

BB&T BALLPARK - HOME OF THE CHARLOTTE KNIGHTS

2012 UMUD-O REZONING PETITION FOR SIGNAGE

324 S. MINT STREET, CHARLOTTE, NC 28202

ODELL

800 W. Hill Street
Third Floor
Charlotte, NC 28208
(T) 704-414-1000 (F) 704-414-1111
www.odell.com

CHARLOTTE, NC RICHMOND, VA

CONSULTANT



SUMMARY OF PETITION

PETITION 2007-136 FROM UMUD TO UMUD-O WAS APPROVED BY CITY ON SEPTEMBER 24, 2007.
ALL THE PROVISIONS OF THE 2007-136 PETITION ARE TO BE KEPT IN PLACE.

NEW PETITION 2013-005 FOR UMUD-SPA (SITE PLAN AMENDMENT) IS BEING SUBMITTED ON 10/22/2012.
THIS PETITION IS TO AMEND THE SITE PLAN AS APPROVED BY 2007-136 AND ADD SIGNAGE TO THE EXTERIOR OF THE BALLPARK FACING MLK BLVD., S. GRAHAM ST., S. MINT ST., AND W. 4TH ST.

SITE DEVELOPMENT SUMMARY

TAX PARCEL ID NUMBERS:
073-112-05
073-111-04

SITE SF (ACREAGE)
±366,688.08 SQFT (8.418 AC) TOTAL SITE AREA

EXISTING ZONING AND USES:
UPTOWN MIXED USE DISTRICT - OPTIONAL (UMUD-O PETITION 2007-136)
BASEBALL STADIUM BEING CONSTRUCTED ON SITE.

GENERAL NOTES
PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY PROVIDED BY LANDESIGN SURVEYING.

SHEET INDEX

RZ-000 COVER SHEET
RZ-1.0 REZONING SITE PLAN FROM APPROVED 2007-136 PETITION (UNCHANGED)
RZ-2.0 REZONING SITE PLAN FROM APPROVED 2007-136 PETITION (UNCHANGED)
RZ-3.0 REZONING SITE PLAN FROM APPROVED 2007-136 PETITION (UNCHANGED)

C8.0 LANDSCAPE PLAN - INDICATING STREET TREES TO BE RELOCATED

SIGNAGE DRAWINGS (13 PAGES)
PERSPECTIVE DRAWINGS (9 PAGES)

DEVELOPMENT STANDARDS BB&T BALLPARK - HOME OF THE CHARLOTTE KNIGHTS UMUD-O (OCT 22, 2012)

A. General Provisions
These development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Mecklenburg County to accommodate redevelopment of that approximately 8.418 acre site consisting of two parcels and abandoned public road right of way bounded on four sides by Graham St., Mint St., Martin Luther King Jr. Blvd. and W. Fourth St. The petitioner contemplates development of a minor league baseball stadium together with other possible uses permitted in the UMUD zoning district as well as adding signage to the Ballpark that is currently under construction. The Site is currently zoned UMUD-O per approved rezoning petition 2007-136 which permits the uses contemplated by the petitioner. The development contemplated by the petitioner generally depicted on the technical data sheet and the conceptual schematic site plan is referenced herein as "Development Alternative" (as described below), and the Petitioner seeks certain variation(s) from the minimum standards of UMUD for the Site in connection with "Development Alternative". Development of the Site in accordance with the Development Alternative will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD zoning classification shall govern all development taking place on the Site, subject however, to the "Optional" provision(s) provided below. Development of the Site in accordance with the Other Development Alternatives (as described below) will be governed by the regulations established under the Ordinance for the UMUD-O rezoning petition 2007-136 and UMUD zoning classification without regard to the "Optional" provisions provided below with respect to Development Alternative. It is intended that the "Optional" provisions that were approved for this Site as part of the rezoning petition 2007-136 are to remain in place and not be altered or changed by the "Site Plan Amendment (SPA)" provisions petitioned for in the Development Alternative described below.

