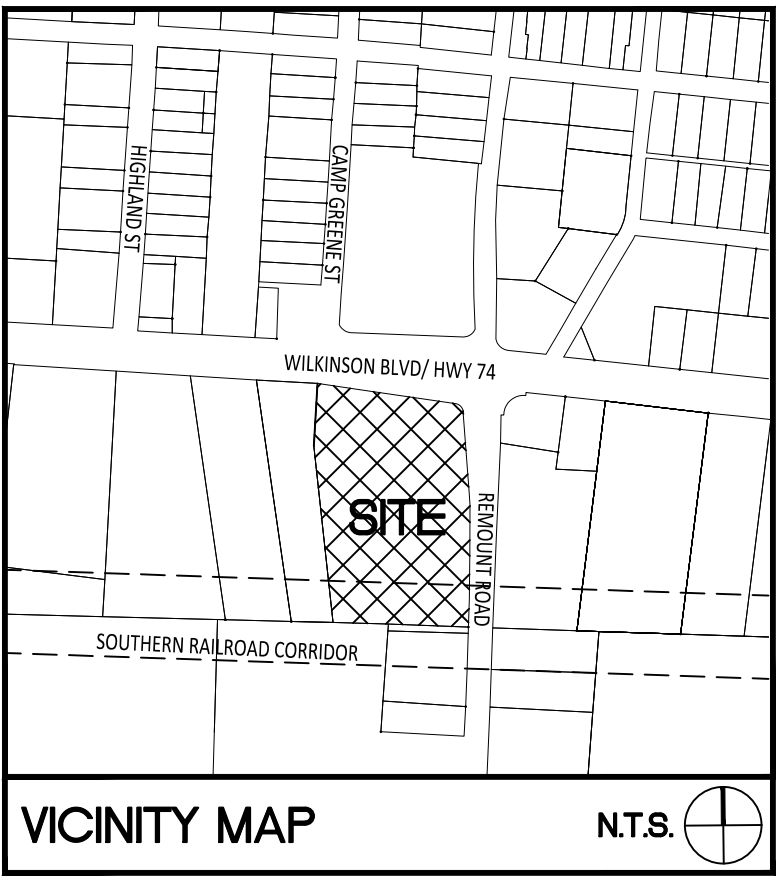
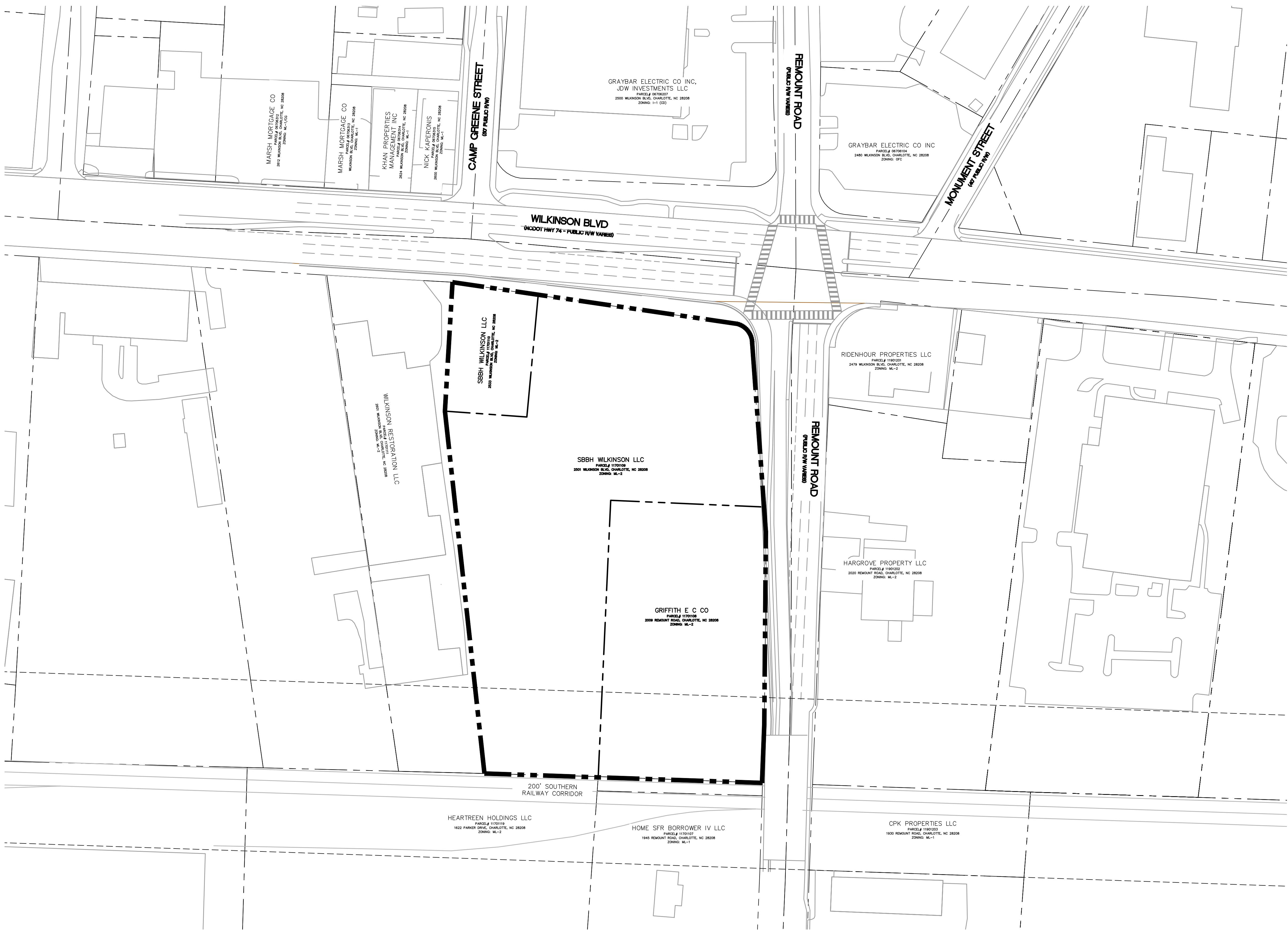


