

CHARLOTTE TRANSIT CENTER AND REDEVELOPMENT – PRECAUTIONARY REZONINGS TO ALLOW FURTHER DESIGN REVIEW.

THE CITY AND CATS ALONG WITH WPTP BREVARD, LLC CONTINUE DESIGN ACTIVITY IN CONNECTION WITH THE POSSIBLE REDEVELOPMENT OF THE CURRENT TRANSIT CENTER FOR A NEW CHARLOTTE TRANSIT CENTER AND MIXED USE DEVELOPMENT; THIS INCLUDES DESIGN ELEMENTS FOR AN INTERIM TRANSIT FACILITY ON PROPERTY LOCATED ACROSS 4TH STREET; ALL AS GENERALLY DEPICTED ON THIS SHEET RZ-EC.

THIS SHEET RZ-EC REFLECTS, FOR ILLUSTRATION PURPOSES, BOTH THE PARCEL CONTEMPLATED FOR THE CTC INTERIM FACILITY & REDEVELOPMENT WHICH IS THE SUBJECT OF THIS REQUESTED UMUD-0 REZONING PETITION, AND THE PARCEL ACROSS 4TH STREET CONTEMPLATED FOR THE CTC FACILITY & REDEVELOPMENT WHICH IS THE SUBJECT OF A SEPARATE BUT COORDINATED REQUESTED UMUD-0 REZONING PETITION.

CITY OF CHARLOTTE
D.B. 9411, PG. 217
M.B. 28, PG. 875
PID:125-014-08

CITY OF CHARLOTTE
D.B. 9411, PG. 217
M.B. 28, PG. 876
PID:125-011-16

NORTH CAROLINA RAILROAD CO.
TRACT 2, D.B. 3095, PG. 283
PID: 125-011-05

UMUD-0 REZ. NO. 2023-041
INTERIM CTC & REDEV.

WPTP BREVARD LLC
D.B. 33462, PG. 6
D.B. 4003, PG. 885
PID: 125-014-06
1.1783 ACRES

UMUD-0 REZ. NO. 2023-040
PRIMARY CTC & REDEV.

CITY OF CHARLOTTE
D.B. 29483, PG. 625
D.B. 8217, PG. 610
PID: 125-011-14
2.6005 ACRES

PARCEL ID:
080-013-20

PARCEL ID:
125-024-05

PARCEL ID:
125-024-04

PARCEL ID:
125-024-02

PARCEL ID:
125-024-01

PARCEL ID:
125-024-03

PARCEL ID:
125-023-05

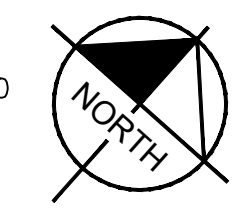
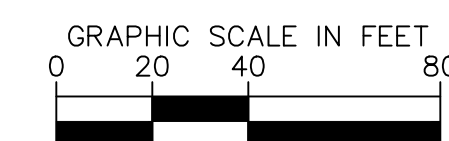
PARCEL ID:
125-023-04

PARCEL ID:
125-023-03

PARCEL ID:
125-023-02

PARCEL ID:
125-023-01

NOTE:
EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.



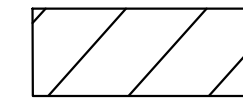
		ISSUED FOR PERMIT REVISIONS No.	RHA DATE
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202 WWW.KIMLEY-HORN.COM NC LICENSE #F-0102			
NOT FOR CONSTRUCTION			
KH PROJECT 013479000	DATE 01/27/2023	SCALE AS SHOWN	DESIGNED BY JAP
		DRAWN BY JAP	CHECKED BY BLW
EXISTING CONDITIONS			
CHARLOTTE TRANSIT CENTER REDEVELOPMENT		NORTH CAROLINA	
CITY OF CHARLOTTE			
SHEET NUMBER RZ-EC			

