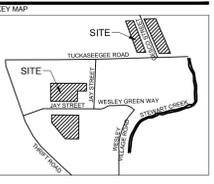


SITE DATA:

1. TAX PARCEL NUMBERS:
- #07108101, #07107805
2. SITE JURISDICTION:
- CITY OF CHARLOTTE
3. EXISTING ZONING AND USES:
- I-2
4. PROPOSED USE:
- MUDD-O
5. TOTAL SITE SF (ACREAGE):
- 700 TUCK: 199,504 SF (4.58)
- 801 GESCO: 111,949 SF (2.57)
6. TOTAL BLDG SF:
- 700 TUCK: 88,065 SF
- 801 GESCO: +/- 20,000 SF (PAD)
7. DIMENSIONAL REQUIREMENTS:
- MIN LOT AREA: NONE
- MIN SETBACK: 14' FROM ROW
- MIN SIDE YARD: NONE
- REAR YARD: NONE
- MAX HEIGHT: 80'
8. BUILDING HEIGHT:
- 80' MAX
9. PARKING:
- REQUIRED: PER OPTIONAL PROVISION ON SHEET RZ-04
10. 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

NOTES:

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



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

LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING

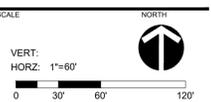
THIRD & URBAN
700 TUCKASEEGEE ROAD
CHARLOTTE, NC 28208

LANDDESIGN PROJ# 1019393

REVISION / ISSUANCE

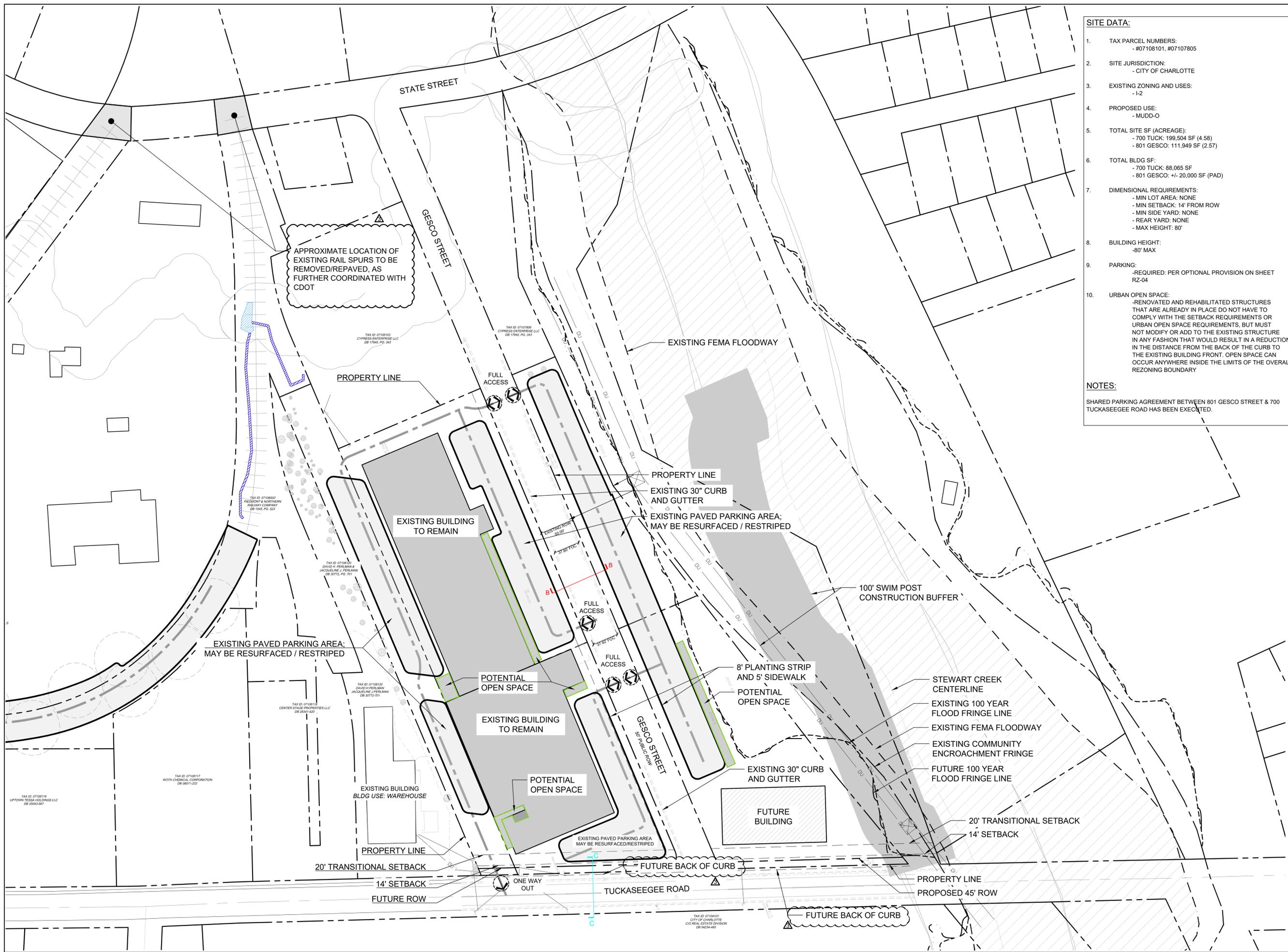
NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022

DESIGNED BY:
DRAWN BY:
CHECKED BY:



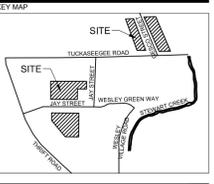
SHEET TITLE
LOWER TUCK TECHNICAL DATA SHEET

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

LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING

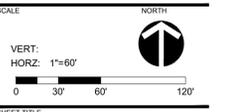
THIRD & URBAN
700 TUCKASEEGEE ROAD
CHARLOTTE, NC 28208

LANDDESIGN PROJ# 1019393

REVISION / ISSUANCE

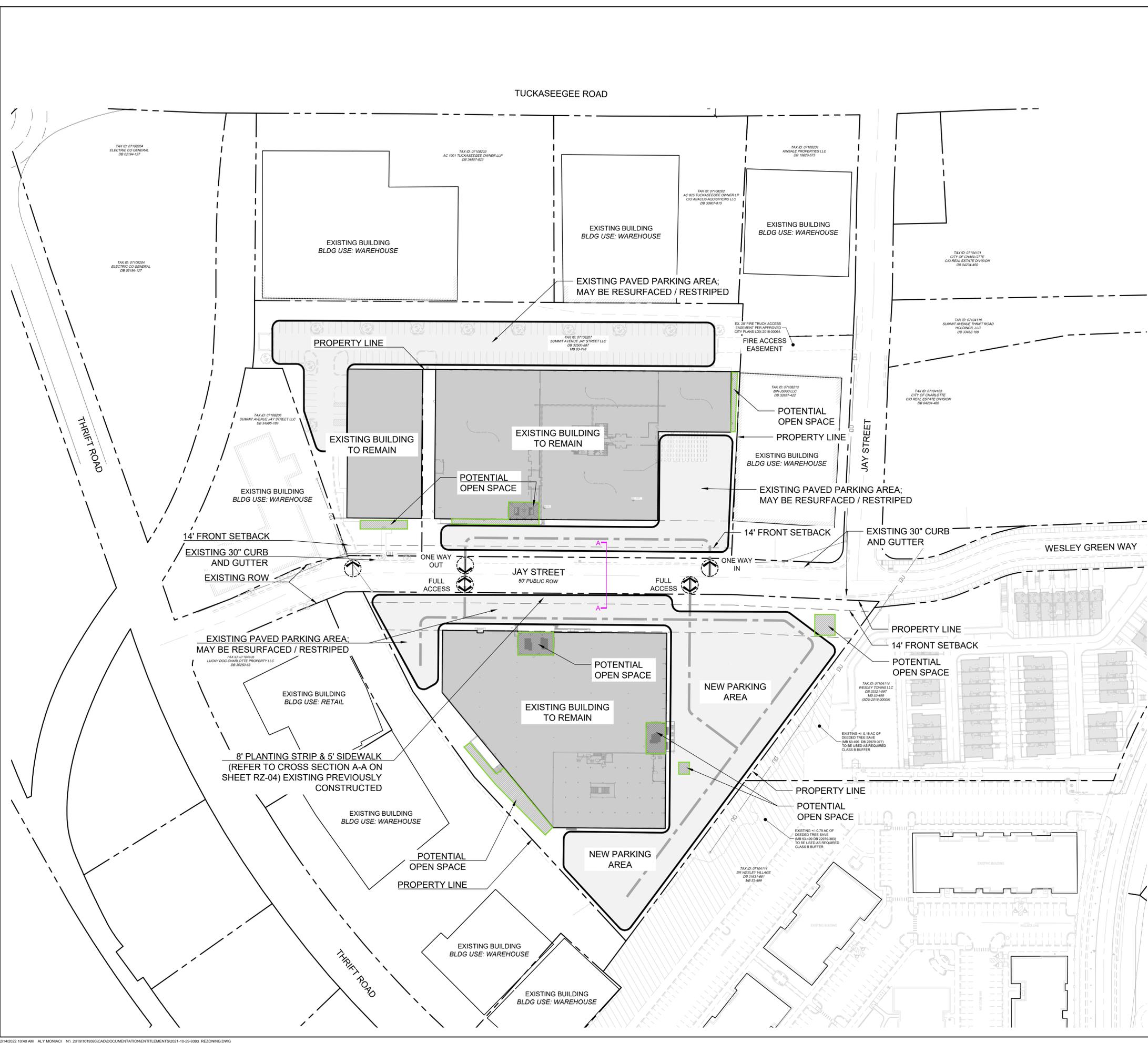
NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022

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



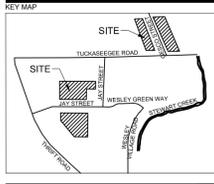
SHEET TITLE
JAY STREET TECHNICAL DATA SHEET

SHEET NUMBER
RZ-02



SITE DATA:

- TAX PARCEL NUMBERS:
- #07108113, #07108115
- SITE JURISDICTION:
- CITY OF CHARLOTTE
- EXISTING ZONING AND USES:
- I-2
- PROPOSED ZONING:
- MUDD-O
- PROPOSED USE:
- OFFICE, RETAIL
- TOTAL SITE SF (ACREAGE):
- 1100 TUCKASEEGEE ROAD: 196,891 SF (4.52)
- 926 TUCKASEEGEE ROAD: 55,059 SF (1.26)
- TOTAL BLDG SF:
- 1100 TUCKASEEGEE ROAD: 41,073 SF
- 926 TUCKASEEGEE ROAD: 40,505 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:
- 55' MAX HEIGHT FOR FRONTAGE ALONG BERRYHILL ROAD, 80' MAX FOR ALL OTHER FRONTAGES.
- 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

LOWER TUCK - 929 JAY STREET & 1018 JAY STREET REZONING

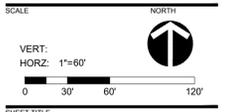
THIRD & URBAN
 700 TUCKASEEGEE ROAD
 CHARLOTTE, NC 28208

LANDDESIGN PROJ# 1019393

REVISION / ISSUANCE

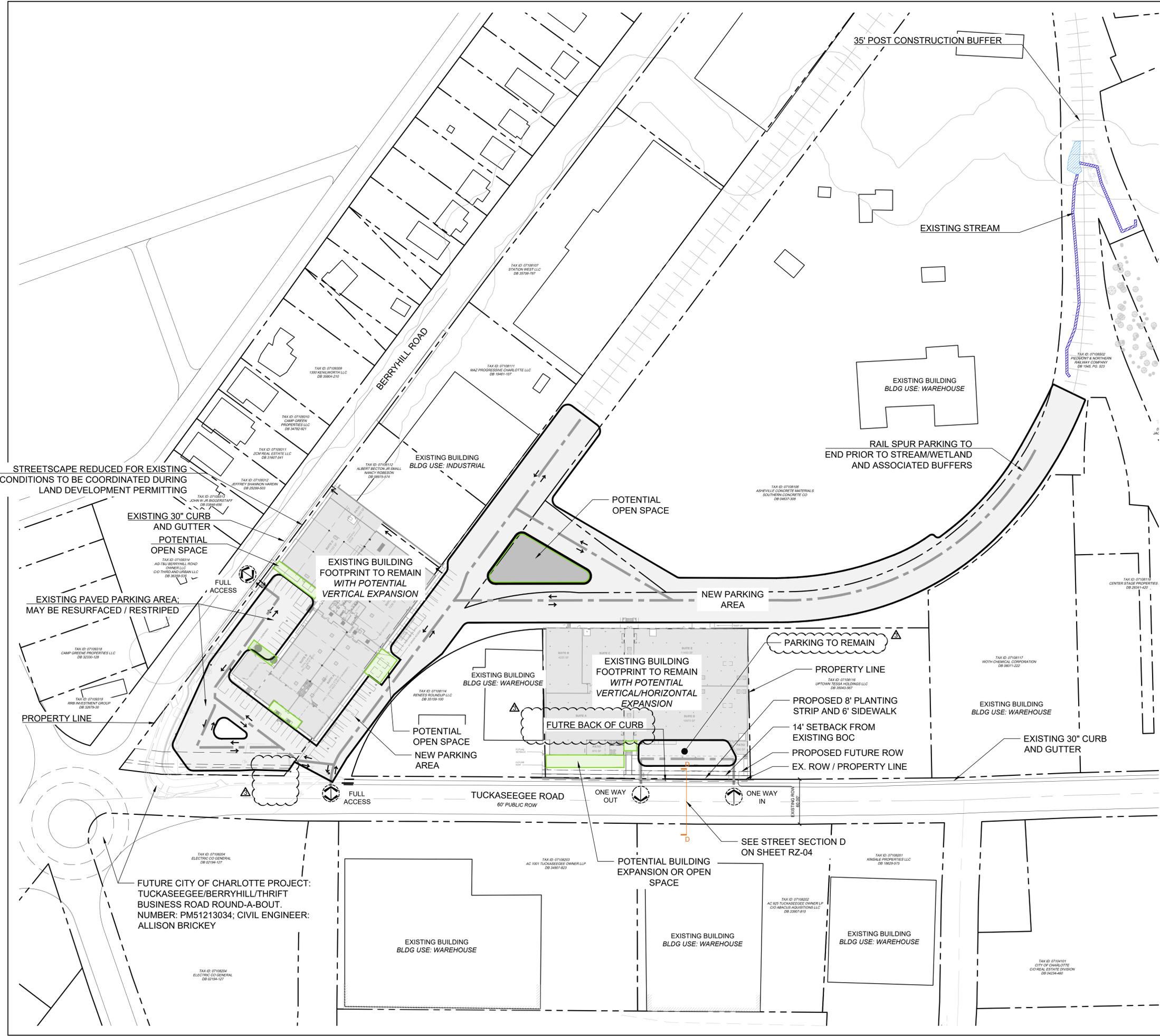
NO.	DESCRIPTION	DATE
1	REZONING	11/02/2021
2	REZONING	01/17/2022
3	REZONING	02/14/2022

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



TUCK BERRYHILL
 TECHNICAL DATA SHEET

SHEET NUMBER
RZ-03



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

EXISTING 30" CURB AND GUTTER AND POTENTIAL OPEN SPACE

EXISTING PAVED PARKING AREA: MAY BE RESURFACED / RESTRIPTED

EXISTING BUILDING FOOTPRINT TO REMAIN WITH POTENTIAL VERTICAL EXPANSION

POTENTIAL OPEN SPACE

NEW PARKING AREA

PARKING TO REMAIN

EXISTING BUILDING FOOTPRINT TO REMAIN WITH POTENTIAL VERTICAL/HORIZONTAL EXPANSION

FUTURE BACK OF CURB

PROPOSED 8' PLANTING STRIP AND 6' SIDEWALK

14' SETBACK FROM EXISTING BOC

PROPOSED FUTURE ROW EX. ROW / PROPERTY LINE

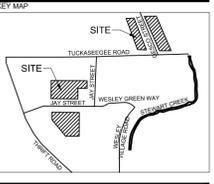
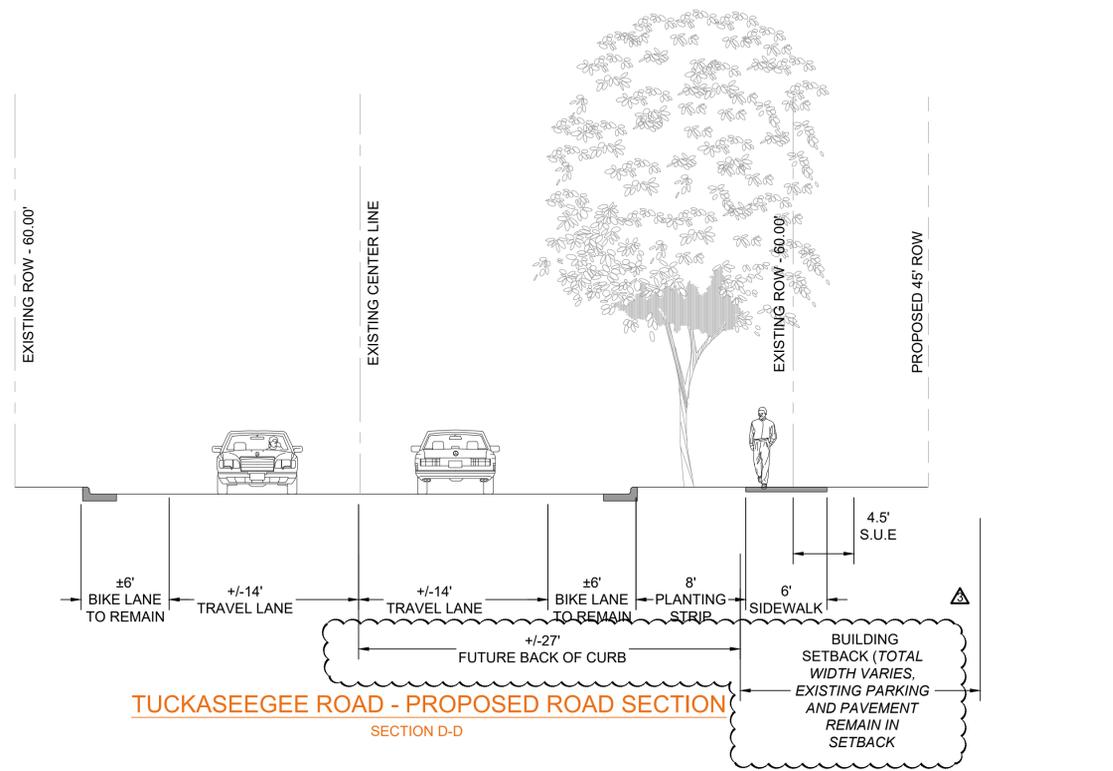
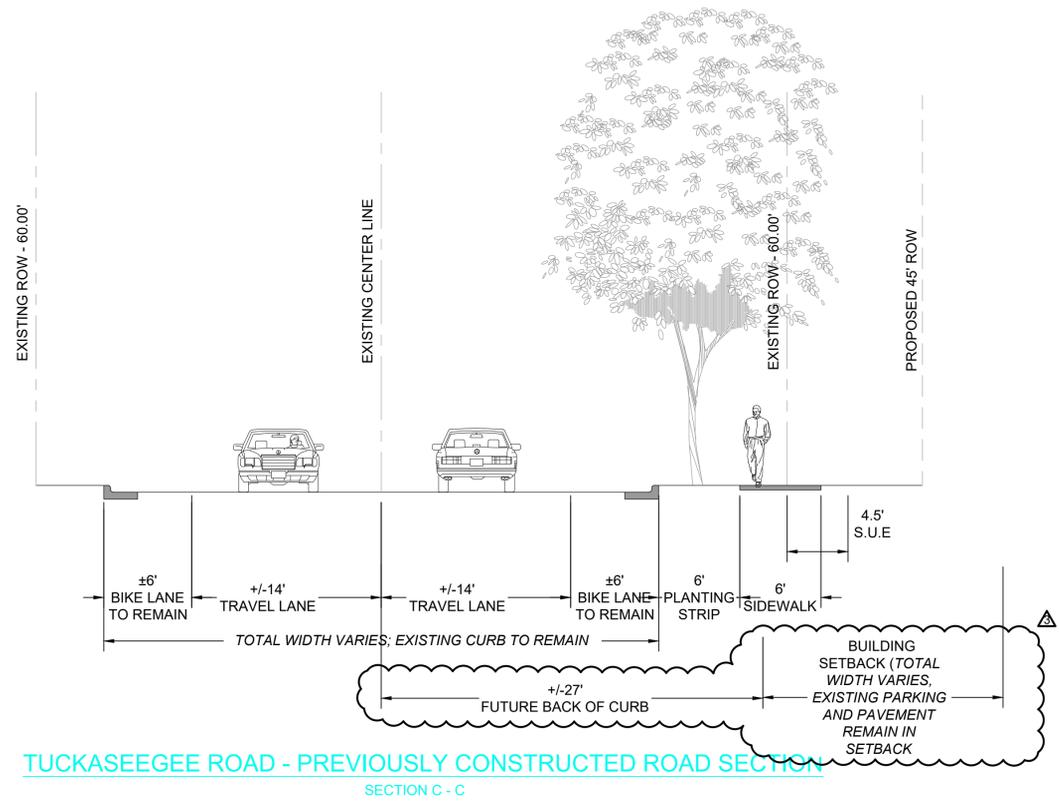
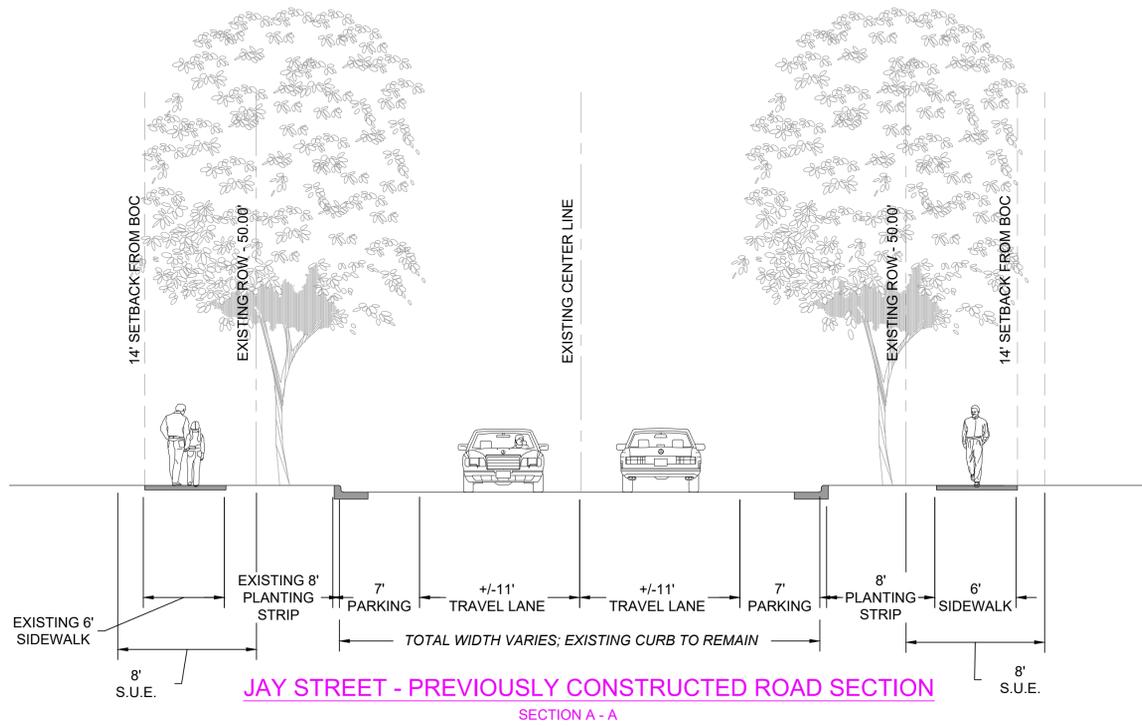
EXISTING 30" CURB AND GUTTER

TUCKASEEGEE ROAD 60' PUBLIC ROW

SEE STREET SECTION D ON SHEET RZ-04

POTENTIAL BUILDING EXPANSION OR OPEN SPACE

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



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

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

SCALE: NORTH

VERT: NTS
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE
STREET SECTIONS

SHEET NUMBER
RZ-04

