

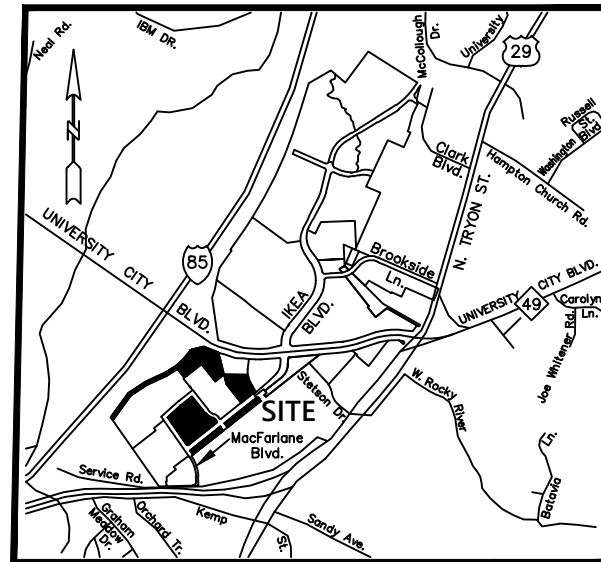
UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

RZ-1: TECHNICAL DATA SHEET

DATE: 4/20/2021
DATE: 5/5/2021
DATE: 7/29/2021
DATE: 8/26/2021
DATE: 11/4/2021
DATE: 3/14/2022
DATE: 4/11/2022
DATE: 5/25/2022



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N51°56'09"E	8.50'	L18	S37°56'40"E	19.33'
L2	S37°53'00"E	56.29'	L19	N37°57'59"W	62.00'
L3	S21°19'27"E	83.62'	L20	N34°28'23"W	59.74'
L4	S52°03'48"W	156.71'	L21	S37°57'59"W	62.03'
L5	S37°55'36"E	147.55'	L22	N37°56'40"W	159.02'
L6	N52°04'24"E	7.41'	L23	S37°56'20"E	41.06'
L7	S37°55'36"E	10.00'	L24	S00°59'44"E	73.41'
L8	S52°04'24"W	7.41'	L25	S52°11'04"W	230.70'
L9	S37°55'36"E	54.30'	L26	S52°11'04"W	6.75'
L10	S15°43'01"E	14.55'	L27	N41°45'29"W	32.48'
L11	S37°55'36"E	8.94'	L28	N41°45'29"W	25.15'
L12	S67°31'02"E	14.35'	L29	N52°04'48"E	72.59'
L13	S67°31'02"E	9.15'	L30	N52°04'48"E	29.92'
L14	S37°56'40"E	19.33'	L31	N52°04'48"E	25.00'
L15	S60°08'11"E	14.55'	L32	N37°55'36"E	7.86'
L16	S37°55'36"E	26.37'	L33	N43°48'33"E	13.19'
L17	S67°31'02"E	40.93'	L34	S67°31'02"E	21.50'

LINE	BEARING	DISTANCE
L48	S55°31'37"W	30.49'
L49	S55°31'37"W	33.51'
L50	N72°12'31"W	32.08'
L51	S72°12'31"E	41.85'

