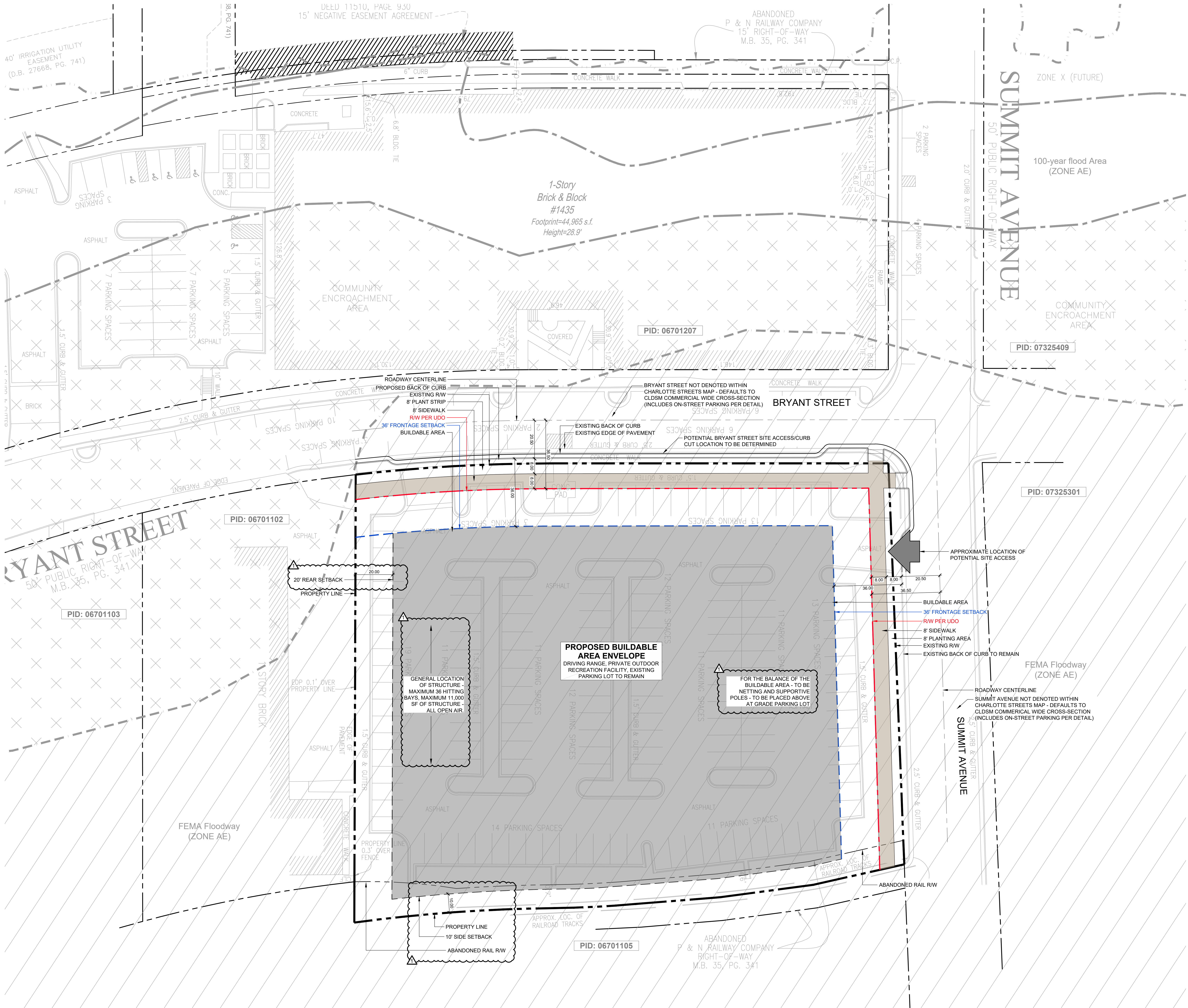


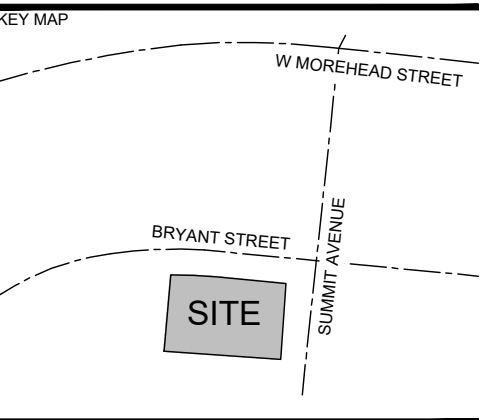
SITE DEVELOPMENT DATA:
ACREAGE: ±1.55 ACRES
TAX PARCEL: 067-011-01
EXISTING ZONING: NC
PROPOSED ZONING: CG(CD)
EXISTING USE: PARKING LOT
PROPOSED USE: DRIVING RANGE, PRIVATE OUTDOOR RECREATION FACILITY, EXISTING PARKING LOT TO REMAIN.

