

NOTES:

SHARED PARKING AGREEMENT BETWEEN 801 GESCO STREET & 700 TUCKASEEGEE ROAD HAS BEEN EXECUTED.

**PROJECT**


**LOWER TUCK -  
929 JAY STREET &  
1018 JAY STREET  
REZONING**

[illegible]

SCALE

NORTH

VERT:  
HORIZ: 1"=60'



A graphic scale bar and north arrow. The scale bar is horizontal, divided into four segments labeled 0, 30', 60', and 120'. Above the bar, the text 'SCALE' is on the left and 'NORTH' is on the right. To the right of the scale bar is a circular north arrow pointing upwards.

SHEET NUMBER

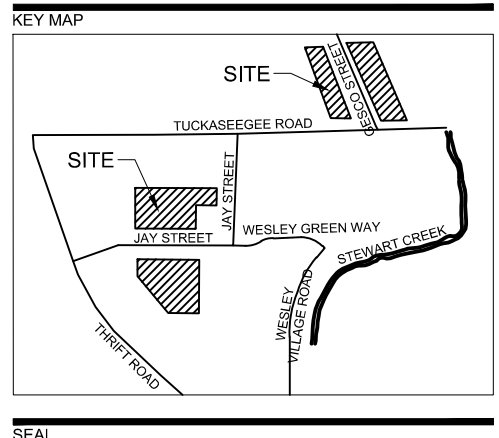
RZ-01





SITE DATA:

- TAX PARCEL NUMBERS:  
- #07108208, #07104104, #07108207
- SITE JURISDICTION:  
- CITY OF CHARLOTTE
- EXISTING ZONING AND USES:  
- I-2
- PROPOSED ZONING:  
- MUDD-O
- PROPOSED USE:  
- OFFICE, RETAIL
- TOTAL SITE SF (ACREAGE):  
- 929 JAY ST: 172,568 SF (3.96)  
- 1018 JAY ST: 105,536 SF (2.42)  
- 1026 JAY ST: 95,718 (2.20)
- TOTAL BLDG SF:  
- 929 JAY ST: 75,537 SF  
- 1018 JAY ST: 69,012 SF  
- 1026 JAY ST: 20,000 SF
- DIMENSIONAL REQUIREMENTS:  
- MIN LOT AREA: NONE REQUIRED  
- MIN SETBACK: 14' FROM BOC  
- MIN SIDE YARD: NONE  
- REAR YARD: NONE  
- MAX HEIGHT: 80'
- BUILDING HEIGHT:  
- 80' MAX
- PARKING:  
- REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
- URBAN OPEN SPACE:  
- RENOVATED AND REHABILITATED STRUCTURES THAT ARE ALREADY IN PLACE DO NOT HAVE TO COMPLY WITH THE SETBACK REQUIREMENTS OR URBAN OPEN SPACE REQUIREMENTS, BUT MUST NOT MODIFY OR ADD TO THE EXISTING STRUCTURE IN ANY FASHION THAT WOULD RESULT IN A REDUCTION IN THE DISTANCE FROM THE BACK OF THE CURB TO THE EXISTING BUILDING FRONT. OPEN SPACE CAN OCCUR ANYWHERE INSIDE THE LIMITS OF THE OVERALL REZONING BOUNDARY