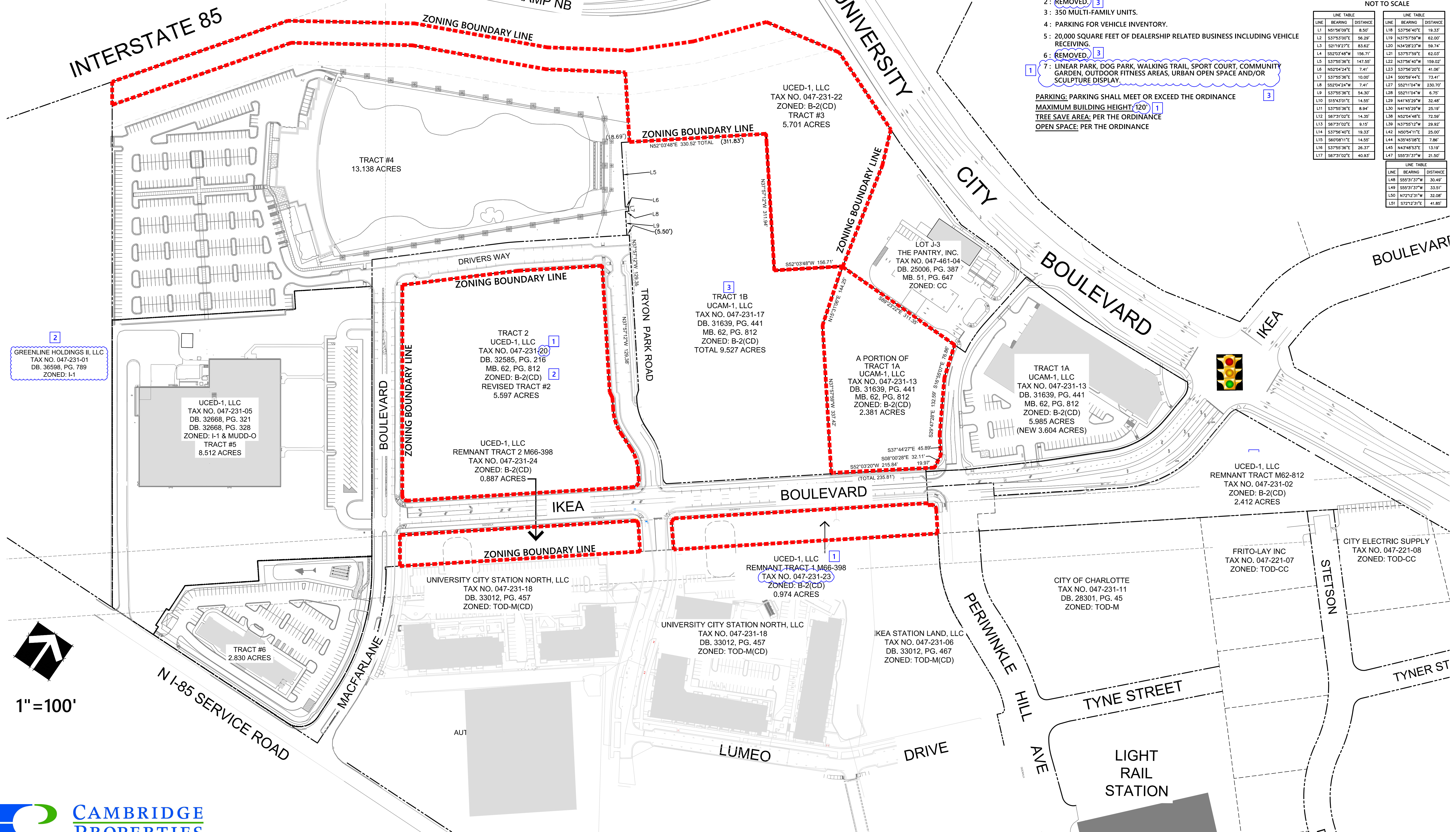
SITE DEVELOPMENT DATA

SITE ACREAGE: 15.54 ACRES
TAX PARCEL NUMBERS: ALL OF TAX PARCELS 047-231-22, 047-231-20, 047-231-23, 047-231-24 and a portion of 047-231-13.

EXISTING ZONING: B-2 (CD)
PROPOSED ZONING: MUDD-O, MUDD (CD), B-2 (CD) AMENDED
WITH 5 YEARS VESTED RIGHTS

- EXISTING USES: VACANT, PARKING LOT
PROPOSED USES:
- 1: PROJECT IDENTIFICATION SIGN.
 - 2: REMOVED.
 - 3: 350 MULTI-FAMILY UNITS.
 - 4: PARKING FOR VEHICLE INVENTORY.
 - 5: 20,000 SQUARE FEET OF DEALERSHIP RELATED BUSINESS INCLUDING VEHICLE RECEIVING.
 - 6: REMOVED.
 - 7: LINEAR PARK, DOG PARK, WALKING TRAIL, SPORT COURT, COMMUNITY GARDEN, OUTDOOR FITNESS AREAS, URBAN OPEN SPACE AND/OR SCULPTURE DISPLAY.

PARKING: PARKING SHALL MEET OR EXCEED THE ORDINANCE
MAXIMUM BUILDING HEIGHT: 120'
TREE SAVE AREA: PER THE ORDINANCE
OPEN SPACE: PER THE ORDINANCE



GREENLINE HOLDINGS II, LLC
TAX NO. 047-231-01
DB. 36598, PG. 789
ZONED: I-1

UCED-1, LLC
TAX NO. 047-231-05
DB. 32668, PG. 321
DB. 32668, PG. 328
ZONED: I-1 & MUDD-O
TRACT #5
8.512 ACRES

TRACT 2
UCED-1, LLC
TAX NO. 047-231-20
DB. 32585, PG. 216
MB. 62, PG. 812
ZONED: B-2(CD)
REVISED TRACT #2
5.597 ACRES

UCED-1, LLC
REMNANT TRACT 2 M66-398
TAX NO. 047-231-24
ZONED: B-2(CD)
0.887 ACRES

UNIVERSITY CITY STATION NORTH, LLC
TAX NO. 047-231-18
DB. 33012, PG. 457
ZONED: TOD-M(CD)

UNIVERSITY CITY STATION NORTH, LLC
TAX NO. 047-231-18
DB. 33012, PG. 457
ZONED: TOD-M(CD)

UCED-1, LLC
REMNANT TRACT 1 M66-398
TAX NO. 047-231-23
ZONED: B-2(CD)
0.974 ACRES

IKEA STATION LAND, LLC
TAX NO. 047-231-06
DB. 33012, PG. 467
ZONED: TOD-M(CD)

