



GENERAL NOTE:

1. SURVEY INFORMATION PROVIDED FOR REFERENCE ONLY

REZONING  
PETITION NO.  
RZP-2022-210

KEY MAP

SEAL

**PRELIMINARY  
-FOR REVIEW ONLY-**

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XXXXX XXXXXXXX ### 10/5/22  
ENGINEER REG.# DATE

**NOT FOR  
CONSTRUCTION**

**SOUTH END  
BUSINESS PARK**

RRPVI SEBP CHARLOTTE, LP  
4801 PGA BLVD  
PALM BEACH GARDENS, FL 33418

LANDDESIGN PROJ# 1022222

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
4	SUBMITTAL #4	08.14.2023
5	SUBMITTAL #5	09.11.2023
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7	SUBMITTAL #7	11.14.2023
8	SUBMITTAL #8	12.15.2023
9	SUBMITTAL #9	1.15.2024

DESIGNED BY: LD  
DRAWN BY: MH  
CHECKED BY: ND

SCALE: NORTH

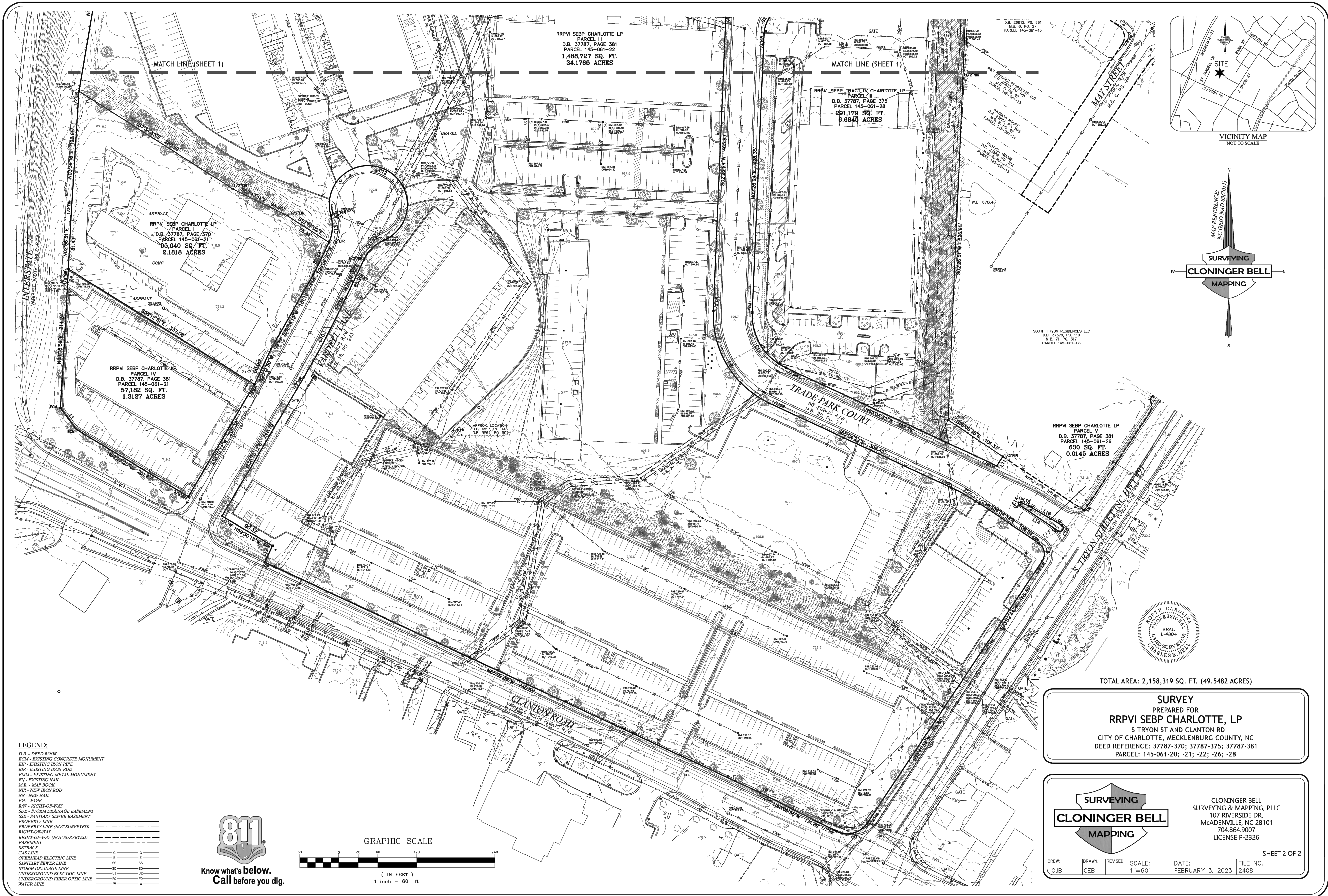
VERT: N/A  
HORZ: NOT TO SCALE

SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-00B



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DESIGNED BY: LD  
DRAWN BY: MH  
CHECKED BY: ND

SCALE NORTH

VERT: N/A  
HORZ: 1"=200'

