

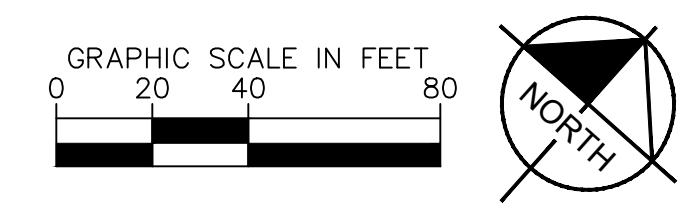
CHARLOTTE TRANSIT CENTER AND REDEVELOPMENT – PRECAUTIONARY REZONINGS TO ALLOW FURTHER DESIGN REVIEW.

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. THESE CONTINUING DESIGN EFFORTS ARE IN THE PROCESS OF INCLUDING REVIEW AND CONSIDERATION OF THE UNIFIED DEVELOPMENT ORDINANCE TO BECOME EFFECTIVE AS OF JUNE 1, 2023 (THE "UDO") BUT ADDITIONAL REVIEW UNDER THE UDO IS WARRANTED.

CONDITIONAL REZONING PETITIONS TO BE CONSIDERED UNDER THE CURRENT CITY OF CHARLOTTE ZONING ORDINANCE MUST BE FILED ON OR BEFORE JANUARY 31, 2023. IN ORDER TO ALLOW THE DESIGNS OF THE PROJECT TO BE REVIEWED FURTHER UNDER THE NEW UDO BUT TO ASSURE ZONING COMPLIANCE SUITABILITY OF THE INITIAL PRELIMINARY DESIGN UNDER THE EXISTING ZONING ORDINANCE, IF NECESSARY, THIS UMUD-O REZONING IS FILED UNDER THE EXISTING ZONING ORDINANCE AS A PRECAUTIONARY STEP TO PERMIT POSSIBLE FLEXIBILITY IN DESIGN AND CONSTRUCTION UNDER THE UMUD-O PROVISIONS OF THE EXISTING ZONING ORDINANCE.

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-O 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-O REZONING PETITION.

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 DATE
<b>NOT FOR CONSTRUCTION</b>		No.
KH PROJECT 013479000	DATE 01/27/2023	RHA
SCALE AS SHOWN	DESIGNED BY KH	BY
DRAWN BY JAP	CHECKED BY BLW	DATE
EXISTING CONDITIONS		
CHARLOTTE TRANSIT CENTER REDEVELOPMENT CITY OF CHARLOTTE NORTH CAROLINA		
SHEET NUMBER <b>RZ-EC</b>		