A PORTION OF
TRACT 1A
UCAM-1, LLC
TAX NO. 047-231-13
DB. 31639, PG. 441
MB. 62, PG. 812
ZONED: B-2(CD)
2.381 ACRES

LOT J-3
THE PANTRY, INC.
TAX NO. 047-461-04
DB. 25006, PG. 387
MB. 51, PG. 647
ZONED: CC

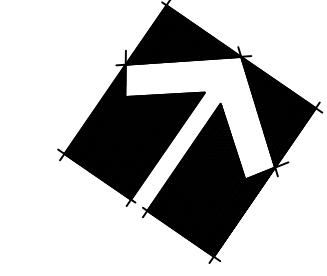
TRACT 1A
UCAM-1, LLC
TAX NO. 047-231-13
DB. 31639, PG. 441
MB. 62, PG. 812
ZONED: B-2(CD)
5.985 ACRES
(NEW 3.604 ACRES)

UCED-1, LLC
REMNANT TRACT M62-812
TAX NO. 047-231-02
ZONED: B-2(CD)
2.412 ACRES

FRITO-LAY INC
TAX NO. 047-221-07
ZONED: TOD-CC

CITY OF CHARLOTTE
TAX NO. 047-231-11
DB. 28301, PG. 45
ZONED: TOD-M

CITY ELECTRIC SUPPLY
TAX NO. 047-221-08
ZONED: TOD-CC



1"=100'

UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

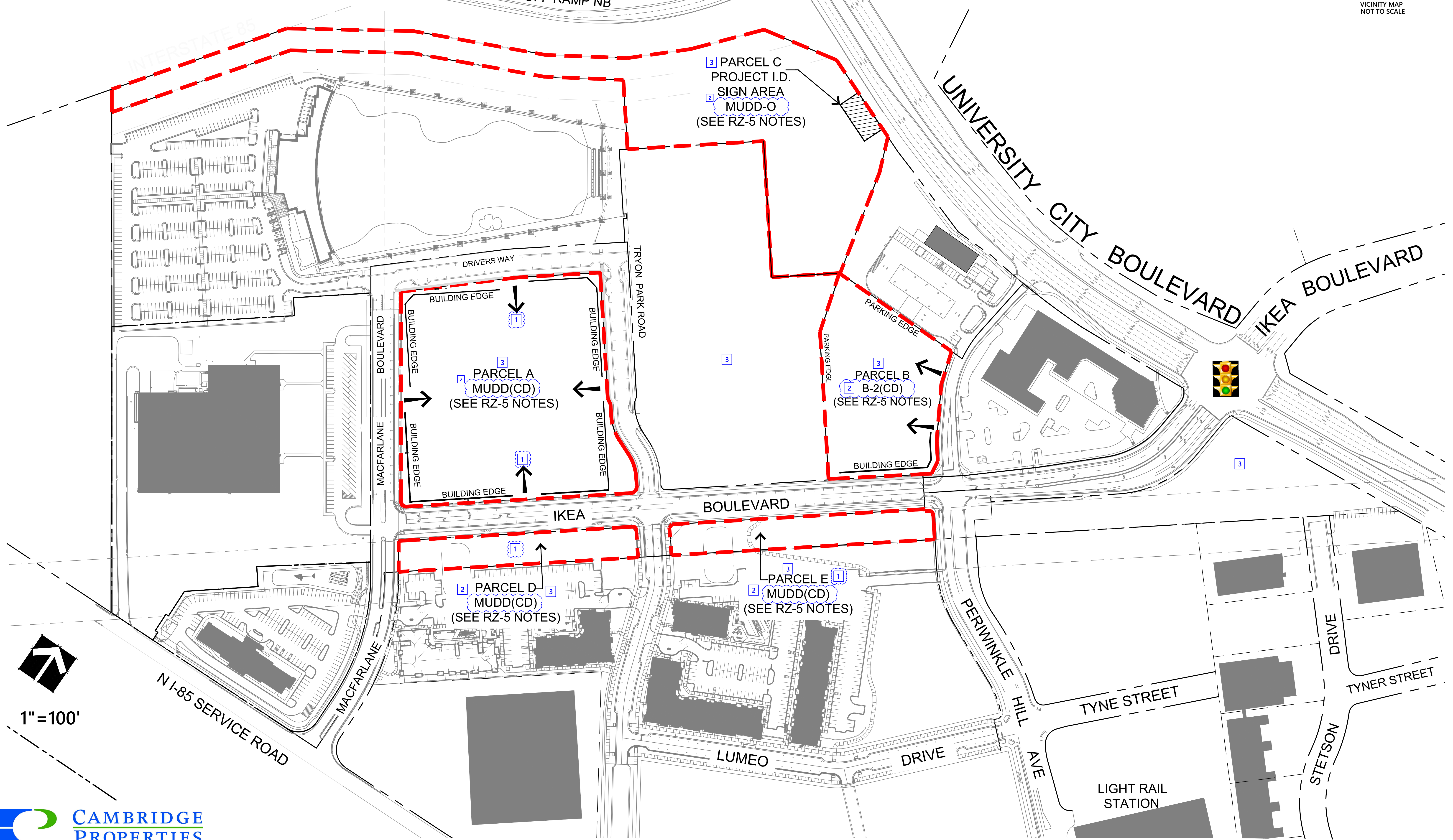
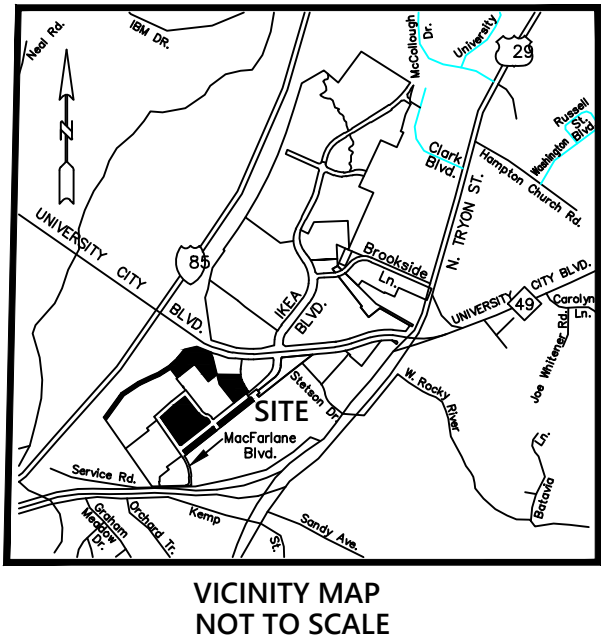
RZ-2: PARCEL IDENTIFICATION PLAN