0 100 200 400

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

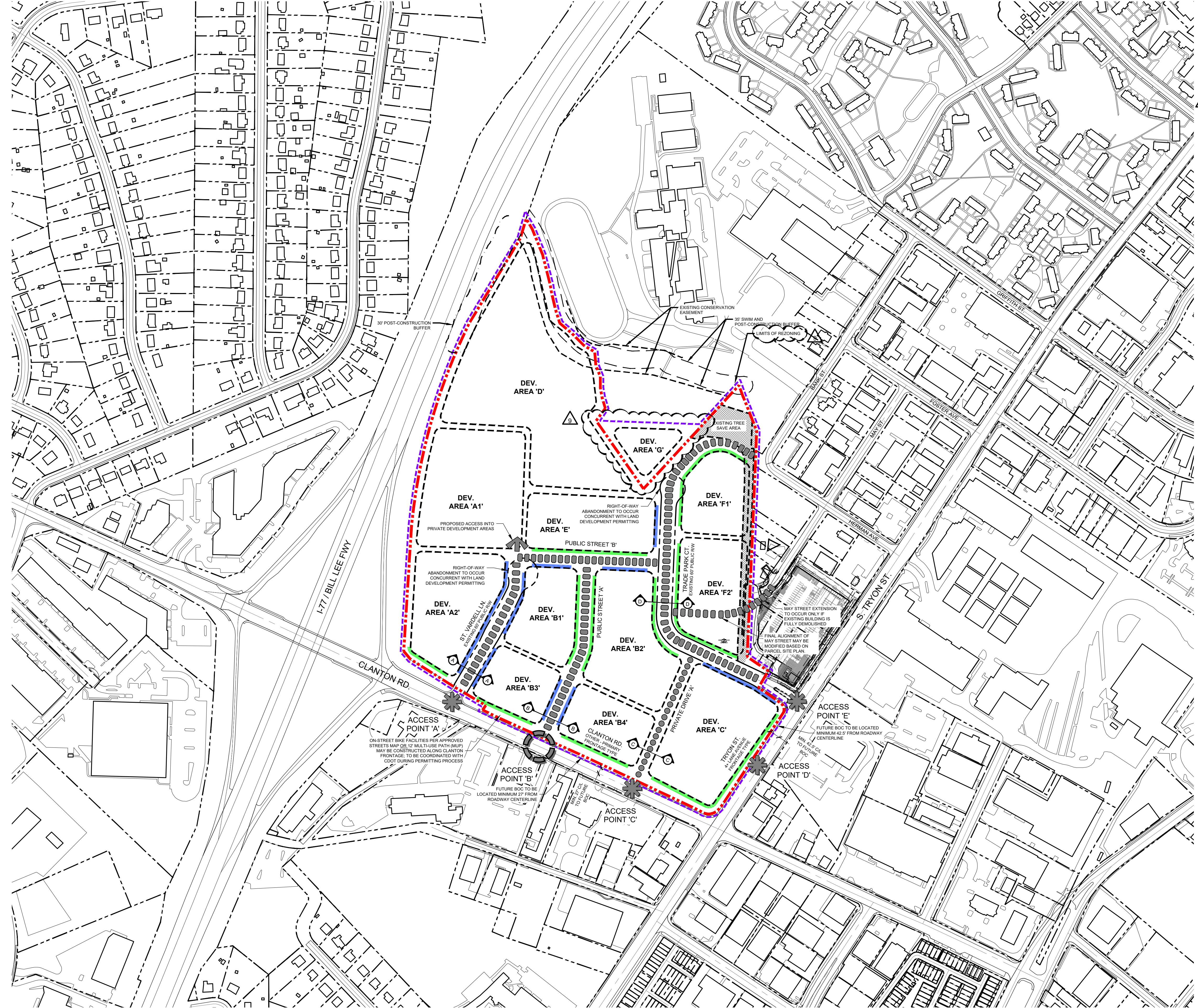
**SITE DEVELOPMENT DATA:**

ACREAGE:	±45.67 ACRES
TAX PARCEL #S:	145-061-22, 145-061-21, 145-061-28, 145-061-20, 145-061-26, AND A PORTION OF 145-061-18
EXISTING ZONING:	PRE-UDO: B-D, B-1, B-2 (CD), MUDD-O UDO: ML-1, CG, B-2(CD), MUDD-O
PROPOSED ZONING:	MUDD-O AND MUDD-O(SPA) WITH VESTED RIGHTS IN THESE DEVELOPMENT STANDARDS
EXISTING USES:	WAREHOUSE / OFFICE / COMMERCIAL AND PARKING
PROPOSED USES:	ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN MUDD ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE MUDD ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT STANDARDS).
MAX. GROSS S.F. OF DEVELOPMENT:	AS ALLOWED BY THE MUDD ZONING DISTRICT AND AS SET FORTH IN THE DEVELOPMENT STANDARDS
MAXIMUM HEIGHT:	MAXIMUM BUILDING HEIGHT SHALL BE 180'
PARKING:	AS SPECIFIED IN THE MUDD PARKING AND LOADING STANDARDS OF THE ORDINANCE AS MAY BE MODIFIED BY THE OPTIONAL PROVISIONS IN THE DEVELOPMENT STANDARDS
TREE SAVE AREA:	AS REQUIRED PER ORDINANCE

- NOTE:**