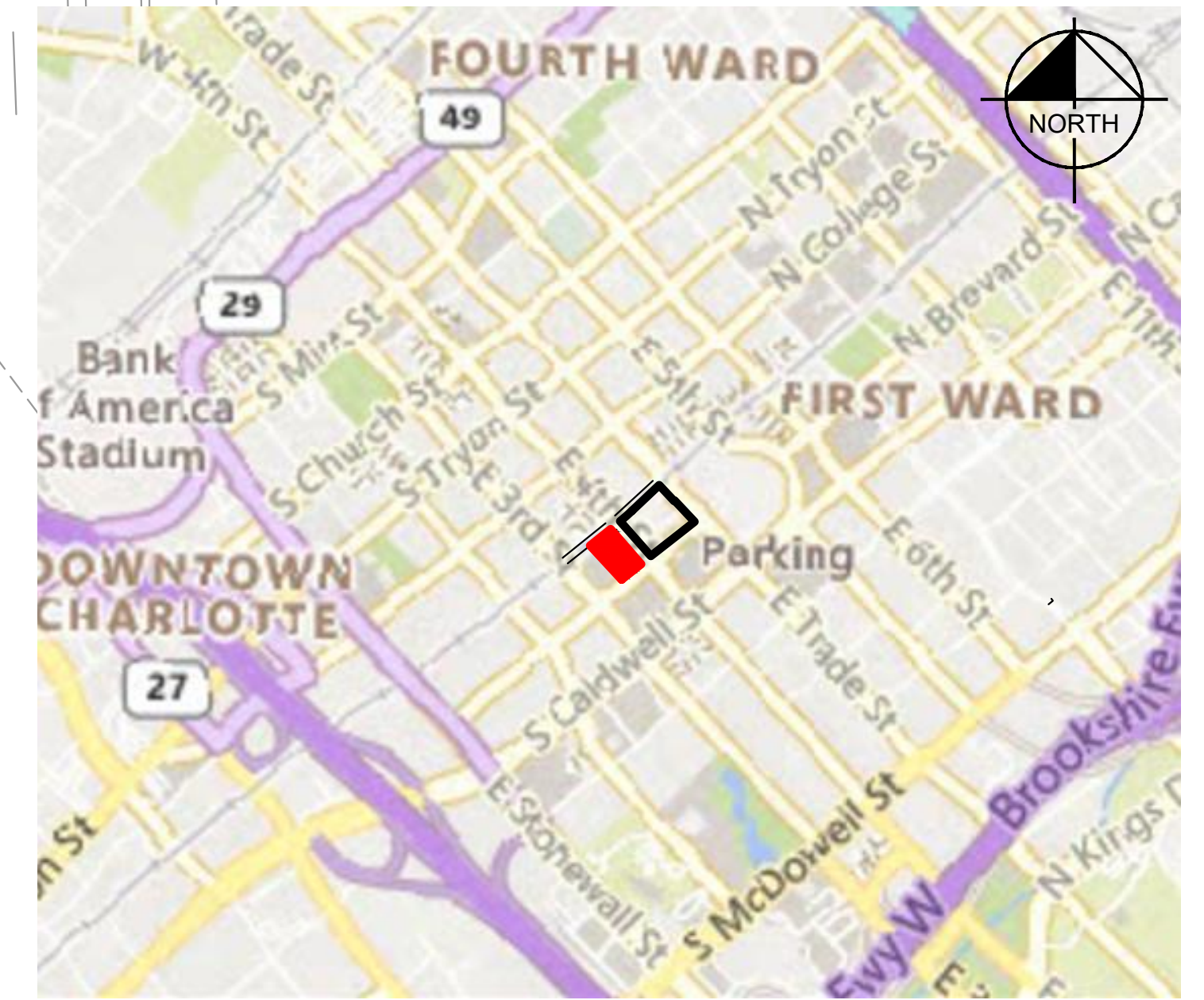
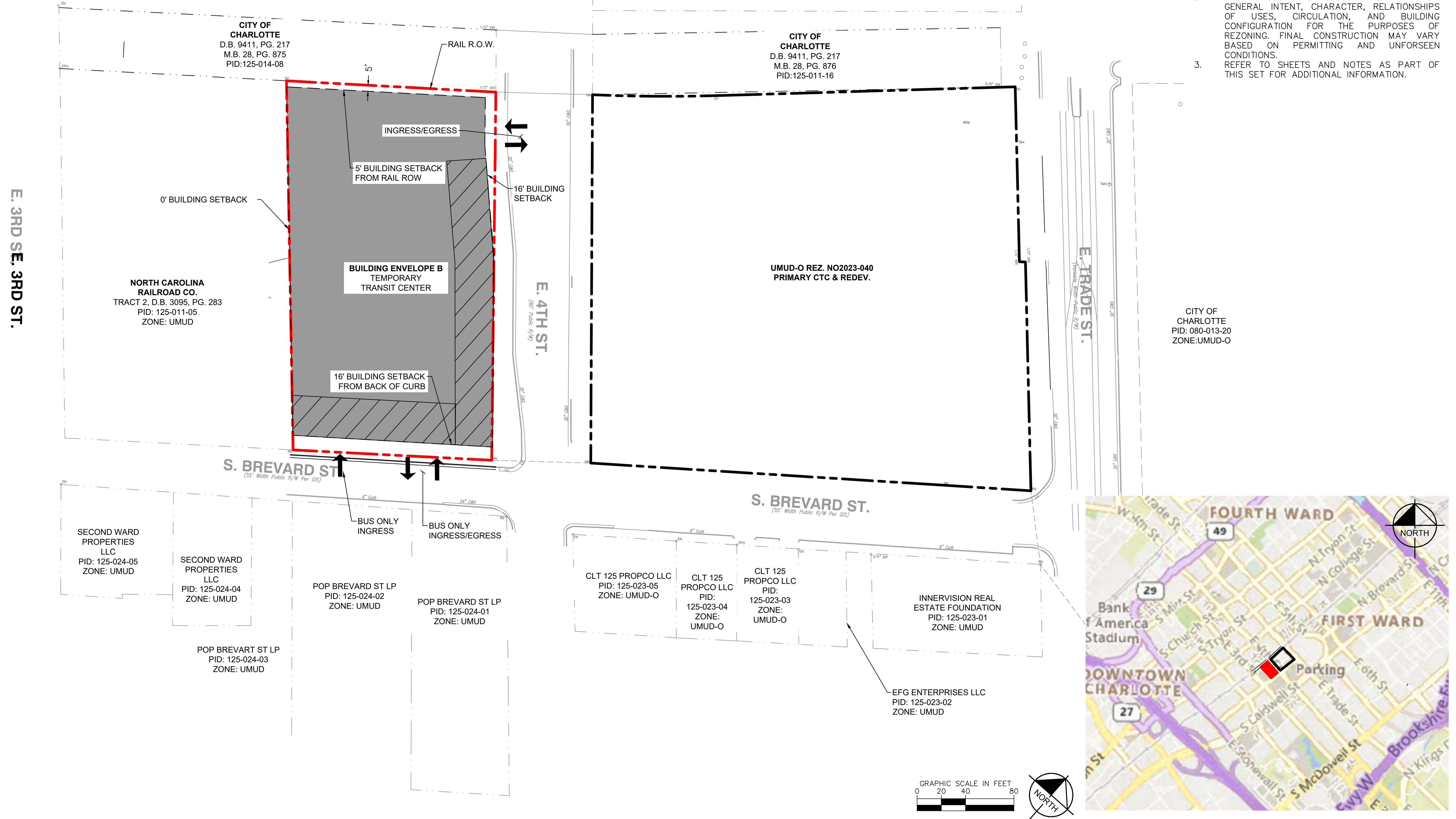
SITE DEVELOPMENT DATA:

- ACREAGE: ± 1.178 ACRES
- TAX PARCELS: 125-014-06
- EXISTING ZONING: UMUD
- PROPOSED ZONING: UMUD-O
- EXISTING USES: VACANT
- 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 THE DEVELOPMENT STANDARDS).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE UMUD ZONING DISTRICT.

NOTE:

1. DEVELOPMENT STANDARDS/PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED BELOW IN THIS REZONING PLAN (E.G. BUILDING HEIGHT, AMING OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/PROVISIONS OF THE UMUD ZONING DISTRICT WITH BENEFIT OF OPTIONAL PROVISIONS BELOW.
2. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORSEEN CONDITIONS.
3. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.

 AREAS FOR RIDESHARE/VALET
(SEE NOTE 2a. SHEET RZ-N1)



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KH PROJECT	013479000
DATE	01/27/2023
SCALE	AS SHOWN
DESIGNED BY	JAP
DRAWN BY	JAP
CHECKED BY	BLW

TECHNICAL DATA

CHARLOTTE TRANSIT CENTER REDEVELOPMENT
CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER
RZ-01

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