DATE: 4/19/2021
DATE: 5/20/2021
DATE: 7/29/2021
1 DATE: 11/4/2021
Parcel A access removed to University City Blvd.
Parcel A access added to Stetson Drive.
2 DATE: 1/3/2022
Add proposed zoning designation to each Parcel.
3 DATE: 4/11/2022
Remove RH 047-231-17 and RH 047-231-02
from Petition. Parcels renumbered.

SITE LEGEND

--- ZONING BOUNDARY LINE

← POTENTIAL ACCESS POINTS



UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

RZ-3: ILLUSTRATIVE SITE PLAN

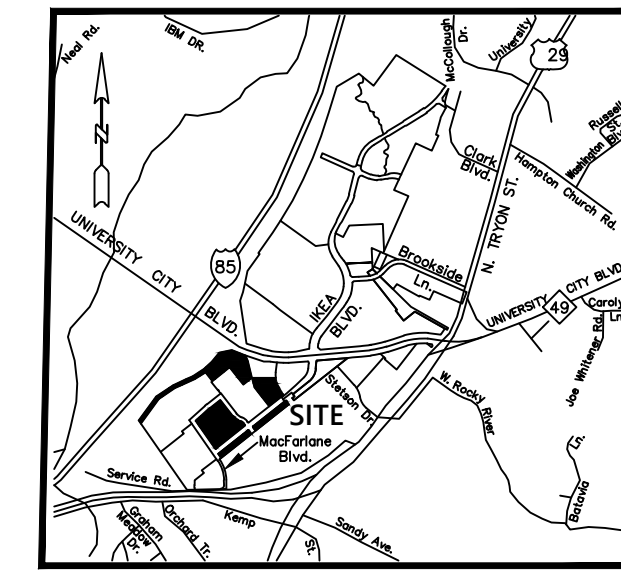
DATE: 4/21/2021
DATE: 5/5/2021
DATE: 5/26/2021
DATE: 10/8/2021
DATE: 11/4/2021
DATE: 12/17/2021
DATE: 4/11/2022
Revised PIN 047-231-17 and PIN 047-231-02
from Petition, add dimensions, potential open space, notes.