PETITIONER: THIRD AND URBAN  
TUCKASEEGEE AND GESCO  
REZONING PETITION NO.  
2021-196  
01/17/2022

PROJECT

LOWER TUCK -  
929 JAY STREET &  
1018 JAY STREET  
REZONING

THIRD & URBAN  
700 TUCKASEEGEE ROAD  
CHARLOTTE, NC 28208

LANDDESIGN PROJ.# 1019393

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022
4	REZONING	03/24/2022

DESIGNED BY: AM  
DRAWN BY: CF  
CHECKED BY: RP

SCALE NORTH

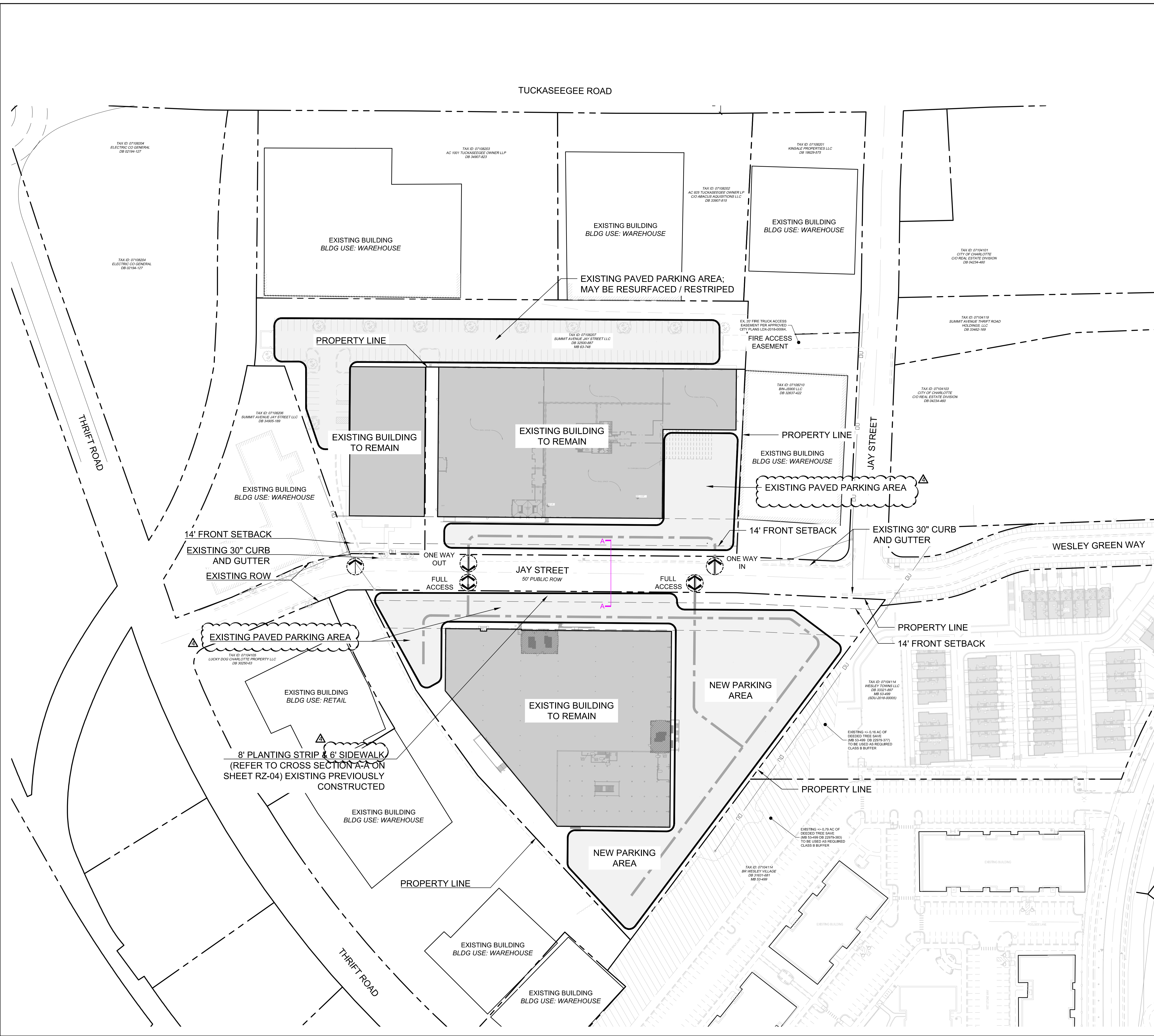
VERT: 1"=60'  
HORZ: 1"=60'

0 30' 60' 120'

