

CITY OF CHARLOTTE
REZONING PETITION NO. _____

October 25, 2023

Development Data Table

--Site Area:	± 14.28 acres
--Tax Parcel Nos.:	125-201-58, 125-201-50, 125-201-05, 125-201-07, 125-201-10, 125-201-11, 125-201-63, 125-201-64, 125-201-68, 125-201-67, 125-201-66 and 125-201-65
--Existing Zoning:	MUDD-O (PED) with 5 Year Vested Rights
--Proposed Zoning:	MUDD-O (PED) Site Plan Amendment with 5 Year Vested Rights
--Proposed Uses:	Uses permitted by right and under prescribed conditions and accessory uses relating thereto as allowed under Rezoning Petition No. 2021-092

Maximum Building Height:	As allowed under Rezoning Petition No. 2021-092
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Parking:	See below under Optional Provisions
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A. **Optional Provisions.** Pursuant to this site plan amendment, the approved conditional rezoning plan relating to Rezoning Petition No. 2021-092 (the “Rezoning Plan”) is amended to add the optional provisions set out below to the development standards, and to allow the optional provisions set out below to be utilized in connection with the development and use of the Site.

1. **Parking.** The minimum vehicular parking standards set out below shall apply to the Site.

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|---------------------|---|
| (a) Residential: | A minimum of 0.75 parking spaces per dwelling unit. |
| (b) Hotels/Motels: | A minimum of 0.25 parking spaces per room. |
| (c) All Other Uses: | A minimum of 1 parking space per 1,000 square feet of gross floor area. |

2. **Signs.** In addition to all signs permitted to be installed on the Site under the Ordinance, the signs set out below shall be permitted on the Site.

- | | |
|-----|---|
| (a) | Two ground or monument signs with a maximum height of 7 feet and a maximum sign area per side of 182 square feet may be installed on Development Area A. All other ground or monument signs installed on the Site shall comply with the Sign Ordinance. |
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- (b) One skyline sign on Development Area A may have a maximum size of 1,520 square feet, and one skyline sign on Development Area A may have a maximum size of 850 square feet. Neither of these skyline signs may face East Morehead Street. All other skyline signs installed on the Site shall comply with the Sign Ordinance.
- 3. **Minimum Setback from Street Designated as Section H-H.** The minimum setback from the street designated as Section H-H on the Rezoning Plan (the “Street”) for the ground floor of a building shall be 12 feet from the back of curb. The minimum setback from the Street for all floors of a building above the ground floor shall be 0 feet from the back of curb.
 - (a) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the structural support columns for the upper floors may be located within the minimum 12 foot ground floor building setback and may be located at the back of curb and within the planting strip.
 - (b) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the minimum clearance between the adjacent sidewalk and the upper floors of the building shall be 15 feet.
 - (c) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, street trees will not be required to be installed in the planting strip, however, shrubs will be required to be installed.
 - (d) Attached hereto are illustrative, conceptual images of the streetscape along the Street utilizing the optional provisions set out in this Section 3.
- B. **Effect of Site Plan Amendment.** Except as specifically amended by this site plan amendment, the Rezoning Plan and the development standards and conditions set out thereon remain in full force and effect.



THE PEARL
Charlotte, NC
10.06.23



Conceptual Perspective 1

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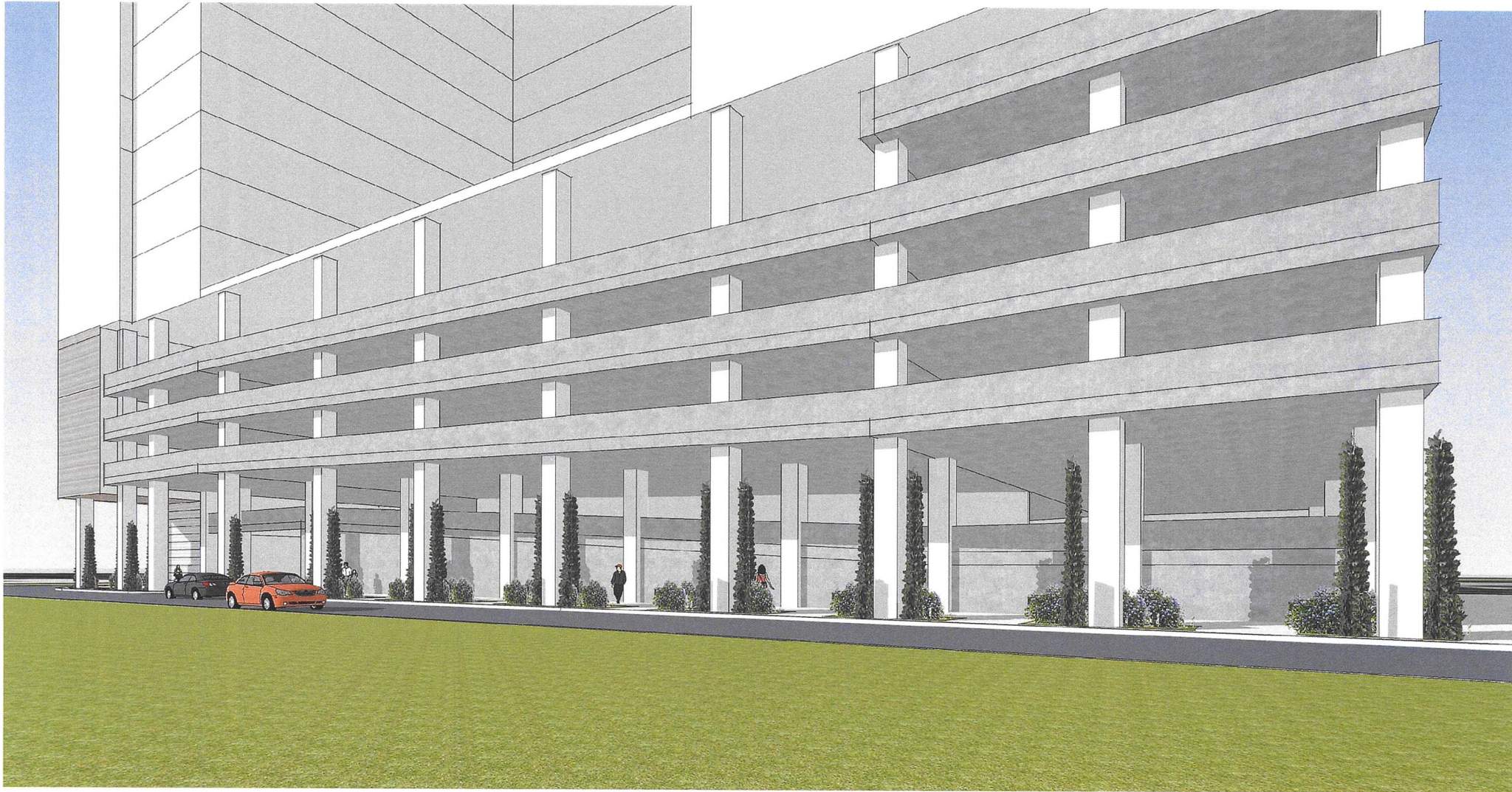