B. Permitted Uses
The construction of a Baseball stadium is under way on the site, this use is permitted in the UMUD Zoning Classification. All the "Optional" provisions of the approved UMUD-O rezoning petition 2007-136 are also considered as permitted. Development and/or redevelopment may occur in phases over an extended time frame and any further development may be devoted to any uses (including accessory uses) permitted in the UMUD Zoning Classification.

C. UMUD-Optional Provisions
The petitioner is requesting the following variations from the UMUD minimum standards for design and development as part of this UMUD-optional application in connection with development of the Site in accordance with the Technical Data Sheet and the Conceptual signage plans and elevations to which these Development Standards are attached. (i.e. "Development Alternative").

- Signage on the Exterior of the building facade facing Martin Luther King Jr. Blvd, Graham St., Mint St., and W. 4th st.**
Certain variations in the requirements of Section 13 of the Ordinance regarding size, placement and information contained within the sign. These variations have been depicted on conceptual schematic sign placement plans and elevations.
- Streetscaping and Tree placement of trees in front of the LED signage element proposed on Mint St.**
Relocation of (2) street trees in front of the LED signage element proposed on Mint St.
- Vehicle/Truck Maneuvering, loading areas and Martin Luther King Jr. Boulevard**
Certain variations in the requirements of the Ordinance including without limitation Section 12.216 regarding loading and the maneuvering of trucks and cars in the area generally depicted on sheet RZ3.0 for Martin Luther King Jr. Boulevard and the building envelope shall be permitted. Exact location regarding loading and maneuvering of trucks and cars is subject to change along Martin Luther King Jr. Boulevard.

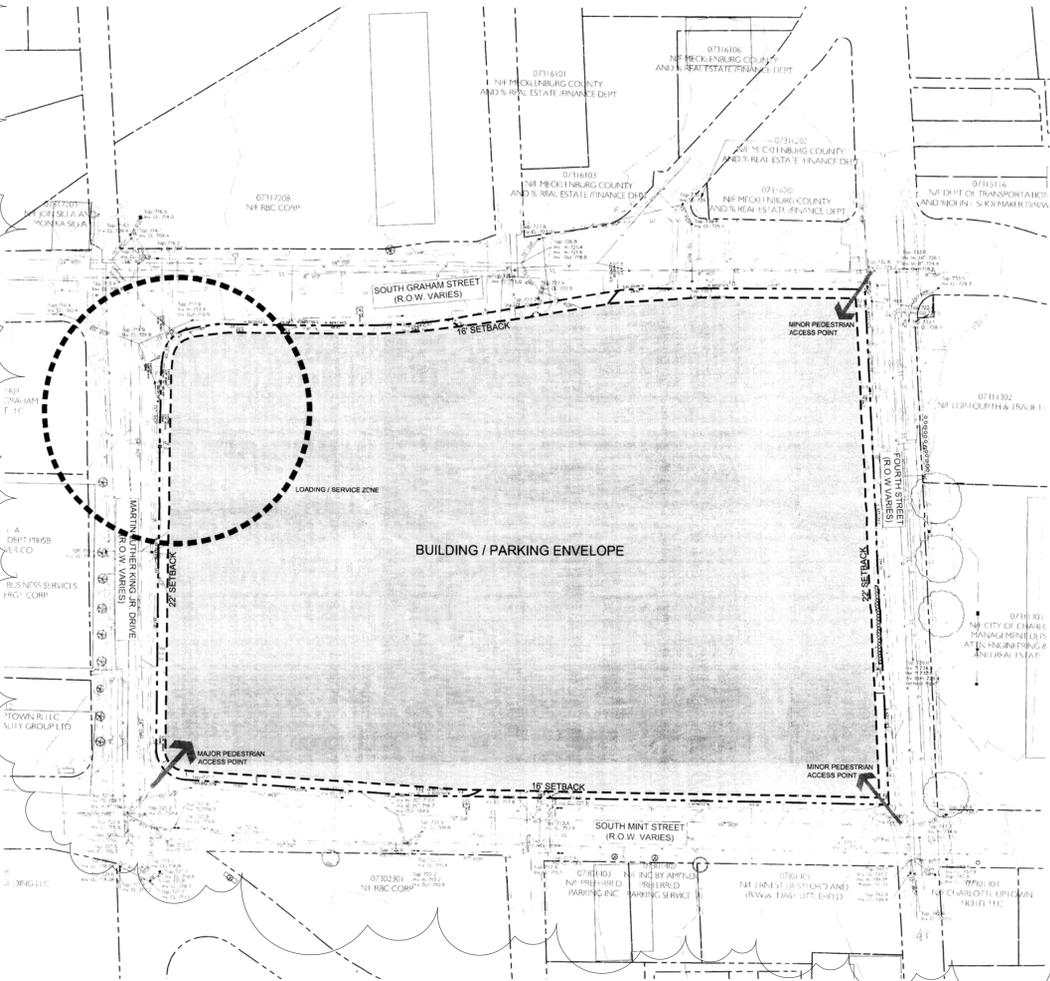
D. Other Development Alternatives Under UMUD without Optional Variations
It is understood that the variations from the UMUD minimum standards requested by this Petition are Optional in nature and relate solely to development contemplated in connection with Development Alternative. This Petition also contemplates development of the Site and/or portions thereof without the benefit of the Optional provisions in accordance with UMUD requirements and minimum standards. In other words, the Petitioner, its successors and assigns reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet and Schematic Site Plan (collectively, "Other Development Alternatives") without the benefit of the Optional provisions provided that Other Development Alternatives are in accordance with UMUD requirements and minimum standards in effect at the time of application of the building permit.

E. Unified Development, applicable standards
(a) The Site shall be viewed as a unified development plan as to the building elements and development components generally depicted on the Technical Data Sheet. Petitioner reserves the right to subdivide the Site and create lots within the interior of the development of the Site with no side and/or rear yards or other internal separation standards provided, however, all such yard and separation standards along the exterior of the Site shall be adhered to.
(b) Additionally, upon approval of this UMUD-O Petition for development generally in accordance with the Technical Data sheet and the Conceptual schematic Site Plan (i.e. Development Alternative) subject to application of the Optional Provisions set forth in Section C above, development of the entire Site in such manner shall adhere to all applicable Ordinances, land development storm water and other regulations in effect as of the date of approval of the original UMUD-O Petition 2007-136, provided that application for a building permit for the first building to be developed on the site in accordance with Development Alternative is filed within two (2) years from such approval.

F. Amendments to Rezoning Plan
Future amendments to the Technical Data Sheet, signage plans and elevations, future development, and these Development Standards in accordance with Development Alternative may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

G. Binding effect of the Rezoning Documents and Definitions
1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet in accordance with Development Alternative will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Statement with respect to the graphics which are set forth on exhibits accompanying the technical data sheet for development alternative.
The graphic representations set forth in this rezoning plan are intended to describe the conceptual plans proposed for development in accordance with Development Alternative. However it should be noted that such plans are schematic in nature and relate only to development in accordance with Development Alternative. Accordingly, the concepts may be altered during design development phases for development in accordance with Development Alternative.



BB&T BALLPARK - UMUD-O REZONING

324 SOUTH MINT STREET
CHARLOTTE, NC 28202



KNIGHTS
CHARLOTTE
KNIGHTS

1	12/21/2012	STAFF COMMENTS TO 2013-005
REVISION	DATE	DESCRIPTION
ADDENDA OR MODIFICATION		
UMUD-SPA	10/22/2012	SIGNAGE PETITION 2013-005
UMUD-O	2007	PETITION 2007-136 APPROVED
ISSUE	DATE	DESCRIPTION
FULL SET ISSUES		

PROJECT NO:	3944-001
P.I.C.	M. Woollen
P MGR.	M. Woollen
P ARCH.	J. Blain
DESIGN BY	G. Gupta
JOB CAPTAIN	

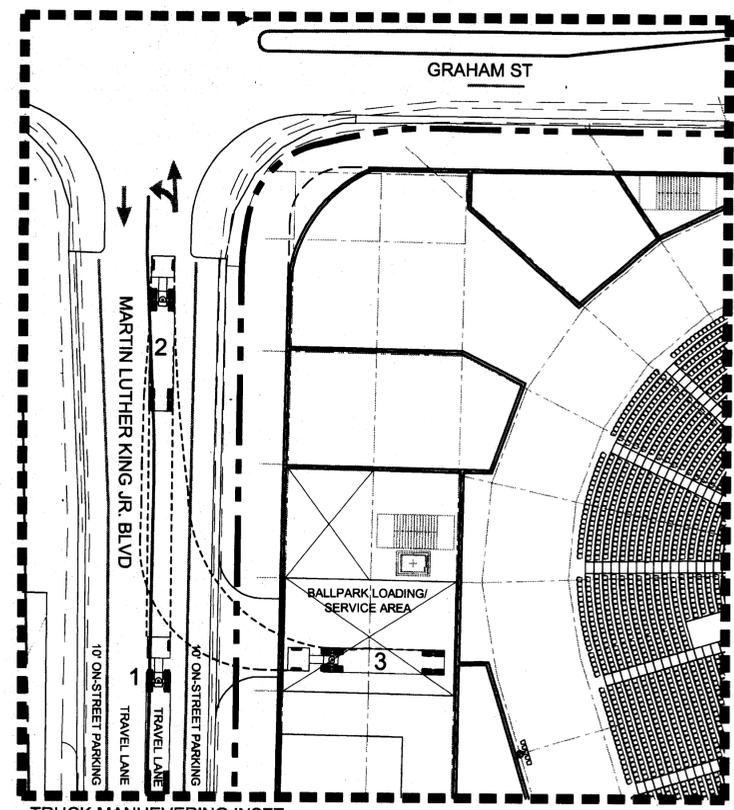
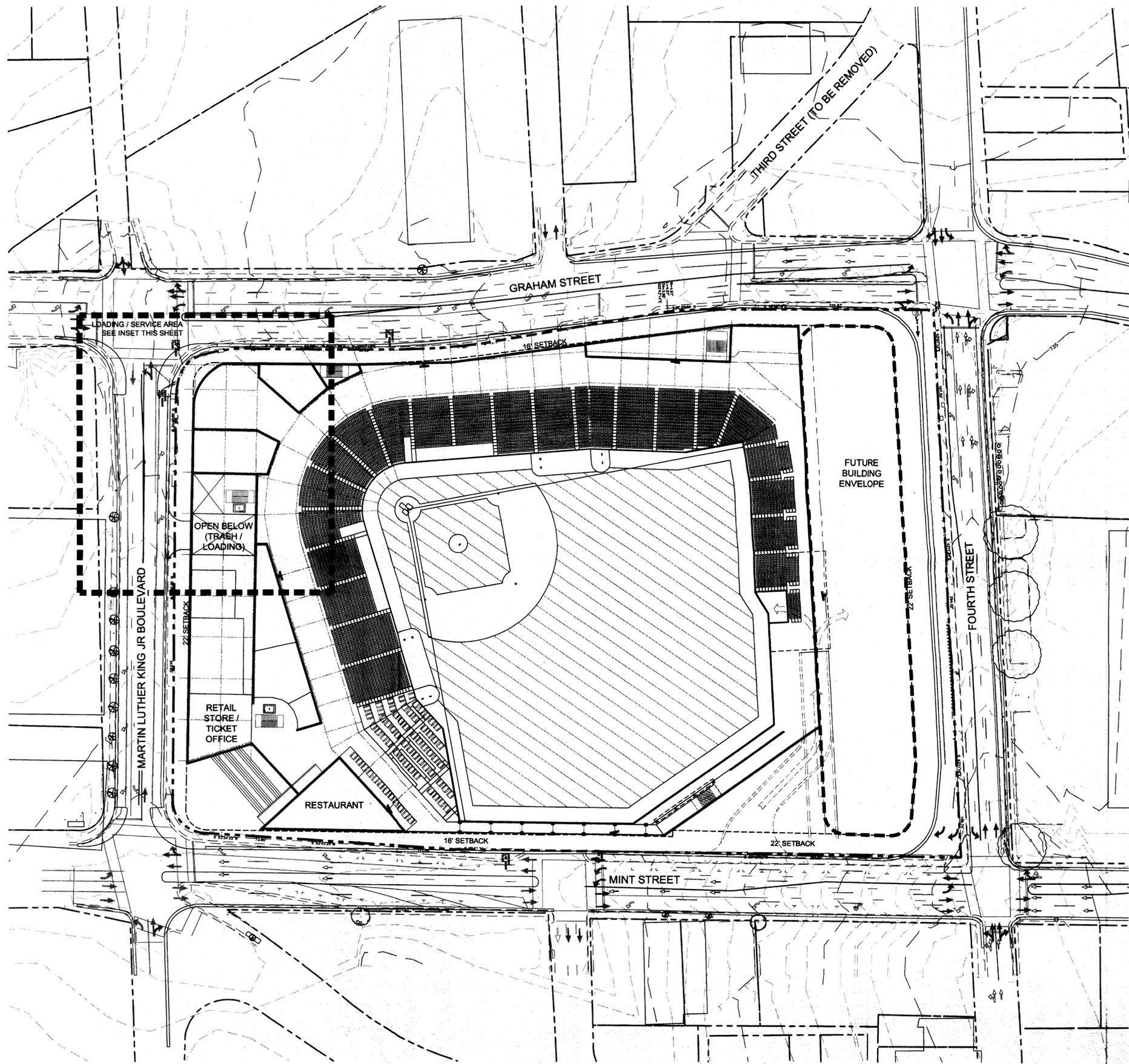
ODELL ASSOCIATES INC. © 2012