2501 WILKINSON TOD-NC REZONING

CITY OF CHARLOTTE,
MECKLENBURG COUNTY



REZONING PLAN SHEETS

RZ-000
RZ-100
RZ-200
RZ-300

COVER SHEET
EXISTING CONDITIONS
REZONING PLAN
DEVELOPMENT NOTES

REZONING SUMMARY:

PETITIONER: TRIBEK PROPERTIES
PROPERTY OWNER: SBBH WILKINSON LLC
GRIFITH E C CO.
REZONING SITE AREA: 4.545 ± AC
TAX PARCEL#: 11701108, 11701109, 11701110
EXISTING ZONING: ML-2 (MANUFACTURING AND LIGHT INDUSTRIAL)
EXISTING USE: VACANT
PROPOSED ZONING: TOD-NC (TRANSIT ORIENTED DEVELOPMENT - NEIGHBORHOOD CENTER)
PROPOSED USE: TOD-NC PERMITTED USES

PROJECT TEAM:

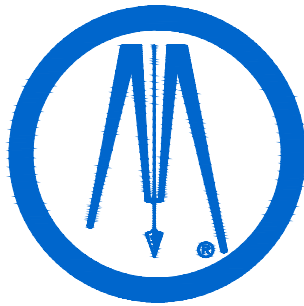
APPLICANT: TRIBEK PROPERTIES, INC.
101 S. KINGS STREET, SUITE 200
CHARLOTTE, NC 28204
APPLICANT CONTACT: SCOTT BORTZ
704-714-2860
SCOTTBORTZ@TRIBEK.COM
LAND USE ATTORNEY: ROBINSON BRADSHAW
101 N. TRYON STREET, SUITE 1900
CHARLOTTE, NC 28246
LAND USE ATTORNEY CONTACT: JOHN CARMICHAEL
704-377-8341
JCARMICHAEL@ROBINSONBRADSHAW.COM
LAND PLANNER: BOLTON & MENK, INC dba
COLEJENEST & STONE
200 S. TRYON STREET, SUITE 1400
CHARLOTTE, NC 28202
LAND PLANNER CONTACT: SEAN PAONE, PLA
704-376-1555
SEAN.PAONE@BOLTON-MENK.COM