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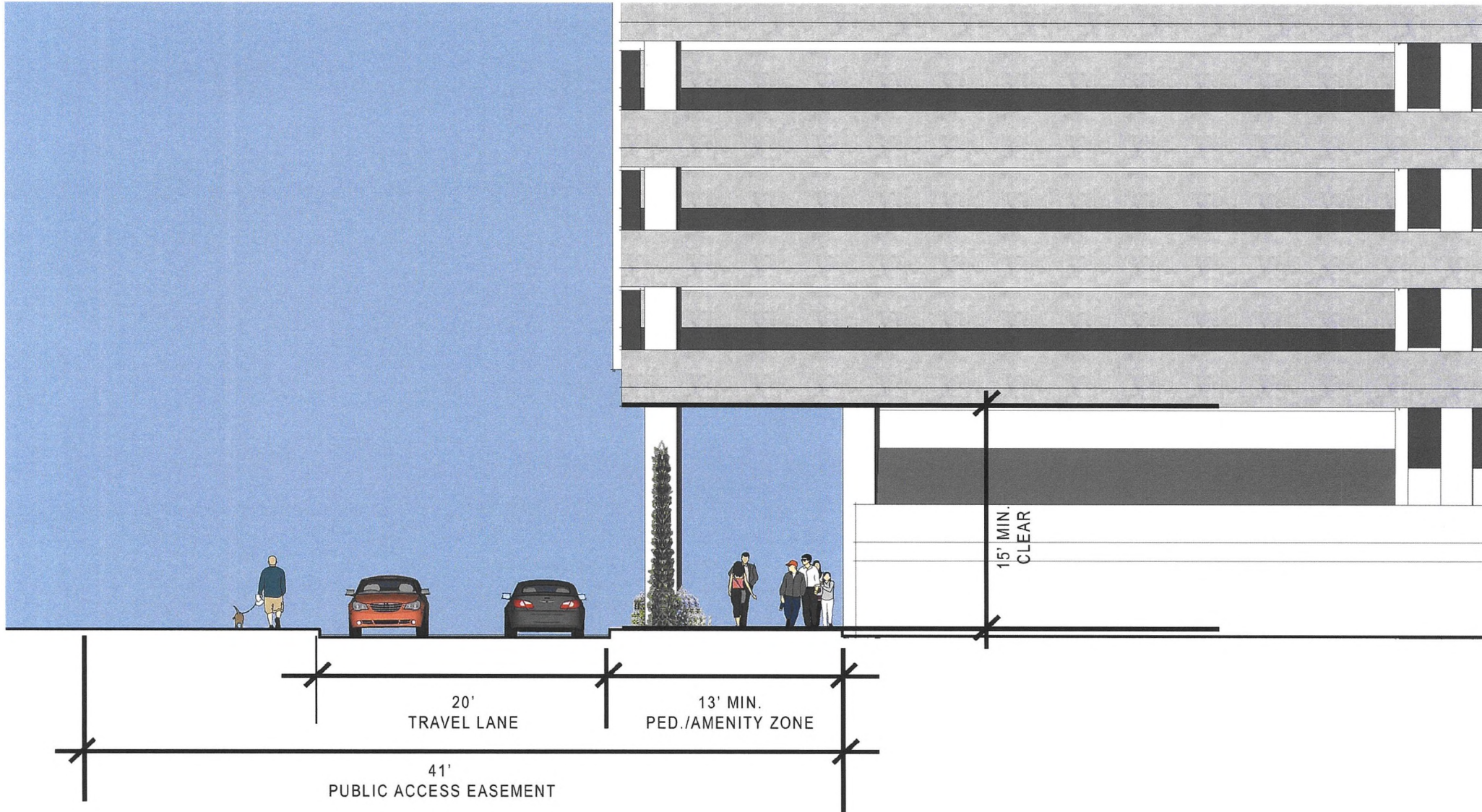


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