NOTE:
ALL FUTURE OBTAINED VARIANCES SHALL SUPERSEDE APPROVED REZONING DOCUMENTATION.



NOTE: THIS PLAN IS MEANT TO BE VIEWED IN COLOR

REZONING PETITION NO. 2025-036



REZONING

RANGEWORKS
1425 BRYANT STREET
CHARLOTTE, NC 28208

LANDDESIGN PROJ.# 1025045

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	03/15/2025
2	1ST SUBMITTAL	03/15/2025
3	REVISIONS PER STAFF COMMENTS	05/12/2025

SCALE
VERT: N/A
HORZ: 1" = 20'
0 10 20 40
NORTH

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ1.00

Petitioner: Rangeworks
Rezoning Petition No. 2025-036

5/12/2025

- Acreage: ± 1.55 acres
- Tax Parcel: 067-011-01
- Existing Zoning: NC
- Proposed Zoning: CG(CD)
- Existing Use: Parking Lot
- Proposed Use: Driving Range, Private Outdoor Recreation Facility, existing Parking Lot to remain.

a. **Site Description.** These Development Standards form the Rezoning Plan associated with the Rezoning Petition filed by Rangeworks (“Petitioner”) to accommodate the development of a driving range, private outdoor recreation facility, parking lot (existing), and accessory commercial uses on an approximately 1.55-acre site located at 1425 Bryant Street, west of W Summit Avenue, north of Interstate-277, and east of Freedom Drive more particularly described as Mecklenburg County Tax Parcel Number 067-011-01 (the “Site”).

Unless the Rezoning Plan establishes more stringent standards, or as otherwise permitted as a legal nonconformity, the regulations established under the UDO for the CG zoning district shall govern development taking place on the Site.

1. Only the following uses shall be ***permitted*** on the Site:
 - a. Driving Range (limited to 36 driving bays)
 - b. Private Outdoor Recreation Facility
 - c. Parking Lot (Principal Use)

1. Development standards shown on Rezoning Plan are permitted to be adjusted administratively per UDO Article 37 or through a variance approved by the UDO Board of Adjustments.

1. Vehicular access will be as generally depicted on the Rezoning Plan. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

3. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

4. Petitioner shall dedicate and convey 36.5' right-of-way from the road centerline along Bryant Street.

5. Petitioner shall dedicate and convey 36.5' right-of-way from the road centerline along Summit Avenue.

6. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.

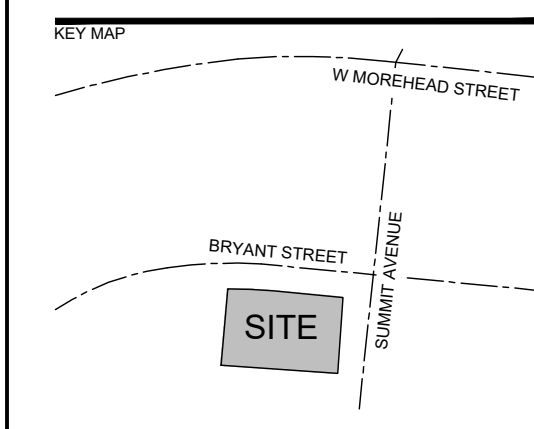
7. Petitioner shall provide an eight (8) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage of Bryant Street and Bryant Avenue.

1. Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR).
2. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner(s) of the applicable portion of the Site in accordance with the

provisions herein and article 37.3 of the UDO. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the UDO.

If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owner(s) of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



RANGeworks

1425 BRYANT STREET

CHARLOTTE, NC 28208

LANDDESIGN PROJ A

REVISION / ISSUANCE

[illegible]

SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

RZ2.00



RANGeworks
25 BRYANT STREET
CHARLOTTE, NC 28208

[illegible]

CALE NORTH

VERT: N/A
HORZ: 1" = 20'



MEET TITLE

EXISTING CONDITIONS

RZ3.00