CITY OF CHARLOTTE (CENTRAL PLANNING AREA)

REZONING PLANNER: HOLLY CRAMER
704-353-1902
HOLLY.CRAMER@CHARLOTTENC.GOV
COMMUNITY PLANNER: MARIA FLOREN
704-336-1440
MARIA.FLOREN@CHARLOTTENC.GOV
URBAN PLANNER: WILL LINVILLE
704-336-8319
WILL.LINVILLE@CHARLOTTENC.GOV
SUBDIVISION PLANNER: BRENT WILKINSON
704-336-8328
BRENT.WILKINSON@CHARLOTTENC.GOV



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
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- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



ColeJenest & Stone
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

TRIBEK
PROPERTIES

101 KINGS DRIVE
SUITE 200
CHARLOTTE, NC

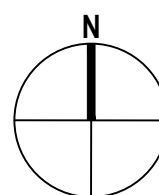
2501 WILKINSON
REZONING
RZN-2023-015

2501 WILKINSON BLVD
CHARLOTTE, NC

COVER
SHEET

PROJECT NO:

REVISIONS:



SCALE: 1"=60'
0 30' 60' 120'

SCALE:
DATE: 09/11/23
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RZ - 000

FILE NO.:



200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

TRIBEK PROPERTIES

101 KINGS DRIVE
SUITE 200
CHARLOTTE, NC

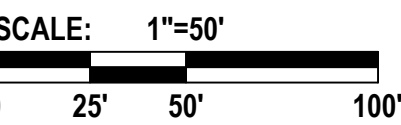
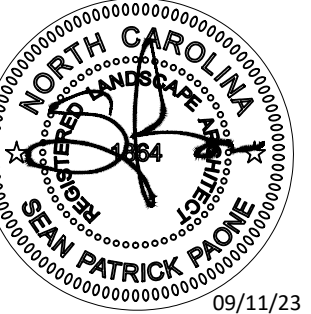
2501 WILKINSON
REZONING
RZN-2023-015

2501 WILKINSON BLVD
CHARLOTTE, NC

EXISTING CONDITIONS

PROJECT NO:

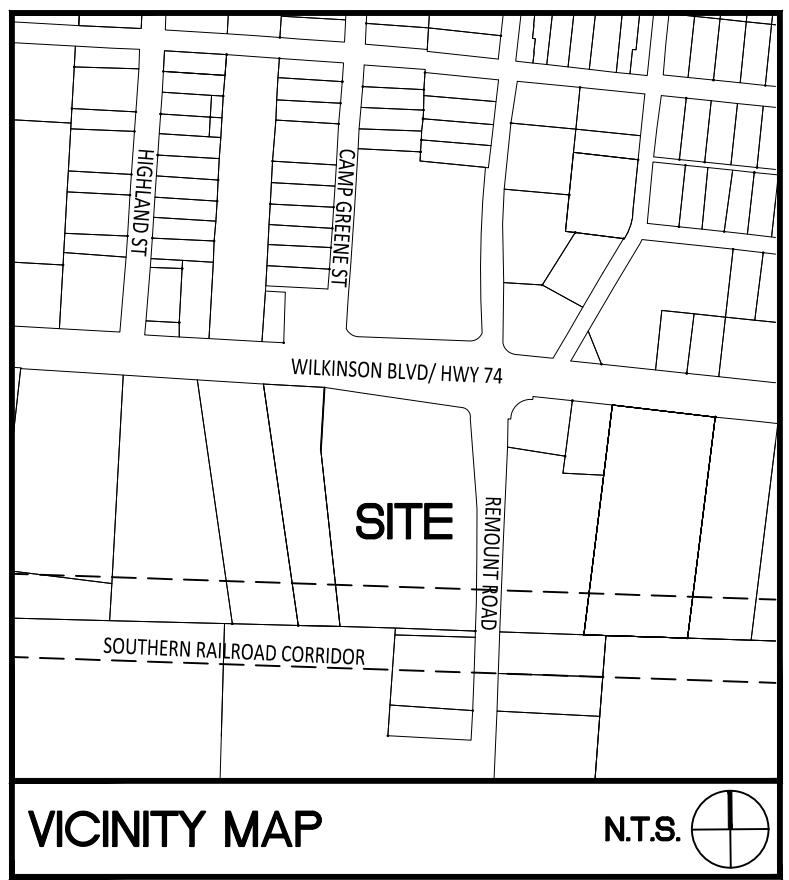
REVISIONS:



SCALE:	
DATE:	09/11/23
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

RZ - 100

FILE NO.:

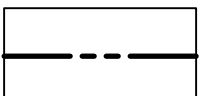


LEGEND

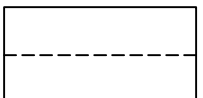
SYMBOL



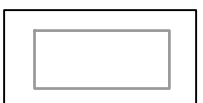
PROPERTY LINE/RIGHT-OF-WAY



INTERIOR PROPERTY LINES



SOUTHERN RAILROAD RIGHT-OF-WAY



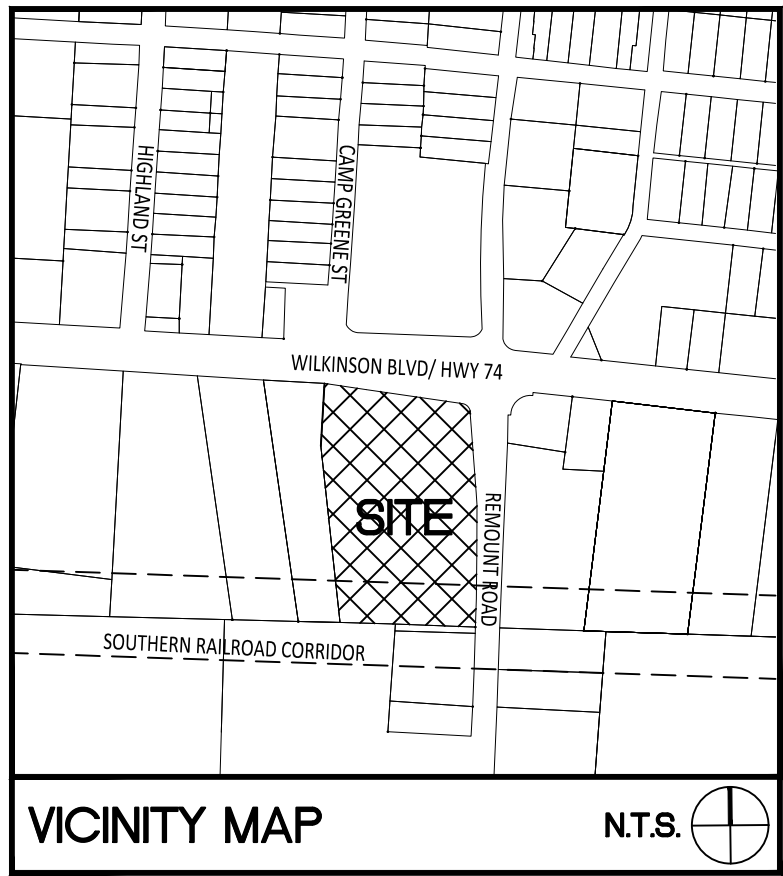
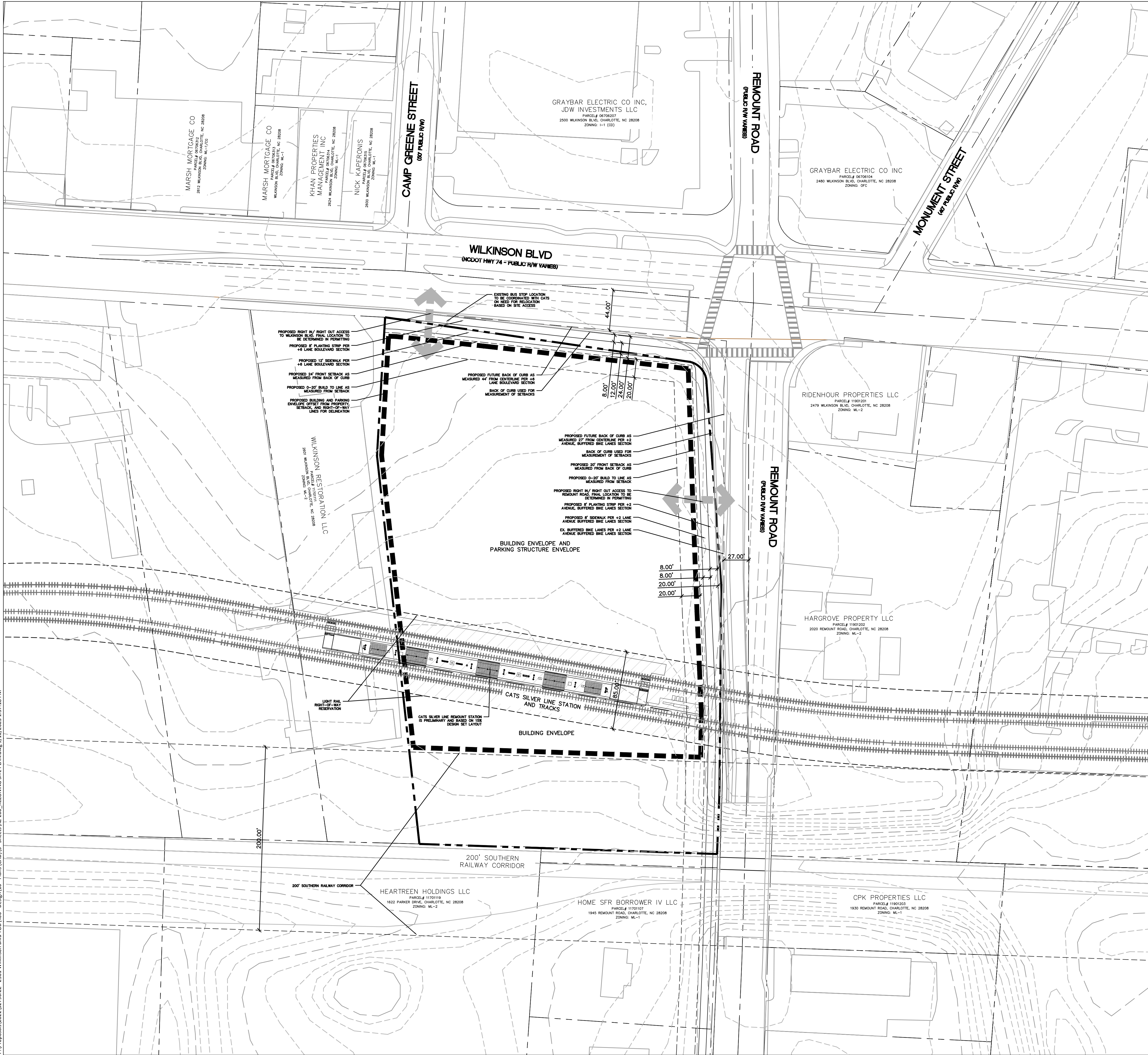
EXISTING BUILDING

REZONING SUMMARY:

PETITIONER:	TRIBEK PROPERTIES
PROPERTY OWNER:	SBBH WILKINSON LLC GRIFFITH E C CO.
REZONING SITE AREA:	4.545 ± AC
TAX PARCEL#:	11701108, 11701109, 11701110
EXISTING ZONING:	ML-2 (MANUFACTURING AND LIGHT INDUSTRIAL
EXISTING USE:	VACANT