SHEET TITLE  
JAY STREET TECHNICAL  
DATA SHEET

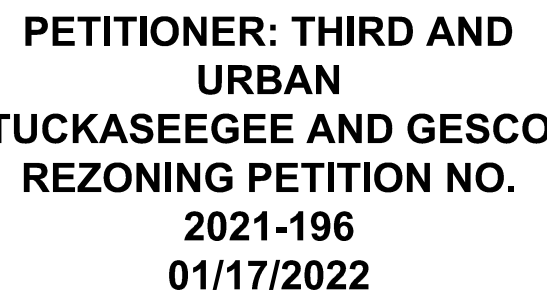
SHEET NUMBER

RZ-02





1. TAX PARCEL NUMBERS:
  - #07108113, #07108115
2. SITE JURISDICTION:
  - CITY OF CHARLOTTE
3. EXISTING ZONING AND USES:
  - I-2
4. PROPOSED ZONING:
  - MUDD-O
5. PROPOSED USE:
  - OFFICE, RETAIL
6. TOTAL SITE SF (ACREAGE):
  - 1100 TUCKASEEGEE ROAD: 196,891 SF (4.52)
  - 926 TUCKASEEGEE ROAD: 55,059 SF (1.26)
7. TOTAL BLDG SF:
  - 1100 TUCKASEEGEE ROAD: 41,073 SF
  - 926 TUCKASEEGEE ROAD: 40,505 SF
8. DIMENSIONAL REQUIREMENTS:
  - MIN LOT AREA: NONE REQUIRED
  - MIN SETBACK: 14' FROM BOC
  - MIN SIDE YARD: NONE
  - REAR YARD: NONE
  - MAX HEIGHT: 80'
9. BUILDING HEIGHT:
  - 55' MAX HEIGHT FOR FRONTAGE ALONG BERRYHILL ROAD, 80' MAX FOR ALL OTHER FRONTAGES.
10. PARKING:
  - REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
11. URBAN OPEN SPACE:
  - RENOVATED AND REHABILITATED STRUCTURES THAT ARE ALREADY IN PLACE DO NOT HAVE TO COMPLY WITH THE SETBACK REQUIREMENTS OR URBAN OPEN SPACE REQUIREMENTS, BUT MUST NOT MODIFY OR ADD TO THE EXISTING STRUCTURE IN ANY FASHION THAT WOULD RESULT IN A REDUCTION IN THE DISTANCE FROM THE BACK OF THE CURB TO THE EXISTING BUILDING FRONT. OPEN SPACE CAN OCCUR ANYWHERE INSIDE THE LIMITS OF THE OVERALL REZONING BOUNDARY



THIRD & URBAN  
700 TUCKASEEGEE ROAD  
CHARLOTTE, NC 28208

DESIGNED BY: AM  
DRAWN BY: CF  
CHECKED BY: RP

TUCK BERRYHILL  
TECHNICAL DATA SHEET

**STREETSCAPE REDUCED FOR EXISTING  
CONDITIONS TO BE COORDINATED DURING  
LAND DEVELOPMENT PERMITTING**

EXISTING 30" CURB  
AND GUTTER  
D 8' PLANTING

EXISTING PAVED PARKING AREA;  
MAY BE RESURFACED / RESTRIPE

PROPERTY LINE

- FUTURE CITY OF CHARLOTTE PROJECT:  
TUCKASEEGEE/BERRYHILL/THRIFT  
BUSINESS ROAD ROUND-A-BOUT.  
NUMBER: PM51213034; CIVIL ENGINEER:  
ALLISON BRICKEY