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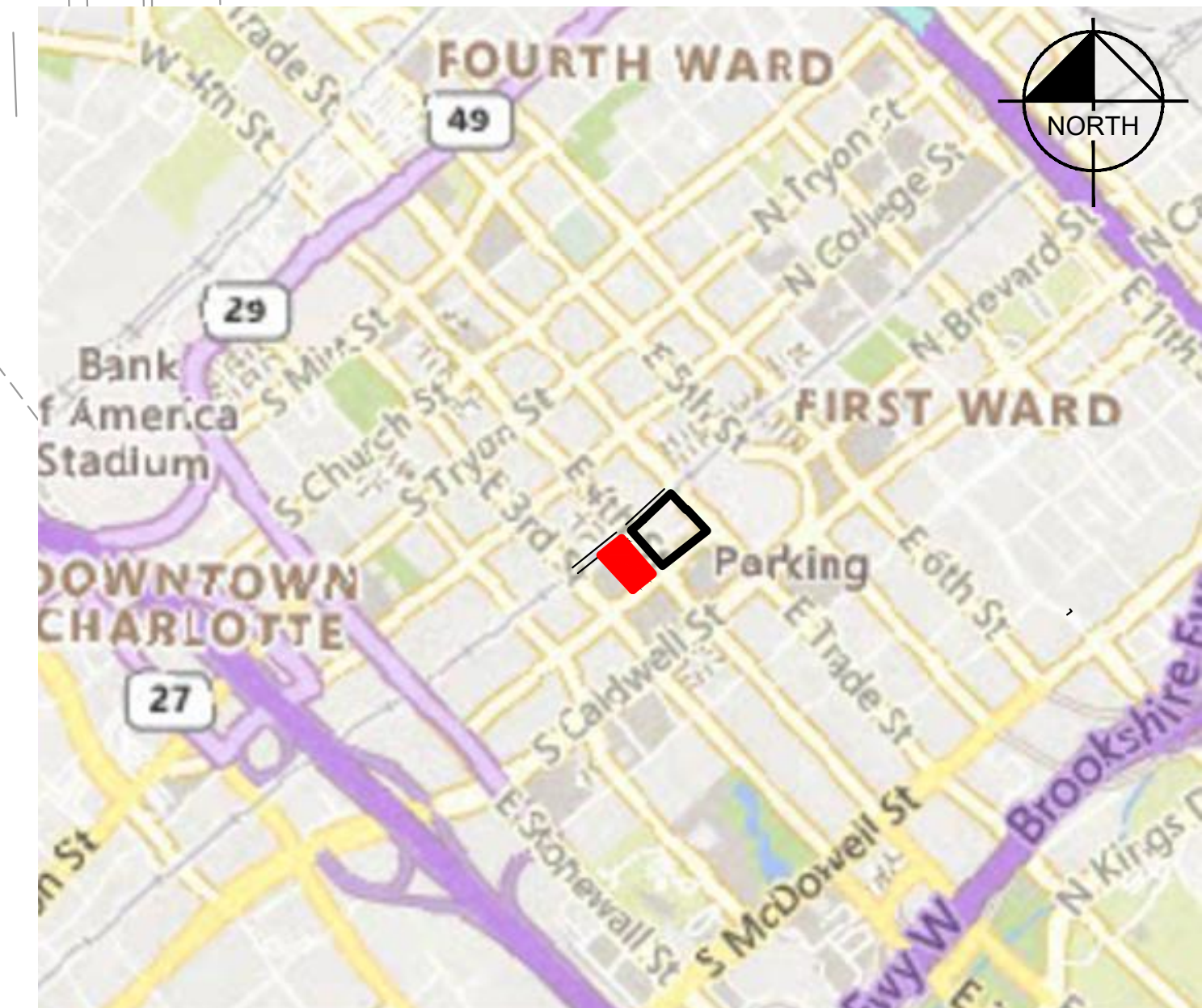
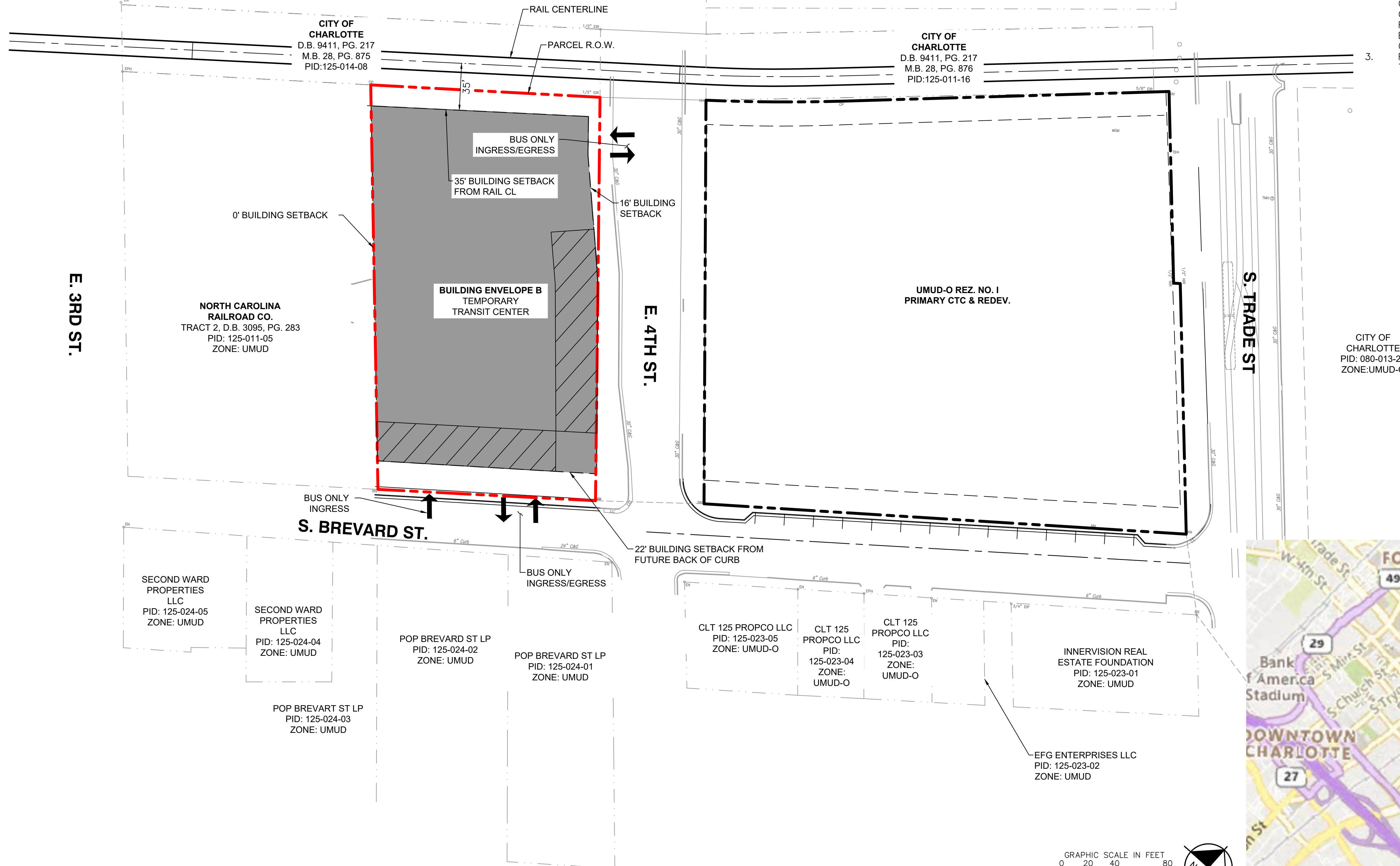
**SITE DEVELOPMENT DATA:**

- 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
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)



**Kimley»Horn**  
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NC LICENSE #F-0102

**NOT FOR CONSTRUCTION**

**TECHNICAL DATA**

**CHARLOTTE TRANSIT CENTER REDEVELOPMENT**  
CITY OF CHARLOTTE NORTH CAROLINA

SHEET NUMBER  
**RZ-01**

NO.	REVISIONS	ISSUED FOR PERMIT	DATE	BY

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