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P:\Proposals\2022\32790.22 - 2501 Wilkinson Blvd TOD\400 - Design\10 - Plans (CAD)\3 - Sheets\RZ-100 EXISTING CONDITIONS.dwg 9/11/2023 12:18:33 PM





LEGEND

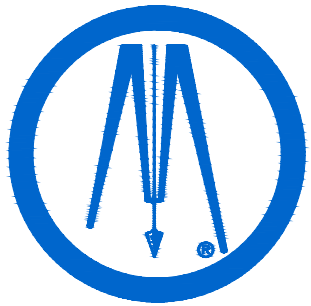
SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	BUILDING/PARKING ENVELOPE
	LIGHT RAIL RIGHT-OF-WAY RESERVATION
	200' SOUTHERN RAILROAD CORRIDOR
	EXISTING BUILDING

REZONING SUMMARY:

PETITIONER:	TRIBEK PROPERTIES
PROPERTY OWNER:	SBBH WILKINSON LLC GRIFFITH E C CO.
REZONING SITE AREA:	4.545 ± AC
TAX PARCEL#:	11701108, 11701109, 11701110
EXISTING ZONING:	ML-2 (MANUFACTURING AND LIGHT INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED ZONING:	TOD-NC (TRANSIT ORIENTED DEVELOPMENT - NEIGHBORHOOD CENTER)
PROPOSED USE:	TOD-NC USES
BUILDING SETBACK:	24' FROM BOC (WILKINSON BLVD) 20' FROM BOC (REMOUNT ROAD)
BUILD TO LINE:	0-20' FROM SETBACK
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	75' 100' WITH BONUSES
OPEN SPACE REQUIRED:	AS REQUIRED BY CODE
OPEN SPACE PROVIDED:	AS REQUIRED BY CODE
*REQUIRED OPEN SPACE MAY BE LOCATED WITHIN INTERIOR COURTYARDS	
PARKING REQUIRED:	AS REQUIRED BY CODE
PARKING PROVIDED:	AS REQUIRED BY CODE



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TRIBEK
PROPERTIES

101 KINGS DRIVE
SUITE 200
CHARLOTTE, NC

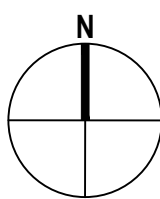
2501 WILKINSON
REZONING
RZN-2023-015

2501 WILKINSON BLVD
CHARLOTTE, NC

REZONING SKETCH PLAN

PROJECT NO:

REVISIONS:



SCALE: 1"=50'
0 25' 50' 100'

SCALE:
DATE: 09/11/23
DESIGNED BY:
DRAWN BY:
CHECKED BY:

RZ - 200

FILE NO.:

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P:\Proposals\2023\3761555\2501 Wilkinson Blvd TOD\400 - Design\10 - Plans\CAD\13 - Sheets\NC-200 - REZONING SITE PLAN.dwg 9/11/2023 12:23:14 PM

DEVELOPMENT STANDARDS

September 11, 2023

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Tribek Properties (the “**Petitioner**”) for an approximately 4.545 acre site located on the southwest corner of the intersection of Wilkinson Boulevard and Remount Road, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “**Site**”). The Site is comprised of Tax Parcel Nos. 117-011-08, 117-011-09 and 117-011-10.
- B. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Unified Development Ordinance (the “**Ordinance**”).
- C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-NC zoning district shall govern the development and use of the Site.
- D. A Building and Parking Structure Envelope is depicted on the Rezoning Plan. All principal buildings, accessory structures, structured parking facilities and surface parking areas developed on the Site shall be located within the Building and Parking Structure Envelope. This Rezoning Plan does not limit the number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be developed on the Site within the Building and Parking Structure Envelope. The number of principal buildings, accessory structures, structured parking facilities and surface parking areas that may be developed on the Site within the Building and Parking Structure Envelope shall be governed by the applicable provisions of the Ordinance.
- E. The proposed CATS Silver Line Station and tracks are located within the Building and Parking Structure Envelope.
- F. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the applicable provisions of Article 37 of the Ordinance.
- G. Pursuant to Section 37.6 of the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