- DEVELOPMENT STANDARDS/ PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED IN THIS REZONING PLAN (E.G., BUILDING HEIGHT, AMONG OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/ PROVISIONS OF THE MUDD ZONING DISTRICT.
  - THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
  - ALL TREE SAVE AREAS, CONSERVATION / UTILITY EASEMENTS, AND PCSO BUFFERS ARE SHOWN FOR REFERENCE ONLY. APPLICANT RESERVES THE RIGHT TO MAKE ALTERATIONS TO THESE AREAS AS ALLOWED PER THE ORDINANCE.
  - APPLICANT WILL OBSERVE AND FOLLOW ALL REQUIREMENTS AS LAID OUT BY THE CLDSM STANDARDS, CHARLOTTE STREETS MAP, AND STREETSCAPE REQUIREMENTS ESTABLISHED HEREIN DURING THE LAND DEVELOPMENT PERMITTING PROCESS

**SITE LEGEND:**

FULL MOVEMENT ACCESS	
POTENTIAL ACCESS POINT **	
REQUIRED NETWORK STREETS **	
PRIVATE DRIVE	
SITE BOUNDARY LINE	
LIMITS OF REZONING	
CONSERVATION EASEMENT LINE	
SWIM BUFFER LINE	
** SUBJECT TO CHANGE BASED ON CDOT AND NCDOT APPROVALS	
<b>FRONTAGE TYPES:</b>	
PRIMARY FRONTAGE	
SECONDARY FRONTAGE	









j. **Gas Station Design Standards.** The following design provisions shall apply to gas stations:

1. Gas station canopies may be located in required build-to zones but shall be located a minimum of 15 feet from any required frontage setback line.
2. Gas stations must meet the standards of the district with the exception of minimum building length as a percentage of lot width along a frontage and minimum ground floor height.

j. **Accessory Drive-In Window and Drive-Through Lane Design Standards.** The following design provisions shall apply to accessory drive-in windows and drive-through lanes:

1. All establishments with an accessory drive-through, except restaurants, shall provide a minimum of four stacking spaces per lane or bay. Restaurants shall provide a minimum of six stacking spaces per lane or bay. The space located at the service window shall be counted in this minimum number of stacking spaces.
2. A stacking space shall be a minimum of nine feet in width and 18 feet in length.
3. All components of an accessory drive-through including, but not limited to, signs, stacking lanes, trash receptacles, ordering box, and drive-up windows, shall be located to the rear or side of the building.
4. Drive through lanes and drive aisles located between the street and the façade of the building shall require parking lot screening per Section 20.5.
5. A drive-through lane shall have bail out capability for all vehicles that enter the drive-through lane. The bail out lane shall be a minimum width of ten feet in width and run parallel to the drive-through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive-through lane.
6. For a restaurant/bar principal use to have an accessory drive-through, a minimum of 24 seats, indoor or outdoor, shall be required.

**VII. Environmental:**

a. **Tree Save.** Since the Rezoning Site is a master planned unified development, tree save requirements set forth in the Tree Ordinance applicable to development and redevelopment in the Rezoning Site may be met using any area within the Rezoning Site such that individual parcels within the Rezoning Site will not be required to provide tree save areas within such parcel boundaries provided that the overall tree save areas and requirements for overall Rezoning Site are in compliance.

b. **Storm Water Management.** Development and redevelopment within the Rezoning Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance in existence pre-UDO. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and

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mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

c. **Open Space.** In addition to the open space required by the MUDD zoning provisions of the Ordinance, the petitioner commits to providing the following:

- 1 The Petitioner shall commit to a minimum of 30% increased open space above MUDD requirements.
- 2 The Petitioner shall do one of the following:
  - i. Increase open space by an additional 20% above MUDD requirements for a total of 50% increase above MUDD open space requirements;
  - ii. Donate \$250,000 toward the improvements of a park near the site.

*It is understood that open space can be provided across the site and is not required on individual sites or blocks.*

d. **High Performance Construction.** The Petitioner commits to the use of sustainable design and architecture that meets established standards, such as Leadership in Energy and Environmental Design (LEED), Energy Star, Earthcraft, National Green Building Standards, etc. on at least 50% of the buildings.

**VIII. Amendments to the Rezoning Plan; Binding Effect:**

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

Since the Project has not undergone the design development and construction documentation phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the development/site elements. Therefore, there may be instances where minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan may be allowed by the Planning Staff/Planning Director, in their discretion, without requiring the administrative amendment process per Section 6.207 of the Ordinance; in other instances, modifications shall be reviewed and approved as allowed by Section 6.207.

Modifications to the internal street network, and related development areas, indicated on Sheet RZ-01 may be allowed but any modifications must comply with the pre-UDO Subdivision Ordinance.

b. **Binding Effect.** 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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SCALE NORTH

