

OWNER: FIRST UNION NATIONAL BANK OF NC  
TAX ID: 12505101  
ZONING: UMUD-O

OWNER: 301 COLLEGE STREET CENTER LLC  
TAX ID: 12506109  
ZONING: UC

OWNER: WELLS FARGO BANK NATIONAL ASSOCIATION  
TAX ID: 12505208  
ZONING: UMUD-O

OWNER: CITY OF CHARLOTTE  
TAX ID: 12506202  
ZONING: UMUD-O

**SITE DEVELOPMENT DATA:**

REZONING ACREAGE: ± 2.73 ACRES

TAX PARCEL: 125-062-01; 125-062-02 (PORTION OF)

EXISTING ZONING: UC

PROPOSED ZONING: UMUD-O

**LEGEND:**

--- PROPERTY BOUNDARY

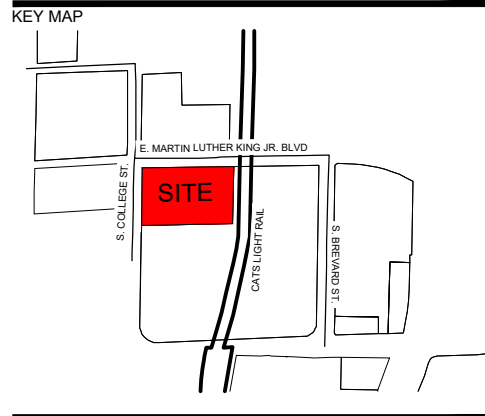
- - - PROPOSED SETBACK

- - - RAIL TRAIL

■ DEVELOPMENT AREA

▨ OPEN SPACE AREA

\*FINAL DRIVEWAY ACCESS LOCATION TBD DURING LDP



**PRELIMINARY - FOR REVIEW ONLY**  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 1/16/23  
ENGINEER REG.# DATE

**NOT FOR CONSTRUCTION**

**401 S. COLLEGE STREET**

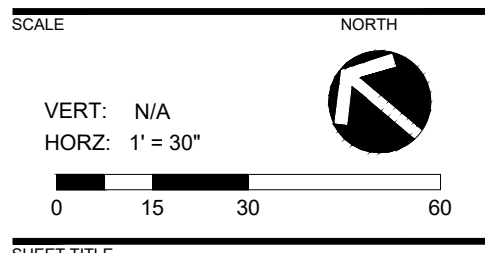
401 S. COLLEGE ST., LLC  
2303 WINELEAS ROAD  
DECATUR, GEORGIA

REZONING # RZP-2023-027  
LANDDESIGN PROJ.# 1022118

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	01/27/23
2	REZONING RESUBMISSION	07/17/23

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD



**TECHNICAL DATA SHEET**

SHEET NUMBER **RZ-1**



Line #	Length	Direction
L1	399.814	S41° 07' 42.00"E
L2	160.824	S50° 54' 44.55"W
L3	21.374	N41° 07' 42.00"W
L4	71.392	S58° 28' 34.56"W
L5	369.251	N39° 06' 03.06"W
L6	250.190	N51° 08' 01.00"E

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**SITE DEVELOPMENT DATA:**

REZONING ACREAGE: ± 2.73 ACRES

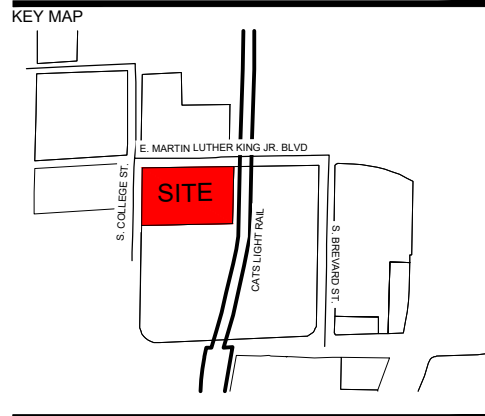
TAX PARCEL: 125-062-01; 125-062-02 (PORTION OF)