2. PERMITTED USES

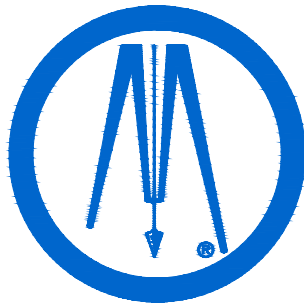
- A. The Site may be devoted to any use or uses permitted by right, any use or uses permitted by right with prescribed conditions, any use or uses permitted with a conditional zoning and any use or uses permitted with a conditional zoning with prescribed conditions in the TOD-NC zoning district, together with any incidental and accessory uses relating thereto that are allowed in the TOD-NC zoning district.

3. RESERVATION OF CATS RIGHT OF WAY

- A. **Right-of-Way Reservation Area Provisions.** Petitioner shall reserve (but not dedicate) for future acquisition by the City of Charlotte or the Charlotte Area Transit System for the sole benefit of the City of Charlotte or the Charlotte Area Transit System or a successor entity such as a regional transit authority (hereinafter collectively referred to as “CATS”) the area on the Site that is identified on the Rezoning Plan as the “**Light Rail Right-of-Way Reservation**” (the “**Reservation Area**”).
- B. **Reservation Area Time Period.** Petitioner shall maintain the reservation of the Reservation Area in perpetuity (except as provided in the reversion language in subparagraph 3.E. below).
- C. Only the following construction, installation, and development activities are allowed within the Reservation Area, and no others: a passenger service rail line and station, grading and the installation and maintenance of pavement, driveways; sidewalks; surface parking areas for bicycles, scooters or similar vehicles but excluding automobiles and trucks, landscaping; and comparable non-vertical improvements. For clarification only, none of the following may be placed, developed, constructed, installed, or maintained anywhere within the Reservation Area: (1) buildings or other vertical structures, (2) utility lines or facilities other than overhead lines exclusively serving passenger rail vehicles, (3) storm water detention facilities, or (4) Wi-Fi, telecommunication or similar antennas or transmission devices for use by third parties to provide services to customers.
- D. Nothing (including, by example only, any pavement, driveways, sidewalks, surface parking areas, landscaping, or other non-vertical improvements) may be placed, developed, constructed, installed, or maintained anywhere within the Reservation Area that, if the same is ever removed, would cause the Site or any part of it at the time of its installation to have violated any applicable law, ordinance, or regulation, including by example only, any zoning or land use regulation or any provision of the approved Rezoning Plan.
- E. If any portion of the Reservation Area is removed by CATS or the Metropolitan Transit Commission (the Metropolitan Transit Commission and, as applicable, any successor organizations to it are hereinafter referred to as the “**MTC**”) from the MTC’s adopted plans and is not, within ninety (90) days, restored to an MTC transit plan, the requirements of this Section 3 shall cease applying to that portion of the Reservation Area, and this shall be documented by an administrative amendment to the Rezoning Plan. If the relevant portion of the Reservation Area has already been acquired by CATS, then the deed and/or plat associated with the conveyance to CATS shall contain reversion language such that Petitioner, or its successor by assignment of this reversion right, shall have the right to take possession of the land for no consideration.
- F. Notwithstanding the provisions of subparagraph 3.C. and 3.D. above, Petitioner may construct, install and maintain vertical improvements over the Reservation Area upon the approval of CATS and any other applicable government authorities and agencies.

4. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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



ColeJenest&Stone
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400
CHARLOTTE, NORTH CAROLINA 28202
Phone: (704) 376-1555
Email: info@colejeneststone.com
www.bolton-menk.com

TRIBEK
PROPERTIES

101 KINGS DRIVE
SUITE 200
CHARLOTTE, NC

2501 WILKINSON
REZONING
RZN-2023-015

2501 WILKINSON BLVD
CHARLOTTE, NC

DEVELOPMENT
NOTES

PROJECT NO:

REVISIONS:



09/11/23



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RZ - 300

FILE NO.: