

**SITE DEVELOPMENT DATA:**

REZONING ACREAGE:  
± 2.73 ACRES

TAX PARCEL: 125-062-01;  
125-062-02 (PORTION OF)

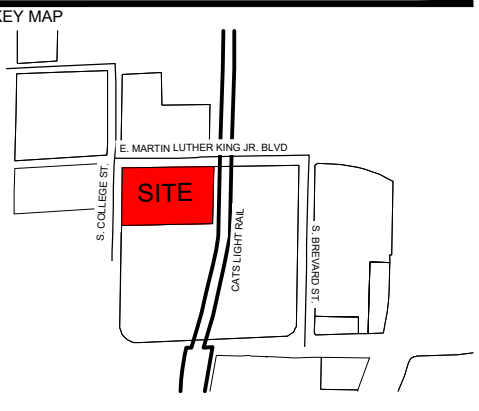
EXISTING ZONING: UC

PROPOSED ZONING: UMUD-O

**LEGEND:**

- PROPERTY BOUNDARY
- PROPOSED SETBACK
- RAIL TRAIL
- DEVELOPMENT AREA
- OPEN SPACE AREA

\*FINAL DRIVEWAY ACCESS LOCATION  
TBD DURING LDP



**PRELIMINARY  
-FOR REVIEW ONLY-**  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 1/16/23  
ENGINEER REG.# DATE

**NOT FOR  
CONSTRUCTION**

**401 S. COLLEGE STREET**

401 S. COLLEGE ST., LLC  
2303 WINELEAS ROAD  
DECATUR, GEORGIA

REZONING # RZP-2023-027

LANDDESIGN PROJ.# 1022118

**REVISION / ISSUANCE**

| NO. | DESCRIPTION           | DATE     |
|-----|-----------------------|----------|
| 1   | INITIAL SUBMITTAL     | 01/27/23 |
| 2   | REZONING RESUBMISSION | 07/17/23 |
| 3   | REZONING RESUBMISSION | 08/04/23 |
| 4   | REZONING RESUBMISSION | 08/23/23 |
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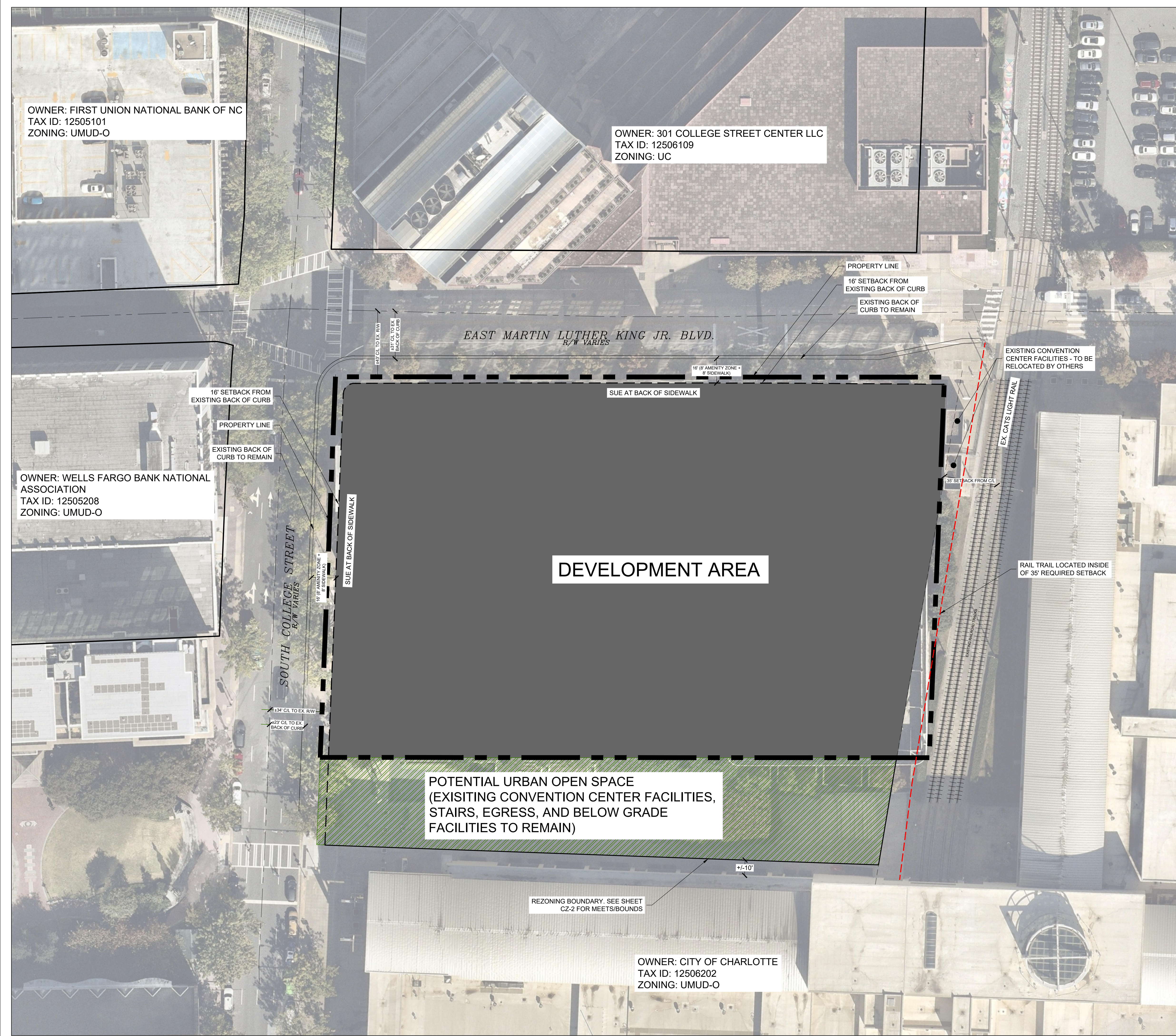
DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE: NORTH  
VERT: N/A  
HORZ: 1" = 30'

TECHNICAL DATA SHEET

SHEET NUMBER

**RZ-1**



OWNER: FIRST UNION NATIONAL BANK OF NC  
TAX ID: 12505101  
ZONING: UMUD-O

OWNER: 301 COLLEGE STREET CENTER LLC  
TAX ID: 12506109  
ZONING: UC

OWNER: WELLS FARGO BANK NATIONAL ASSOCIATION  
TAX ID: 12505208  
ZONING: UMUD-O

OWNER: CITY OF CHARLOTTE  
TAX ID: 12506202  
ZONING: UMUD-O

**DEVELOPMENT AREA**

**POTENTIAL URBAN OPEN SPACE  
(EXISTING CONVENTION CENTER FACILITIES,  
STAIRS, EGRESS, AND BELOW GRADE  
FACILITIES TO REMAIN)**

REZONING BOUNDARY. SEE SHEET  
CZ-2 FOR MEETS/BOUNDS

EAST MARTIN LUTHER KING JR. BLVD.  
R/W VARIES

SOUTH COLLEGE STREET  
R/W VARIES

EXISTING CONVENTION CENTER FACILITIES - TO BE RELOCATED BY OTHERS

RAIL TRAIL LOCATED INSIDE OF 35' REQUIRED SETBACK

EX CATS LIGHT RAIL

±/-10'

45' CL TO EX. RW  
13' CL TO EX. BACK OF CURB

16' (8' AMENITY ZONE + 8' SIDEWALK)

16' SETBACK FROM EXISTING BACK OF CURB

PROPERTY LINE

EXISTING BACK OF CURB TO REMAIN

SUE AT BACK OF SIDEWALK

SUE AT BACK OF SIDEWALK

±34' CL TO EX. RW  
±23' CL TO EX. BACK OF CURB

16' (8' AMENITY ZONE + 8' SIDEWALK)