85 OFF RAMP NB

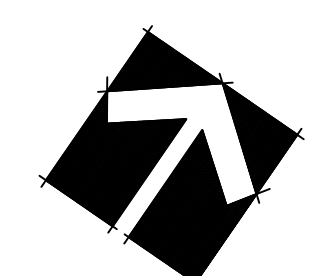
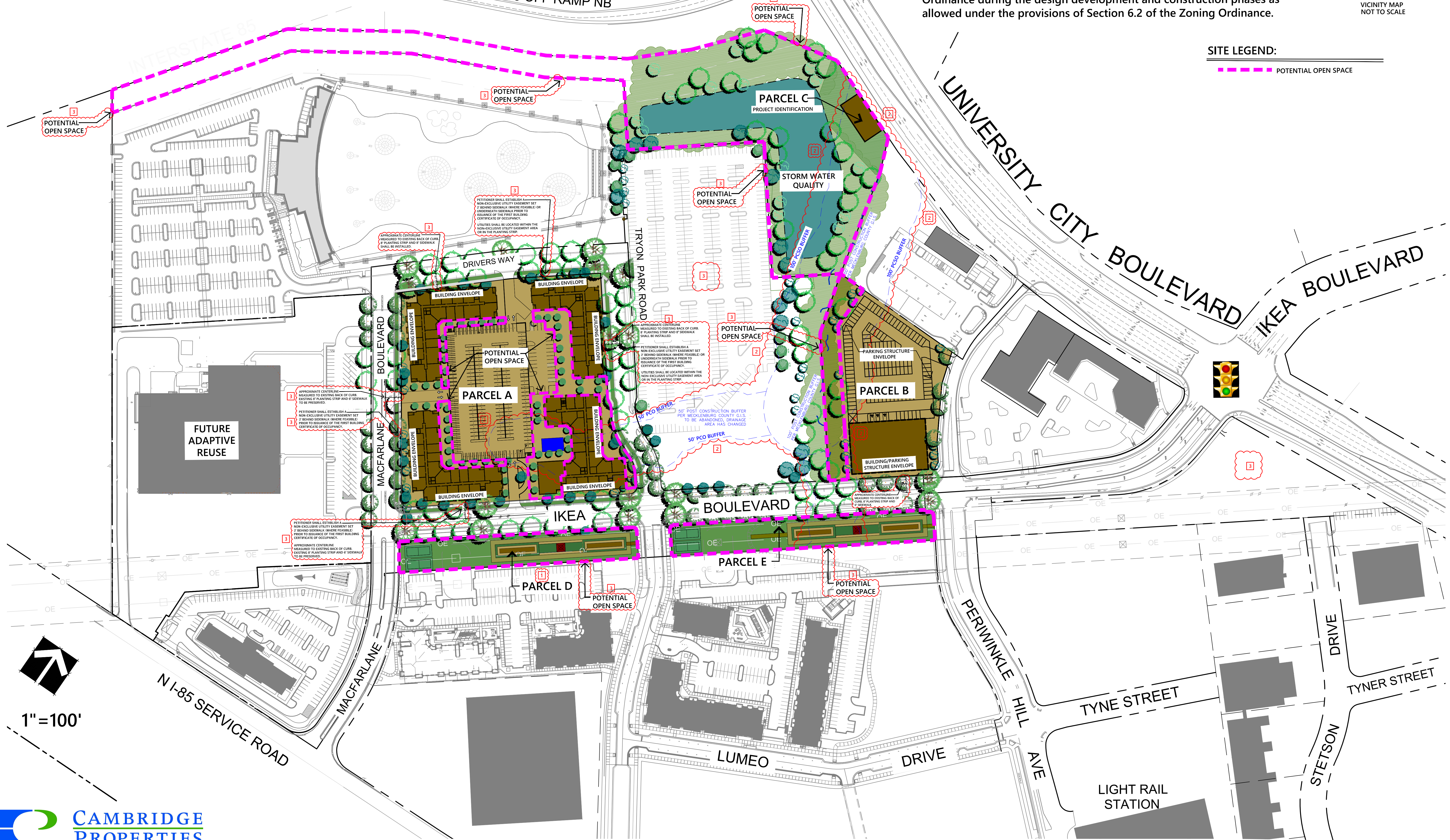


ILLUSTRATIVE SITE PLAN QUALIFICATIONS:
The proposed Development depicted on this Illustrative Site Plan is intended to reflect the arrangement of proposed uses on this Site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.



VICINITY MAP
NOT TO SCALE

SITE LEGEND:
POTENTIAL OPEN SPACE



1"=100'



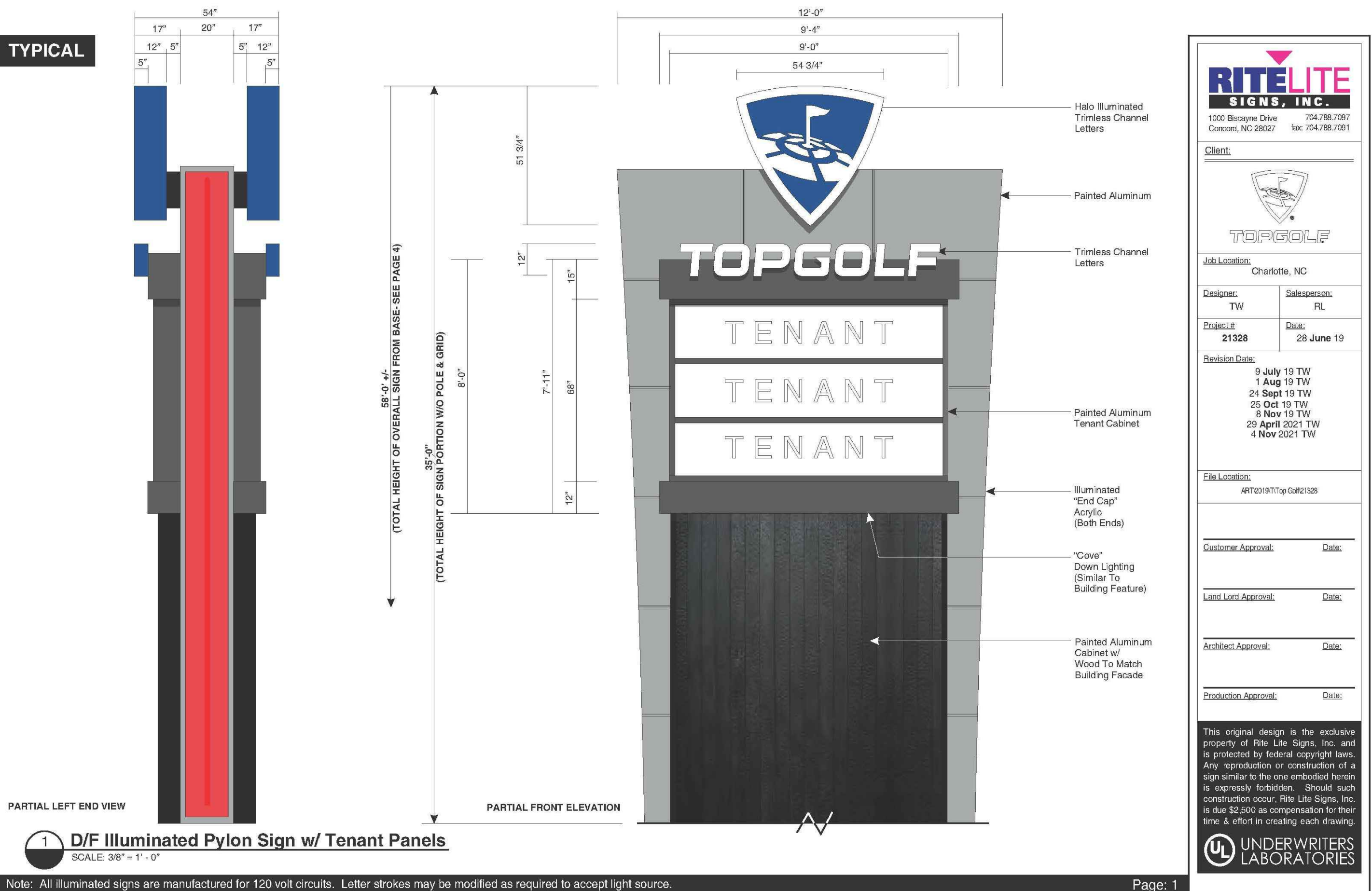
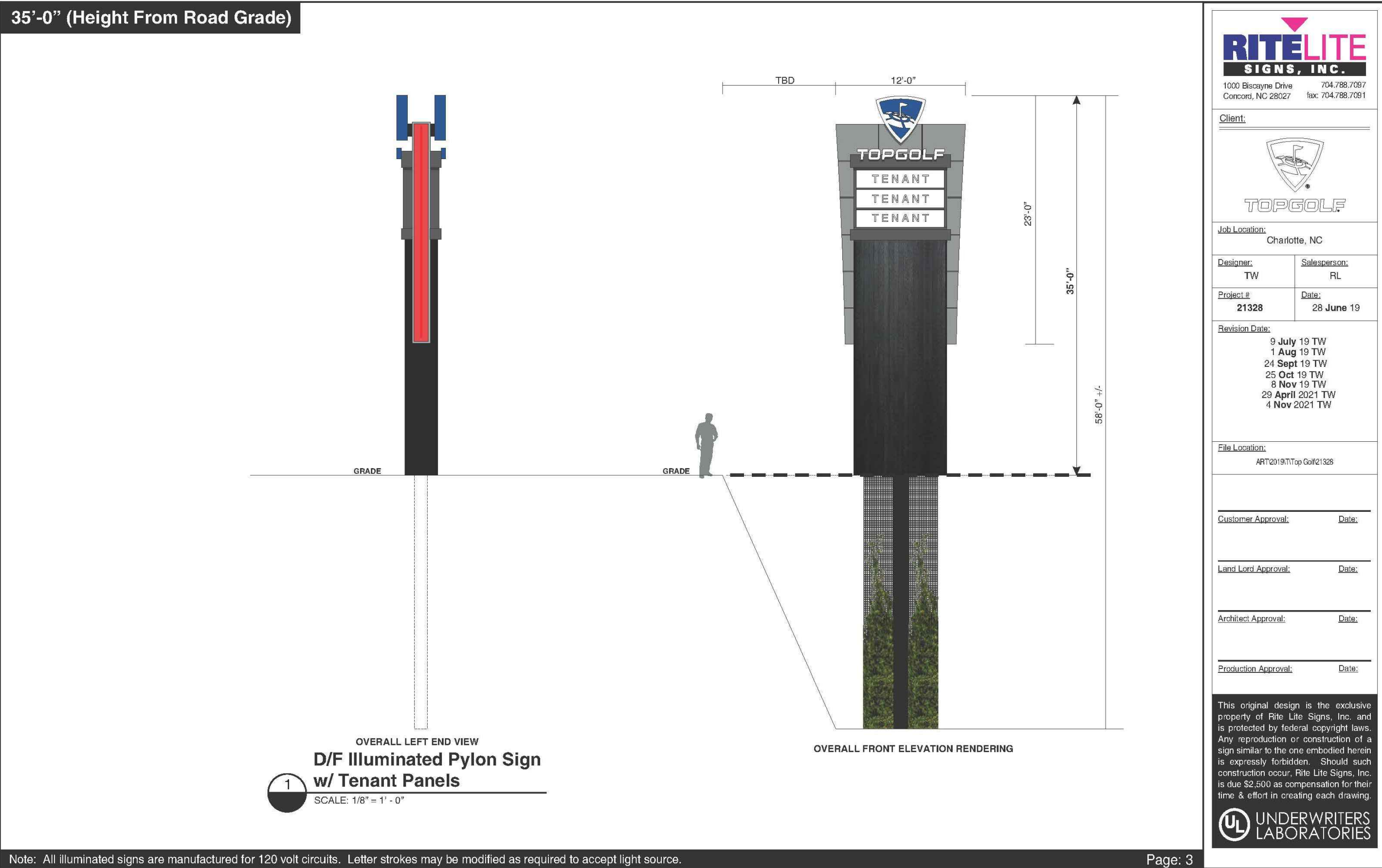
UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112