EXISTING BUILDING  
FOOTPRINT TO REMAIN  
*WITH POTENTIAL  
VERTICAL EXPANSION*

EXISTING BUILDING  
BLDG USE: WAREHOUSE

CK OF CURB

ONE WAY  
OUT

---

- SEE STREET SECTION D  
ON SHEET RZ-04

POTENTIAL BUILDING  
EXPANSION OR OPEN  
SPACE

EXISTING BUILDING  
BLDG USE: WAREHOUSE

RAIL SPUR PARKING TO  
END PRIOR TO STREAM/WETLAND  
AND ASSOCIATED BUFFERS

TO REMAIN

- PROPERTY LINE

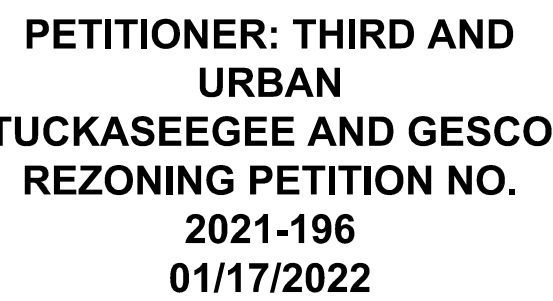
PROPOSED 8' PLANTING STRIP AND 8' SIDEWALK

14' SETBACK FROM  
EXISTING DOG



PROPOSED FUTURE ROW  
EX. ROW / PROPERTY LINE

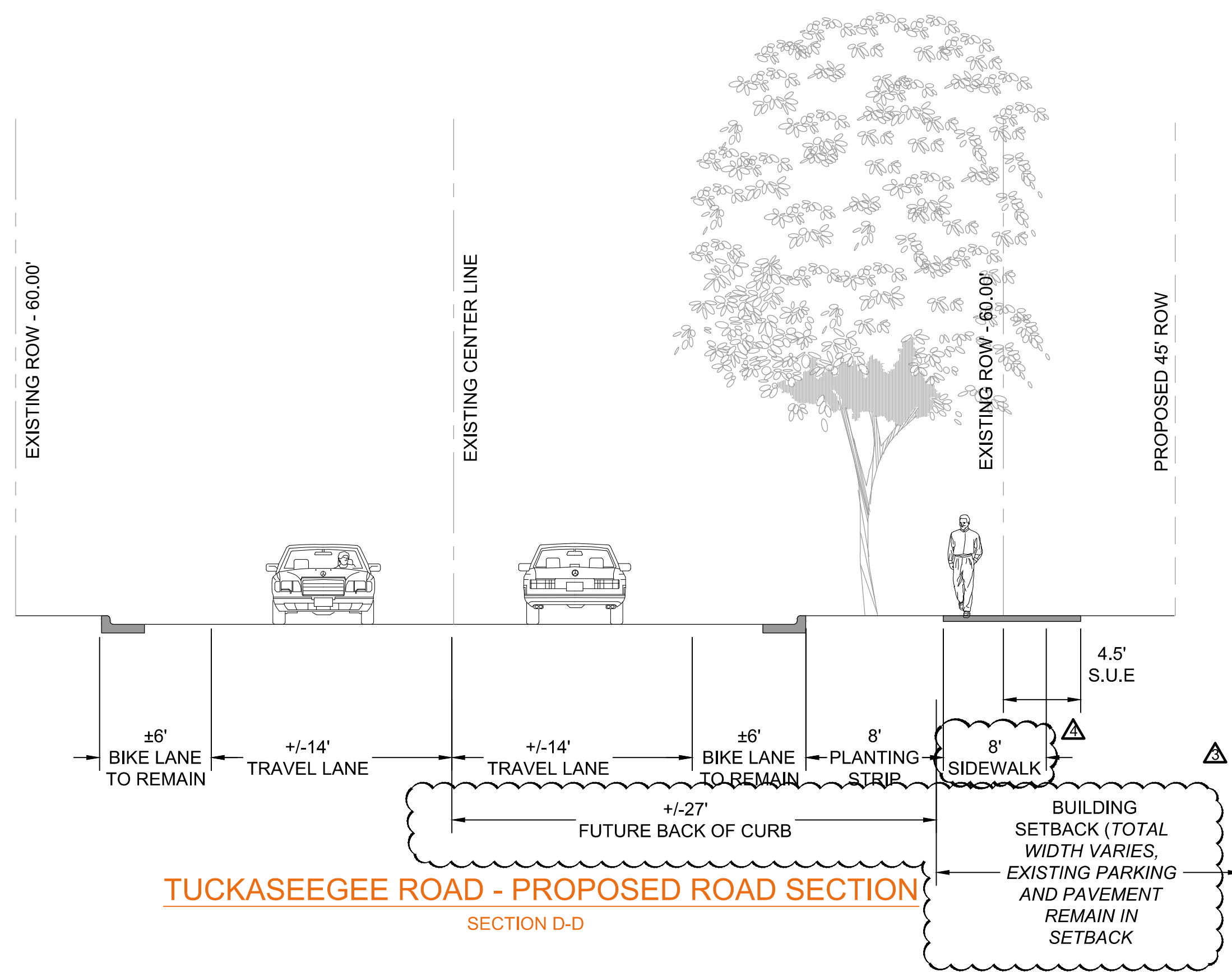
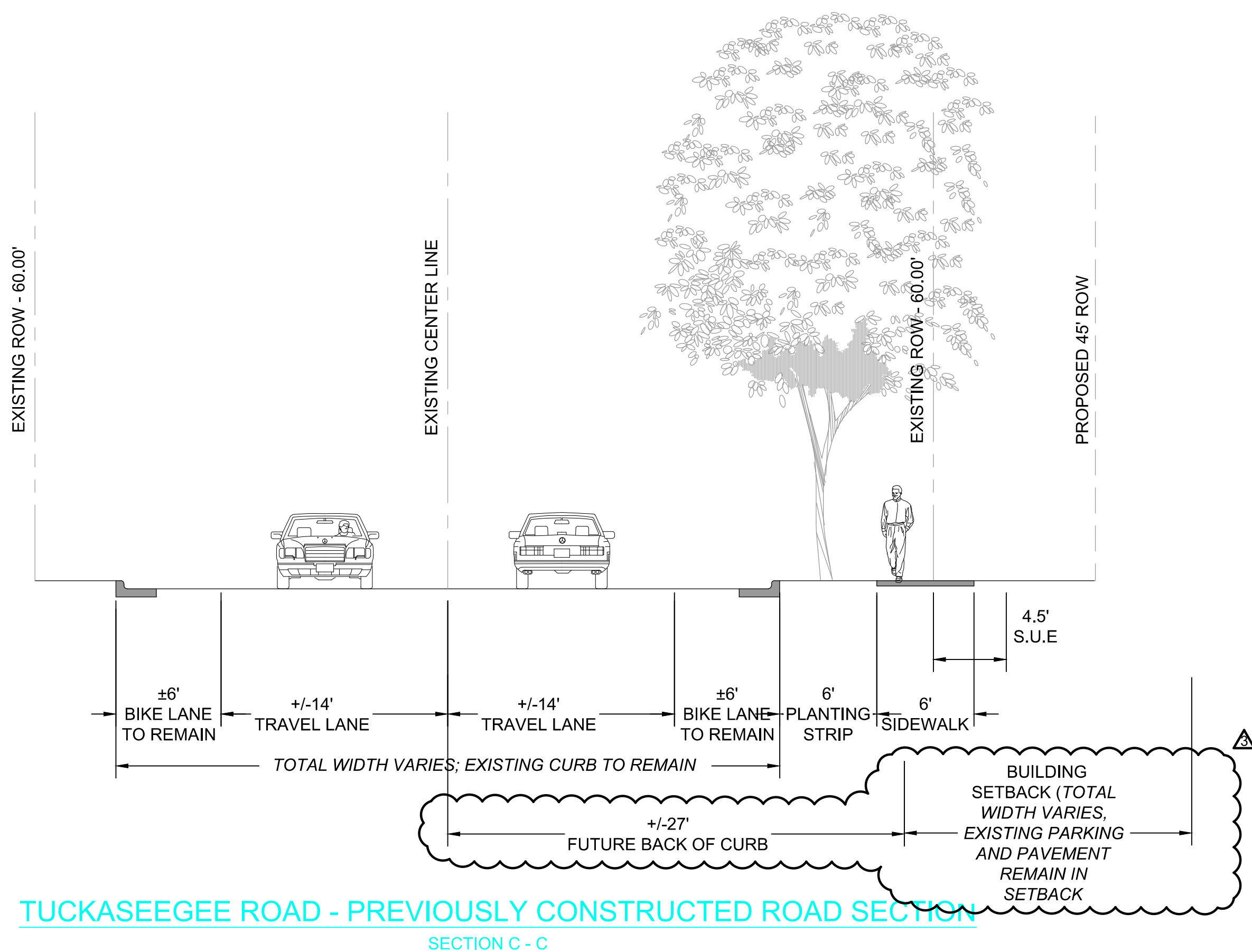
EXISTING 30" CURB





THIRD & URBAN  
00 TUCKASEEGEE ROAD  
CHARLOTTE, NC 28208

DESIGNED BY: AM	
DRAWN BY: AM	
CHECKED BY: RP	
SCALE	NORTH
VERT: _____	
HORZ: NTS _____	
	
(NOT TO SCALE)	
SHEET TITLE	
STREET SECTIONS	
SHEET NUMBER	





DEVELOPMENT DATA TABLE:

SITE AREA: +/- 21.48 ACRES  
TAX PARCEL: 071-081-13, 071-081-15, 071-082-07, 071-082-08, 071-041-04, 071-081-01, AND 071-078-05  
EXISTING ZONING: I-2  
PROPOSED ZONING: MUDD-O  
EXISTING USE: COMMERCIAL/VACANT  
PROPOSED USES: COMMERCIAL/ADAPTIVE-REUSE  
MAXIMUM BUILDING HEIGHT: EIGHTY (80) FEET, AS MEASURED PER ORDINANCE STANDARDS, AS FURTHER LIMITED BELOW  
PARKING: PER OPTIONAL PROVISIONS BELOW

I. GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THIRD & URBAN (THE "PETITIONER") TO ACCOMMODATE THE ADAPTIVE REUSE AND ENHANCEMENT OF A COMMERCIAL DEVELOPMENT AREA ON JAY STREET AND GESCO STREET, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 071-081-13, 071-081-15, 071-082-07, 071-082-08, 071-041-04, 071-081-01, AND 071-078-05.
- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
- UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, AND EXCEPT WHERE MODIFIED BY THE OPTIONAL PROVISIONS, BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- NEW DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE NEW DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II. OPTIONAL PROVISIONS

- THE PETITIONER REQUESTS THE ABILITY TO ALLOW PARKING AND MANEUVERING BETWEEN BUILDING(S) AND STREET(S) FOR EXISTING PARKING AND/OR ADAPTIVE-REUSE BUILDINGS, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE NEWLY CONSTRUCTED PARKING AREA AT 835 GESCO STREET SHALL NOT BE LOCATED IN FRONT OF BUILDINGS BUT MAY BE LOCATED TO THE SIDE OF BUILDING(S) PROPOSED AT 801 GESCO STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN.

III.PERMITTED USES

SUBJECT TO THE RESTRICTIONS BELOW AND MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION IV BELOW, THE SITE MAY BE DEVOTED TO ANY NON-RESIDENTIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH.

PROHIBITED USES: CAR WASHES; AUTOMOBILE SERVICE STATIONS; EDEES WITH ACCESSORY DRIVE-THROUGH SERVICE WINDOWS.

IV. MAXIMUM DEVELOPMENT AND RESTRICTIONS

THE SITE SHALL CONTAIN A MAXIMUM OF 430,000 SQUARE FEET OF NON-RESIDENTIAL USES, CONSISTING OF APPROXIMATELY 350,000 SQUARE FEET OF EXISTING BUILDING AREA FOR ADAPTIVE REUSE AND 80,000 SQUARE FEET OF NEW BUILDING AND/OR BUILDING EXPANSION AREA. A MAXIMUM OF 68,000 SQUARE FEET OF THE TOTAL SQUARE FOOTAGE SHALL BE DEVOTED TO RETAIL, PERSONAL SERVICE AND/OR EDEE USES, THE REMAINDER SHALL BE OFFICE AND SIMILAR USES.

- BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT FOR THE SITE SHALL BE EIGHTY (80) FEET, HOWEVER THE MAXIMUM HEIGHT FOR BUILDINGS FRONTING BERRYHILL ROAD SHALL BE FIFTY-FIVE (55) FEET.

