 AND 047-231-24

- EXISTING ZONING: B-2 (CD)  
PROPOSED ZONING: MUDD WITH 5 YEARS VESTED RIGHTS
- EXISTING USES: PARKING LOT AND VACANT  
PROPOSED USES:
- 1: PROJECT IDENTIFICATION SIGN.
  - 2: 150,000 SQUARE FEET OF OFFICE OR HOTEL UP TO 150 ROOMS.
  - 3: 350 MULTI-FAMILY UNITS.
  - 4: STRUCTURAL PARKING FOR VEHICLE INVENTORY.
  - 5: 20,000 SQUARE FEET OF DEALERSHIP RELATED BUSINESS INCLUDING VEHICLE RECEIVING.
  - 6: 8,000 SQUARE FEET OF RETAIL, OFFICE, AND/OR MEDICAL OFFICE.
  - 7: MULTI-USE PARKING LOT.

PARKING: PARKING SHALL MEET OR EXCEED THE ORDINANCE  
MAXIMUM GROSS SQUARE FOOTAGE OF BUILDING AREA:  
MAXIMUM BUILDING HEIGHT:  
TREE SAVE AREA: PER THE ORDINANCE  
OPEN SPACE: PER THE ORDINANCE



1"=100'



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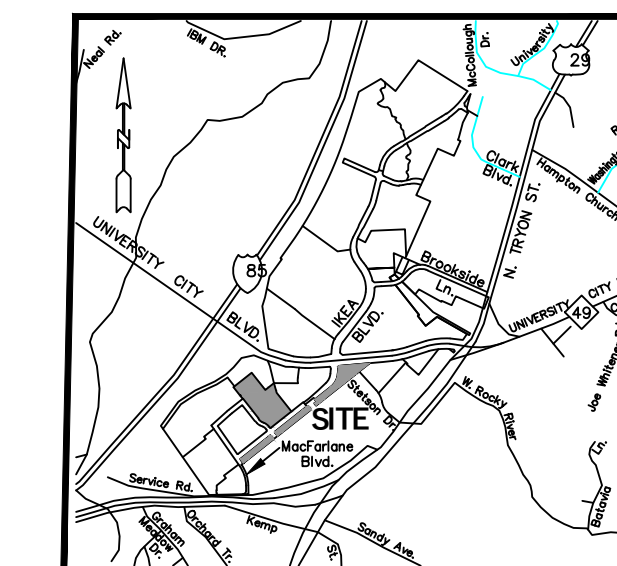
RZ-2: PARCEL IDENTIFICATION PLAN