UCED-1, LLC

RZ-4: MASTER SIGN PLAN

DATE: 4/19/2021
DATE: 7/29/2021
DATE: 10/22/2021
DATE: 11/4/2021
DATE: 4/11/2022



UNIVERSITY CITY ENTERTAINMENT DISTRICT

REZONING PETITION #2021-112 UCED-1, LLC

RZ-5: DEVELOPMENT STANDARDS

DATE: 4/19/2021
DATE: 7/25/2021
DATE: 11/04/2021
DATE: 11/4/2021
2015 ZONING STANDARDS
DATE: 1/03/2022
TRANSPORTATION NOTES
DATE: 3/14/2022
DATE: 4/11/2022
*REMOVED PIN 047-231-17 and PIN 047-231-02
FROM PETITION NOTES CHANGED ACCORDINGLY.

DEVELOPMENT STANDARDS:

Rezoning Petition No. 2021-112 (University City Entertainment District Phase II)

1. GENERAL PROVISIONS

- The development depicted on this Site is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual Site elements may be altered or modified within the limits prescribed by the Zoning Ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition was filed and accepted by the City of Charlotte.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

2. PERMITTED USES

- Parcel A (MUDD (CD))**
- Parcel A shall be permitted for up to 350 multi-family units with accessory uses, including but not limited to parking, urban open space and related amenities serving the multi-family units.

Parcel B [B-2 (CD) Amended]

Parcel B shall be permitted for surface parking and/or structured parking which may be used for vehicular inventory, as well as employee and customer parking, which parking facility may be up to 4 stories (60') in height. Parcel B shall also be permitted to allow up to 20,000 square feet of building up to forty-eight feet (48') in height of automotive dealership related activities and uses including but not limited to vehicle servicing, office space, general retail, and/or vehicle sales.

Parcel C (MUDD (O))

Parcel C shall be permitted to allow a master project identification sign and shared stormwater facilities, tree save area, and urban open space.

Parcel D & E (MUDD (CD))

Parcels D and E are located within an existing Duke Energy transmission line easement. Petitioner shall be permitted to construct sport court(s), linear park and walking trail, dog park, community garden, urban open space, and/or sculpture display and outdoor fitness areas in the locations shown on RZ-2.

3. BUILDING ORIENTATION

The buildings located on Parcels A and B shall be located as to present a front or side elevation at the building edge line as approximately shown on RZ-2.

4. OPTIONAL PROVISIONS

- Within a portion of Parcel C, the Master Project ID Sign shall be permitted in the location approximately shown on RZ-2. The Master Project ID Sign may be up to 35' in height as measured from the road grade of University City Boulevard and the approximate area of each side of the sign face shall be up to 360 square feet, as shown on the specifications included in RZ-4. The Master Project ID Sign shall be internally illuminated, dual sided, and shall display tenant identification, which may include but not be limited to the occupants of Parcels 04723105, 04723102, 04723101, 04723113, 04723117 or 04723102.