V. TRANSPORTATION

- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT).
- PETITIONER SHALL COMMIT TO FULL REMOVAL OF THE TWO EXISTING STATE STREET RAILROAD CROSSINGS AND REPLACEMENT WITH THE FULL PAVEMENT SECTION IN ACCORDANCE WITH CLDSM U-07, LOCAL COLLECTOR STREET. ADDITIONALLY, PETITIONER SHALL EXTEND MILLING AND OVERLAY TO THE INTERSECTIONS OF BERRYHILL AND GESCO. THE ROADWAY IMPROVEMENTS SHALL BE SUBJECT TO CDOT STANDARDS AND APPROVAL.
- PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY WHERE NECESSARY, IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF THE FIRST NEW CONSTRUCTION BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT AREA FOR WHICH THE RIGHT(S)-OF-WAY RELATES TO. RIGHTS-OF-WAY SHALL BE SET AT TWO (2) FEET BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE.
- EXISTING SIDEWALKS SHALL REMAIN WHERE INDICATED. NEW EIGHT (8) FOOT WIDE SIDEWALKS ARE PROPOSED ALONG PORTIONS THE SITE'S FRONTAGE OF BERRYHILL ROAD AND TUCKASEEGEE ROAD, AS GENERALLY DEPICTED ON THE REZONING PLAN, EXCEPT WHERE THE CITY OF CHARLOTTE CIP ROUNDABOUT PROJECT IS PLANNED TO INSTALL SIDEWALKS BY OTHERS AND/OR WHERE EXISTING BUILDINGS MAKE A FULL EIGHT (8) FOOT SIDEWALK DIMENSION NOT FEASIBLE ALONG THE BERRYHILL FRONTAGE.
- UNLESS STATED OTHERWISE HEREIN, THE PETITIONER SHALL ENSURE THAT ALL TRANSPORTATION IMPROVEMENTS AS CONTEMPLATED IN THIS REZONING PLAN (EXCLUDING SITE PLANNING AND STREET SECTION IMPROVEMENTS MADE PRIOR TO REZONING APPROVAL) ARE SUBSTANTIALLY COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST NEW CONSTRUCTION BUILDING CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT AREA FOR WHICH THE TRANSPORTATION IMPROVEMENT(S) RELATES TO.

PETITIONER: THIRD AND URBAN  
TUCKASEEGEE AND GESCO  
REZONING PETITION NO. 2021-196  
03/24/2022

VI. OPEN SPACE

PETITIONER SHALL COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE ORDINANCE. REQUIRED OPEN SPACE WHERE APPLICABLE FOR BUILDING(S) MAY BE PROVIDED ANYWHERE WITHIN THE REZONING BOUNDARY.

VII. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF NEW STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN, IF PROVIDED, ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

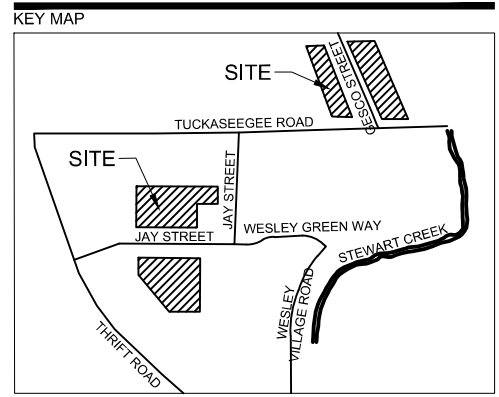
VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

LandDesign.

223 NORTH GRAHAM STREET  
CHARLOTTE, NC 28202  
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WWW.LANDDESIGN.COM  
NC ENG. FIRM LICENSE # C-0658



SEAL

PETITIONER: THIRD AND URBAN  
TUCKASEEGEE AND GESCO  
REZONING PETITION NO. 2021-196  
01/17/2022

PROJECT

LOWER TUCK -  
929 JAY STREET &  
1018 JAY STREET  
REZONING

THIRD & URBAN  
700 TUCKASEEGEE ROAD  
CHARLOTTE, NC 28208

LANDDESIGN PROJ.# 1019393

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022
4	REZONING	03/24/2022

DESIGNED BY: AM  
DRAWN BY: CF  
CHECKED BY: RP

SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-05