VERT: N/A  
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

**RZ-02D**

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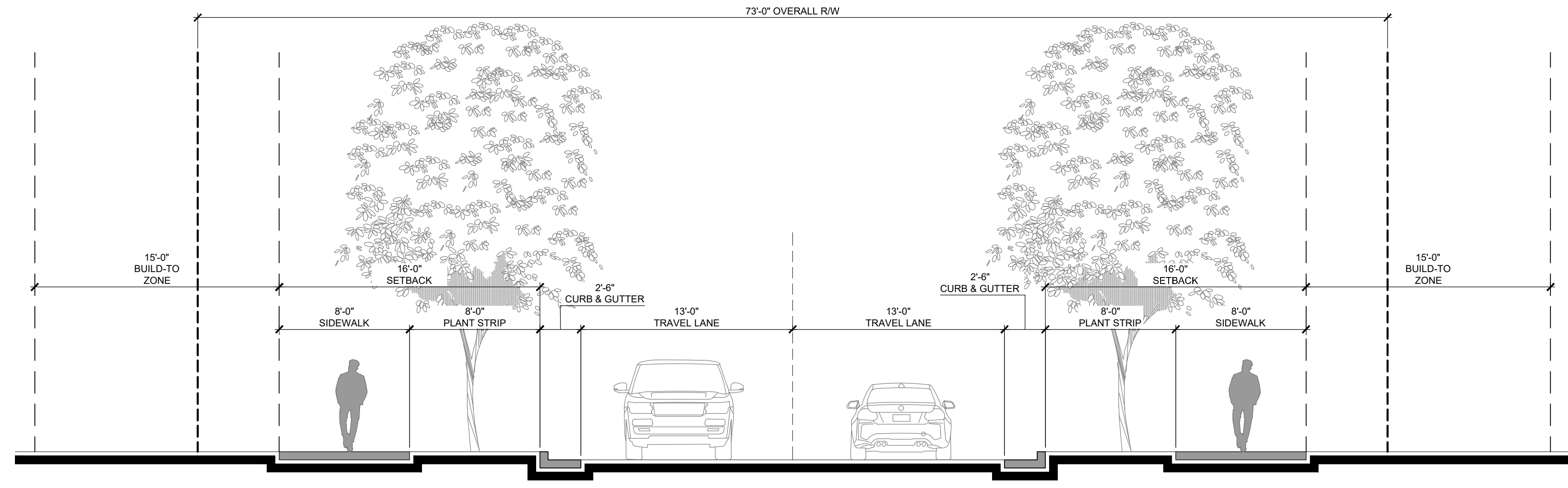
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SHEET TITLE