5. TRANSPORTATION AND STREETScape COMMITMENTS

- All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued if needed. The Petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.
- Adjacent to Parcel A, the existing eight foot planting strip and six foot sidewalk along MacFarlane Boulevard and Ikea Boulevard shall be preserved; however, Petitioner shall establish a non-exclusive utility easement set 2' behind sidewalk (where feasible) prior to issuance of the first building certificate of occupancy.
- Adjacent to Parcel A, an eight foot planting strip and eight foot sidewalk shall be installed along Drivers Way and Tryon Park Road. Petitioner shall establish a non-exclusive utility easement set 2' behind sidewalk (where feasible) or underneath sidewalk prior to issuance of the first building certificate of occupancy. Utilities shall be located within the non-exclusive utility easement area or in the planting strip.
- All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by the way of a private/public partnership effort or other public sector project support.
- Location of access points into Parcels A and B are approximately shown on RZ-2, subject to final approval from CDOT and NCDOT.
- Prior to future rezoning(s) of Parcels PIN 047-231-02 and PIN 047-231-17 and/or the site plan permitting of any building located on Parcels PIN 047-231-02 and PIN 047-231-17, the Petitioner is required to complete a Traffic Impact Study per the guidelines of the CDOT Land Development Rezoning and Traffic Impact Study Review Process document. The Traffic Impact Study must be reviewed and approved by CDOT and NCDOT prior to the approval of any future rezoning(s) of Parcels PIN 047-231-02 and PIN 047-231-17 and/or site plan permits for buildings located on Parcels PIN 047-231-02 and PIN 047-231-17. All transportation improvements identified in the approved Traffic Impact Study must be approved and constructed before the first building certificate of occupancy is issued for any building located on Parcels PIN 047-231-02 and PIN 047-231-17.

6. ARCHITECTURAL AND SITE DESIGN STANDARDS

Parcel A

- Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 30% of that building's entire façade facing such network street exclusive of windows, doors and balconies using masonry product, which shall include: brick, stucco, stone and/ or other material ("Preferred Exterior Building Materials").
- Prohibited Exterior Building Materials:
 - Vinyl siding (but not vinyl handrails, windows or door trim).
 - Smooth Concrete Masonry Units not architecturally finished.
- Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
 - Buildings shall be placed so as to present a front or side façade to all network required streets (public or private).
 - Buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
 - Parking lots exceeding eight parking spaces shall not be located between any building and any network required public or private street.
 - Driveways intended to serve single units shall be prohibited on all network required streets.
- Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - Building facades exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, balconies and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 2 feet extending from the primary façade of the building.
- Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
 - Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - Buildings shall be designed with a recognizable architectural base on all facades facing Ikea Boulevard, Drivers Way, McFarlane Boulevard, and Tryon Park Road. Such base may be executed through use of Preferred Exterior Building Materials or articulated architectural façade features and color changes.
 - Building elevations facing Ikea Boulevard, Drivers Way, McFarlane Boulevard, and Tryon Park Road shall not have expanses of blank walls greater than 30 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
 - For the main pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls. Any dormers or added roof elements can be less than a 4:12 pitch.
 - Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.
- Service Area Screening - service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
- Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets. This is primarily accomplished by the use of architectural louvers or decorative screens on all levels.
 - 40% of all exterior residential ground floor units will have patios facing the street.
- The parking structure shall be constructed with at least 5% EV-ready parking spaces, including pre-installed electrical panel capacity with a dedicated circuit, raceway with conduit, and a junction box or 240V outlet.

Parcel B

a. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, as required in Section 9.8506 of the Ordinance, with additional commitments and restrictions outlined below:

- The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials (exclusive of doors and windows) such as brick or stone.
- Direct pedestrian connection should be provided between street facing doors to sidewalks on adjacent streets.
- Building elevations shall not have expanses of blank walls greater than 30 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

b. General Structured Parking Regulations

- On portions of a facade abutting any public street frontage, where active uses, ingress/egress points, and/or mechanical equipment are not present, pedestrian-scale interest and activity shall be created through the inclusion of at least three architectural elements, such as landscaping, awnings, overhangs, decorative screens, grills, louvers, or other similar features.
- Facade openings that face any frontage shall be vertically and horizontally aligned, and all floors fronting on those facades shall be level, not inclined.
- Parking structures shall be designed so that vehicles parked on all levels of the structure and associated lighting are screened by a wall or panel measuring a minimum of 48 inches in height. The remaining opening shall be screened using decorative elements such as grillwork, louvers, green walls, or a similar treatment. For parking structures with rooftop open-air parking, a parapet wall of sufficient height to ensure vehicles are not visible from the nearest sidewalk is required. Any such parapet wall shall be a minimum of four feet in height.

7. STORM WATER/ ENVIRONMENTAL

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

b. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City of Charlotte 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.

8. TREE SAVE

- The site will comply with the Charlotte Tree Ordinance.

9. OPEN SPACE

- Each parcel shall meet or exceed the urban open space requirement of the Ordinance.

b. Parcels C, D and E may be used for the open space required.