35' SETBACK FROM CL



**SITE DEVELOPMENT DATA:**

REZONING ACREAGE:  
 ± 2.73 ACRES

TAX PARCEL: 125-062-01;  
 125-062-02 (PORTION OF)

EXISTING ZONING: UC

PROPOSED ZONING: UMUD-O

**LEGEND:**

--- PROPERTY BOUNDARY

..... REZONING BOUNDARY

- - - RAIL TRAIL

| Line # | Length  | Direction        |
|--------|---------|------------------|
| L1     | 399.814 | S41° 07' 42.00"E |
| L2     | 160.824 | S50° 54' 44.55"W |
| L3     | 21.374  | N41° 07' 42.00"W |
| L4     | 71.392  | S58° 28' 34.56"W |
| L5     | 369.251 | N39° 06' 03.06"W |
| L6     | 250.190 | N51° 08' 01.00"E |

OWNER: 301 COLLEGE STREET CENTER LLC  
 TAX ID: 12506109  
 ZONING: UC

OWNER: FIRST UNION NATIONAL BANK OF NC  
 TAX ID: 12505101  
 ZONING: UMUD-O

OWNER: WELLS FARGO BANK NATIONAL ASSOCIATION  
 TAX ID: 12505208  
 ZONING: UMUD-O

EAST MARTIN LUTHER KING JR. BLVD.  
 R/W VARIES

SOUTH COLLEGE STREET  
 R/W VARIES

EX CATS LIGHT RAIL

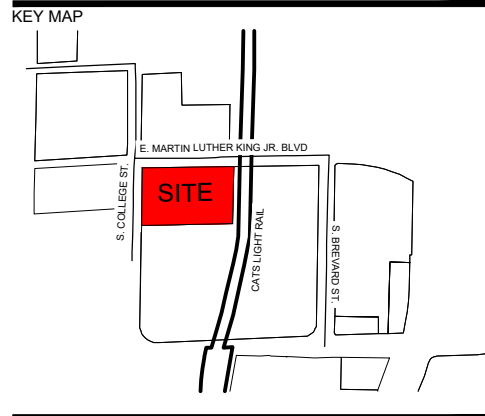
35' SETBACK FROM C/L

RAIL TRAIL LOCATED INSIDE OF 35' REQUIRED SETBACK

PROPERTY LINE

REZONING BOUNDARY

OWNER: CITY OF CHARLOTTE  
 TAX ID: 12506202  
 ZONING: UMUD-O



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 XXXXX XXXXXXXX ### 1/19/23  
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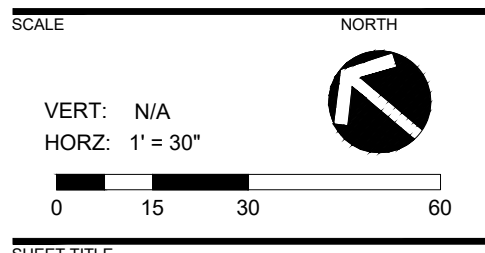
REZONING # RZP-2023-027

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DESIGNED BY: LD  
 DRAWN BY: LD  
 CHECKED BY: LD



**REZONING BOUNDARY**

SHEET NUMBER

**RZ-2**



**401 S. College Street NC, LLC**  
**Development Standards**  
**8/23/2023**  
**Rezoning Petition No. 2023-027**

**Site Development Data:**

- Acres: ±2.73 acres
- Tax Parcel #: 125-062-01 and a portion of 125-062-02
- Existing Zoning: UC (UMUD at time of submittal)
- Proposed Zoning: UMUD-O
- Existing Uses: Commercial/Office
- Proposed Uses: All uses permitted by right and under prescribed conditions in UMUD zoning district (with the benefit of the Optional provisions below) together with accessory uses as allowed in the UMUD zoning district (as may be more specifically described in Section 3 below).

--Maximum Gross Square feet of Development: As allowed by the UMUD zoning district.