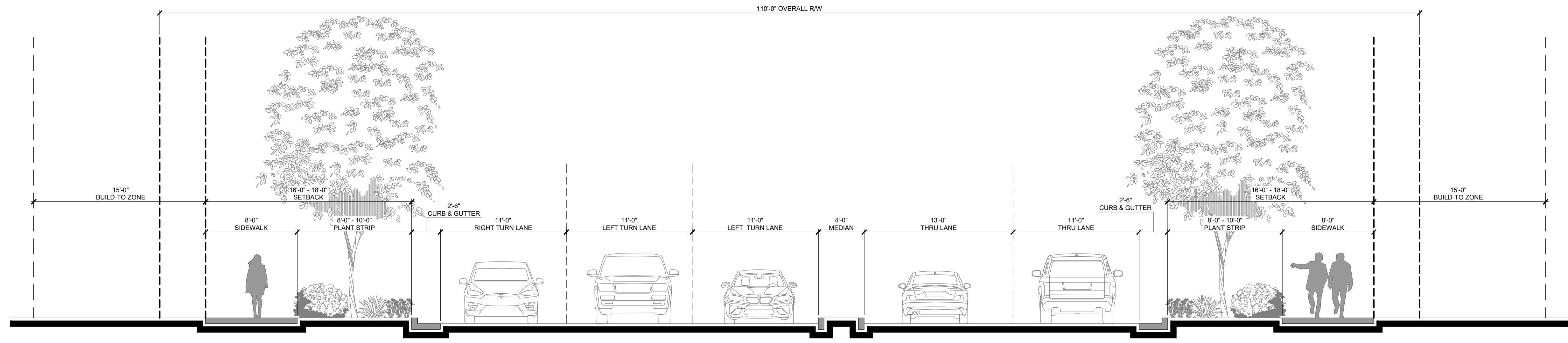
STREET SECTIONS

SHEET NUMBER

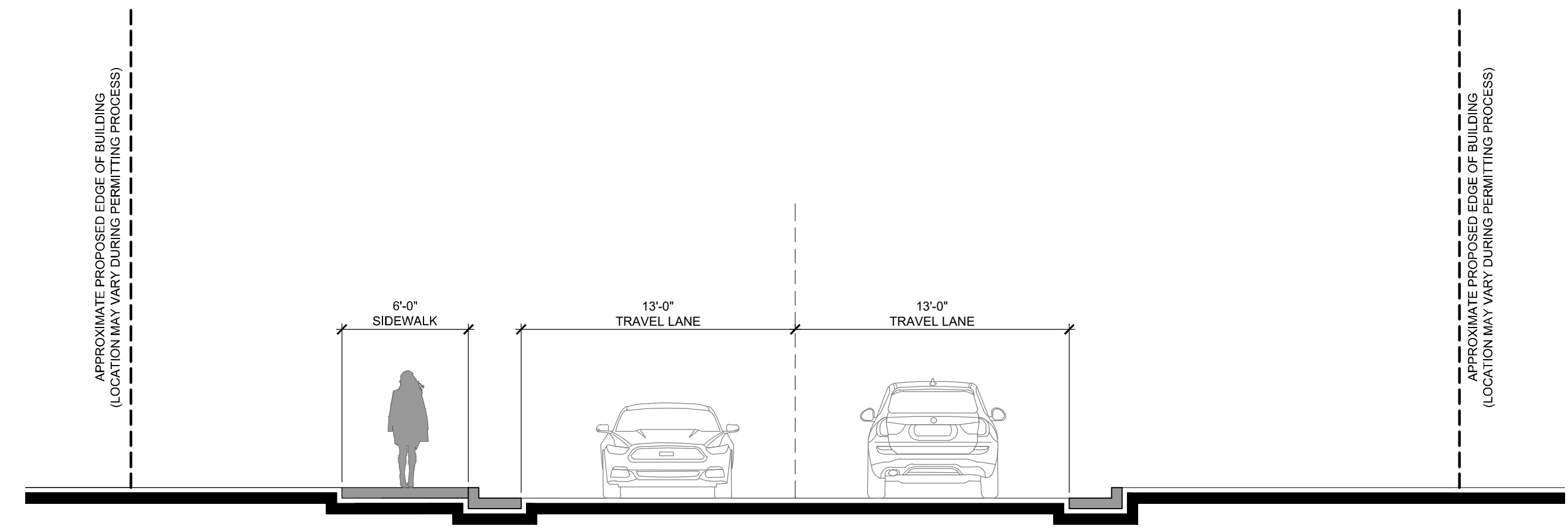
**RZ-03**



**A** ST. VARDELL LN. SECTION WITHOUT ON-STREET PARKING 3/16" = 1'-0"



**B** PUBLIC STREET 'A' - AT INTERSECTION WITH CLANTON RD. 3/16" = 1'-0"



**C** PRIVATE DRIVE 'A' SECTION 3/16" = 1'-0"

**GENERAL NOTE:**  
MINOR MODIFICATIONS SUCH AS PRESERVATION OF EXISTING BUILDINGS, TREES, PINCH POINTS, ETC. CAN BE PERMITTED WITHOUT A ZONING AMENDMENT. (AS APPROVED BY CDOT DIRECTOR)