DATE 4/19/2021  
DATE 5/20/2021  
DATE 7/29/2021

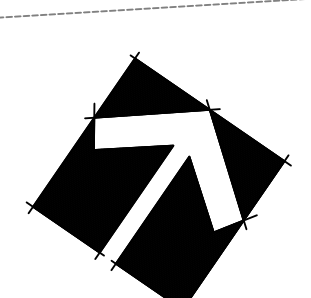
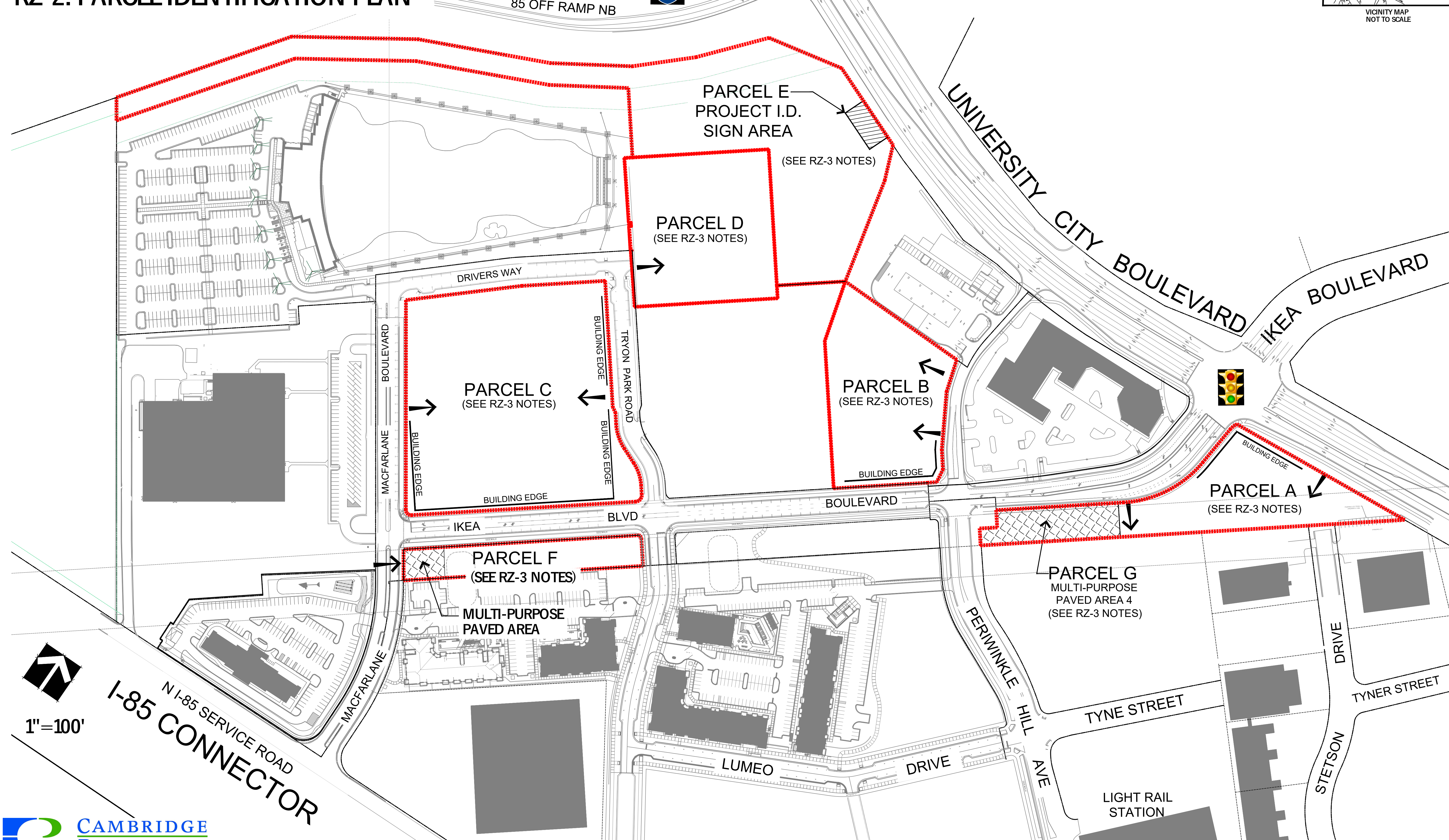
## SITE LEGEND

----- ZONING BOUNDARY LINE

← APPROXIMATE SITE ACCESS



VICINITY MAP  
NOT TO SCALE



1"=100'

N I-85 SERVICE ROAD  
I-85 CONNECTOR



# UNIVERSITY CITY ENTERTAINMENT DISTRICT

DATE: 4/19/2021  
DATE: 7/29/2021

## REZONING PETITION #2021-112

UCED-1, LLC

## RZ-3: DEVELOPMENT STANDARDS

### DEVELOPMENT STANDARDS:

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

#### 1. GENERAL PROVISIONS

- a. 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.
- b. 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 is approved.
- c. 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

Parcel A shall be permitted for up to 8,000 square feet of general retail, restaurant, office, and/or medical office with surface parking to meet the ordinance.

##### Parcel B

Parcel B shall be permitted for surface parking and/or a structured parking deck for vehicular inventory, which parking deck maybe up to 4 stories in height. Parcel B shall also be permitted to allow up to to 20,000 square feet (2 stories) of dealership related uses including vehicle servicing, office space, general retail, and/or vehicle sales.

##### Parcel C

Parcel C shall be permitted for up to 350 multi-family units with accessory uses.

##### Parcel D

Parcel D shall be permitted for up to 150,000 square feet of office or hotel with up to 150 rooms.

##### Parcel E

Parcel E shall be permitted to allow a project identification sign up to 35' in height and located in the location shown on RZ-2.

##### Parcel F & G

Parcel F and G are located within an existing Duke Energy transmission line easement. Petitioner shall be permitted to construct multi-purpose paved areas in the locations shown on RZ-2. The multi-purpose paved area maybe used for food truck vendors, parking, sport court(s) and/or display area.

#### 3. BUILDING ORIENTATION

The buildings located on Parcel A, B, and C shall be hard edged to the building edge line as approximately shown on RZ-2.

#### 4. OPTIONAL PROVISIONS

- a. Parking and maneuvering space may be located between the building and structures located on the Parcel(s) and required setbacks from adjacent public and private streets.
- b. There shall be no other required setbacks or buffers adjacent to the other surrounding parcels.

#### 5. ARCHITECTURAL STANDARDS

RESERVED

#### 6. STORM WATER

- a. The storm water quality and detention requirements shall meet the Ordinance and may be treated in an offsite facility. Petitioner shall submit documentation with the plans submitted for permitting confirming easements have been established per City standards and that the pond is properly designed and constructed to manage storm water from the Site.