EXISTING ZONING: UC

PROPOSED ZONING: UMUD-O

**LEGEND:**

- PROPERTY BOUNDARY
- REZONING BOUNDARY
- - - - RAIL TRAIL



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401 S. COLLEGE ST., LLC  
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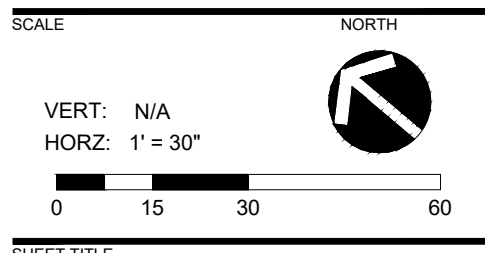
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**REZONING BOUNDARY**

SHEET NUMBER **RZ-2**

401 S. College Street NC, LLC  
Development Standards  
1/26/2023/1/17/2023  
Rezoning Petition No. 2023-xxx2023-027

Site Development Data:

- Acreage: ±2.73 acres
--Tax Parcel #: 125-062-01 and a portion of 125-062-02
--Existing Zoning: UC (UMUD at time of submittal)
--Proposed Zoning: UMUD-O
--Existing Uses: Commercial/Office
--Proposed Uses: All uses permitted by right and under prescribed conditions in UMUD zoning district
--Maximum Gross Square feet of Development: As allowed by the UMUD zoning district.

NOTE: Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g. building height, among other items) will be governed by the standards/provisions of the UMUD zoning district.

1. General Provisions:

- a. Site Location. These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on attached Sheet RZ-1 form this rezoning plan...
b. Zoning Districts/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance...
c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements...
d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall be not be limited except to the extent

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expressly limited by the regulations established under the Ordinance for the UMUD-O zoning classification, and with the benefit of the Optional Provisions provided below.

- e. Phasing. Streetscape and roadway improvements shall be implemented as development occurs within the limits and/or frontage of the associated building construction...
f. Encroachment Agreement. All non-standard transportation improvements (i.e. granite band, bollards, special pavers, all items not within the CLDSM etc.) proposed within the public/City maintained street right-of-way will require approval by CDOT through an encroachment agreement.

2. Optional Provisions.

The following optional provision shall apply to the Site:

a. To allow maneuvering in the setback along public streets, including but not limited to for valet services. One valet parking service shall be allowed per street frontage. The design will be determined with CDOT during the land development permitting process.

b. To allow a 50% reduction in the required number of loading docks.

c. To allow planting strips in lieu of trees in grates along public streets.
d. To not require adherence to the street wall provisions of Section 9.8506.2.a 9.906.2(b) on temporary walls and/or rated walls between phases. Temporary landscaping and/or murals will be utilized along such walls to complement pedestrian-scale interest and activity between development phases.

d. To allow urban open space requirements to be met anywhere inside of the rezoning boundary. The urban open space will comply with all design standards within Section 9.906(4) of the Zoning Ordinance and will be improved with design elements that include, but are not limited to, landscaping, decorative pavers, seating options, decorative lighting, public art, and other pedestrian amenities.

3. Permitted Uses, Development Area Limitations:

a. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, with the benefits of the Optional Provisions above.

4. Rail Trail:

a. The Petitioner will construct the Rail Trail contingent upon the Convention Center removing the utility boxes from the corridor and the Convention Center constructing the

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Rail Trail from the Convention Center to the existing terminus at Brooklyn Village Avenue.

5. Environmental Features:

a. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

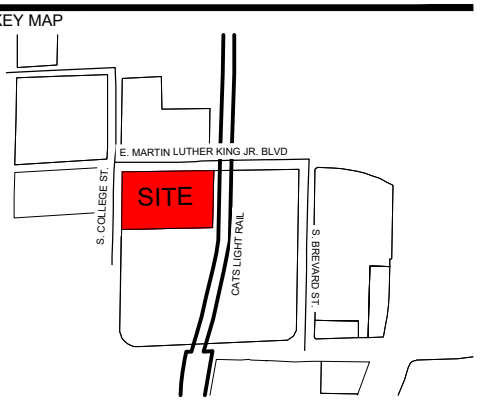
46. Amendments to the Rezoning Plan:

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

67. Binding Effect of the Rezoning Application:

a. 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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REZONING # RZP-2023-027
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REVISION / ISSUANCE

Table with 3 columns: NO., DESCRIPTION, DATE. Row 1: 1, INITIAL SUBMITTAL, 01/27/23. Row 2: REZONING RESUBMISSION, 07/17/23.

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ: AS NOTED

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-3