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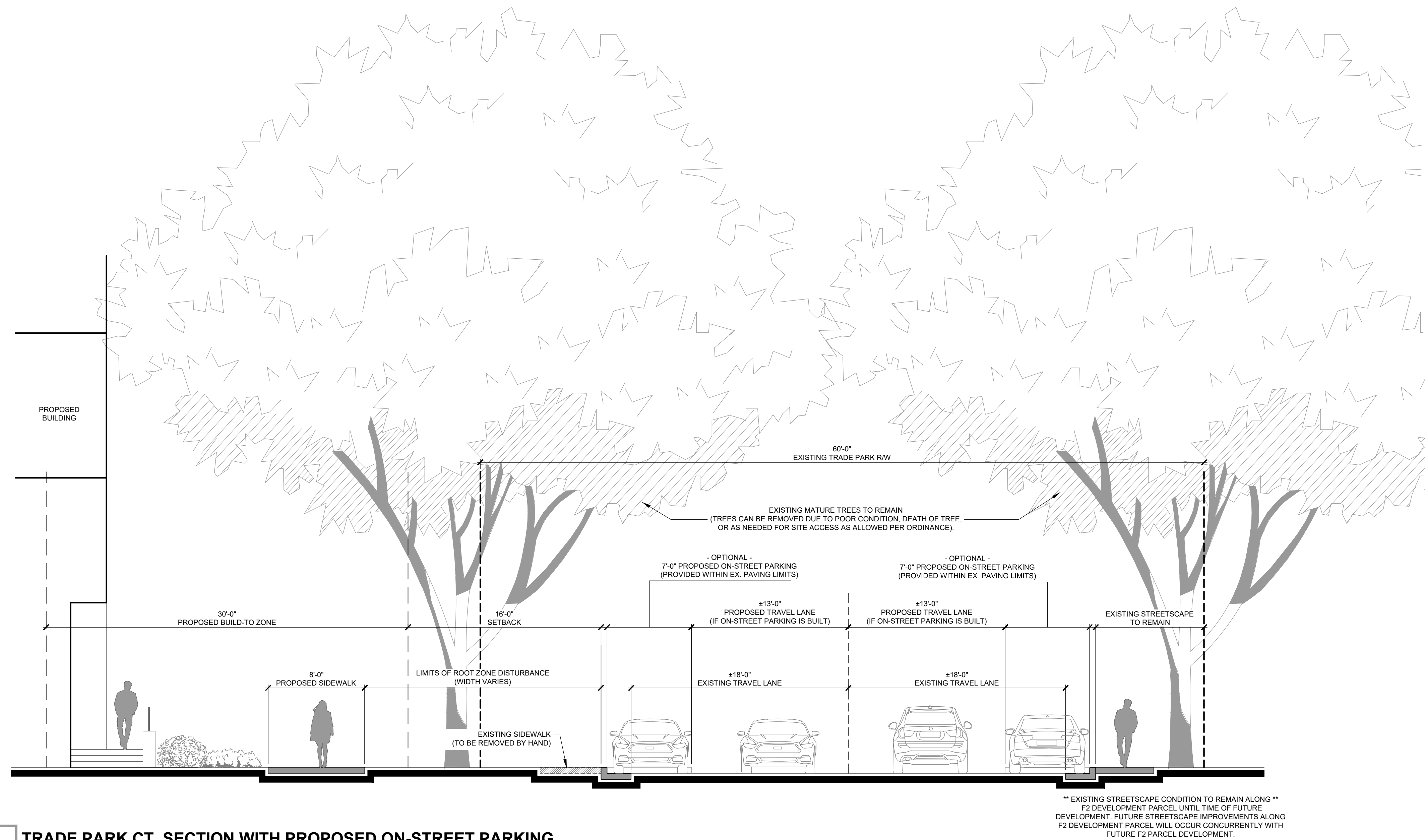
VERT: N/A  
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

**RZ-04**



**D TRADE PARK CT. SECTION WITH PROPOSED ON-STREET PARKING**

\*\* EXISTING STREETSCAPE CONDITION TO REMAIN ALONG \*\*  
F2 DEVELOPMENT PARCEL UNTIL TIME OF FUTURE DEVELOPMENT. FUTURE STREETSCAPE IMPROVEMENTS ALONG F2 DEVELOPMENT PARCEL WILL OCCUR CONCURRENTLY WITH FUTURE F2 PARCEL DEVELOPMENT.

3/16" = 1'-0"

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