*NOTE: Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g. building height, among other items) will be governed by the standards/provisions of the UMUD zoning district.*

**1. General Provisions:**

- a. **Site Location.** These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by 401 S. College Street NC, LLC ("Petitioner") for an approximately ± 2.73-acre site located at 401 S. College Street (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UMUD-O zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") if set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the UMUD-O zoning classification, and with the benefit of the Optional Provisions provided below.

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**2. Optional Provisions.**

The following optional provision shall apply to the Site:

- a. To allow maneuvering in the setback along public streets for valet services. One valet parking service may be allowed per street frontage at the discretion of CDOT. The location and design, including any applicable time restrictions, shall be reviewed and approved by CDOT during the land development permitting process.
- b. To allow a 50% reduction in the required number of loading docks.
- c. To not require adherence to the street wall provisions of Section 9.906.2(b) on temporary walls and/or rated walls between phases. Temporary landscaping and/or murals will be utilized along such walls to complement pedestrian-scale interest and activity between development phases.
- d. To allow urban open space requirements to be met anywhere inside of the rezoning boundary. The urban open space will comply with all design standards within Section 9.906(4) of the Zoning Ordinance and will be improved with design elements that include, but are not limited to, landscaping, decorative pavers, seating options, decorative lighting, public art, and other pedestrian amenities.

**3. Permitted Uses, Development Area Limitations:**

- a. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, with the benefits of the Optional Provisions above.

**4. Access and Transportation Improvements:**

- a. All proposed site access locations and types shall be reviewed and approved by CDOT during the land development permitting process.
- b. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are approved by CDOT.

c. Per Section 9.906(2) of the Zoning Ordinance, the development shall conform to all applicable approved streetscape plans which include the Center City Transportation Plan and the Uptown CycleLink. The design of the site shall not preclude the development of planned two-way cycle tracks in the curb lanes on College St. and Martin Luther King Jr. Blvd. along the property frontage. The design of the site, including all proposed driveways, parking, valet parking service, curb line changes, urban open space, and pedestrian amenities, shall be coordinated with the ongoing design of this Uptown CycleLink project.

d. Along South College Street, there is right-of-way measuring 34' from the centerline to the edge of right-of-way as shown on Sheet RZ-1. Martin Luther King Jr. Boulevard has a right-of-way dimension of 43' from the centerline to the edge of right-of-way as shown on

CHAR22767599v5

Sheet RZ-1. The petitioner commits to working with CDOT during the land development permitting process to provide a SUE to the back of sidewalk or setback where needed.

- e. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- f. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set a 2' behind back of sidewalk where feasible.
- g. The petitioner shall improve the accessible ramps at all four corners of College Street and Martin Luther King Jr. Blvd. and install accessible pedestrian signals (APS) at the intersection subject to right of way availability.
- h. Space for a future bus stop within the pedestrian amenity zone on South College Street shall be provided.

**5. Rail Trail:**

- a. The Petitioner will construct the Rail Trail along its frontage. During the land development permitting process, the petitioner will work in good faith with all applicable City agencies to resolve any issues regarding obstructions that may currently existing within the corridor.

**6. Environmental Features:**

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

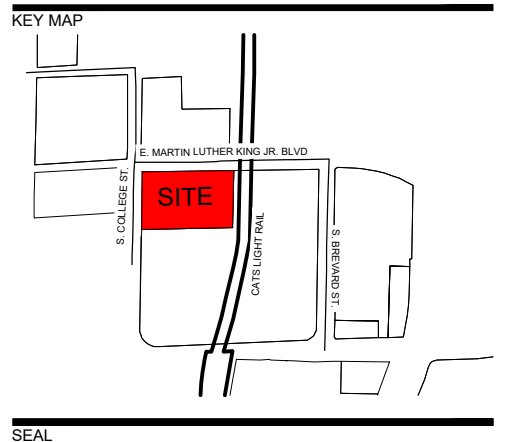
**7. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion or area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**8. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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|     |                       |          |

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD

SCALE: NORTH

VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

REZONING NOTES

SHEET NUMBER

**RZ-3**