SHEET TITLE

UMUD-O REZONING
PETITION 2012

SHEET IDENTIFIER

RZ-000

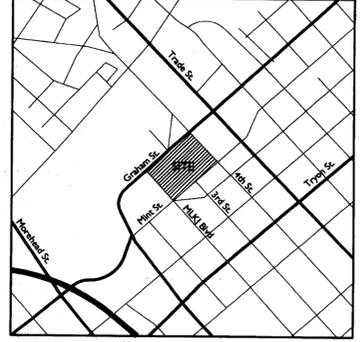


TRUCK MANEUVERING INSET SCALE: 1"=30'
 EXACT LOCATION REGARDING LOADING AND MANEUVERING OF TRUCKS AND CARS IS SUBJECT TO CHANGE ALONG MARTIN LUTHER KING JR. BOULEVARD.

NOTES:
 1. SCHEMATIC STREET IMPROVEMENTS SHOWN ARE PROVIDED BY CDOT.

NOTE: THIS CONCEPTUAL SCHEMATIC SITE PLAN IS FOR ILLUSTRATIVE PURPOSES AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS ONLY.

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING
 PETITION NO. 2007-136



5 9 5 DESIGN

BOULDER:
2520 Broadway Street t 720 565 0505
Boulder, CO 80304 f 720 565 0504

CHARLOTTE:
508 West Fifth St., 250 t 704 348 7000
Charlotte, NC 28202 f 704 348 7005

SAN FRANCISCO:
576 Sacramento Street t 415 421 9900
San Francisco, CA 94111

BB&T BALLPARK

HOME OF THE CHARLOTTE KNIGHTS

Charlotte, North Carolina

Comprehensive Signage Plan Document For City Review

OWNER:
The Charlotte Knights t (704) 357-8071
2280 Deerfield Drive t (803) 548-8050
Fort Mill, SC 29715 Dan Rajkowski



Project Architect:
ODELL t (704) 414-1520
800 W. Hill Street Mike Woollen, AIA
Charlotte, NC 28202

Ballpark Design Consultant:
Ballpark Design Assoc. t (913) 526-5573
15614 Reader Street Marlin DiNitto, AIA
Overland Park, KS 66221

Planning Consultant:
Kimley-Horn & Assoc t (704) 333-5131
2000 S. Blvd, Suite 440 Scott Mingonet
Charlotte, NC 28203

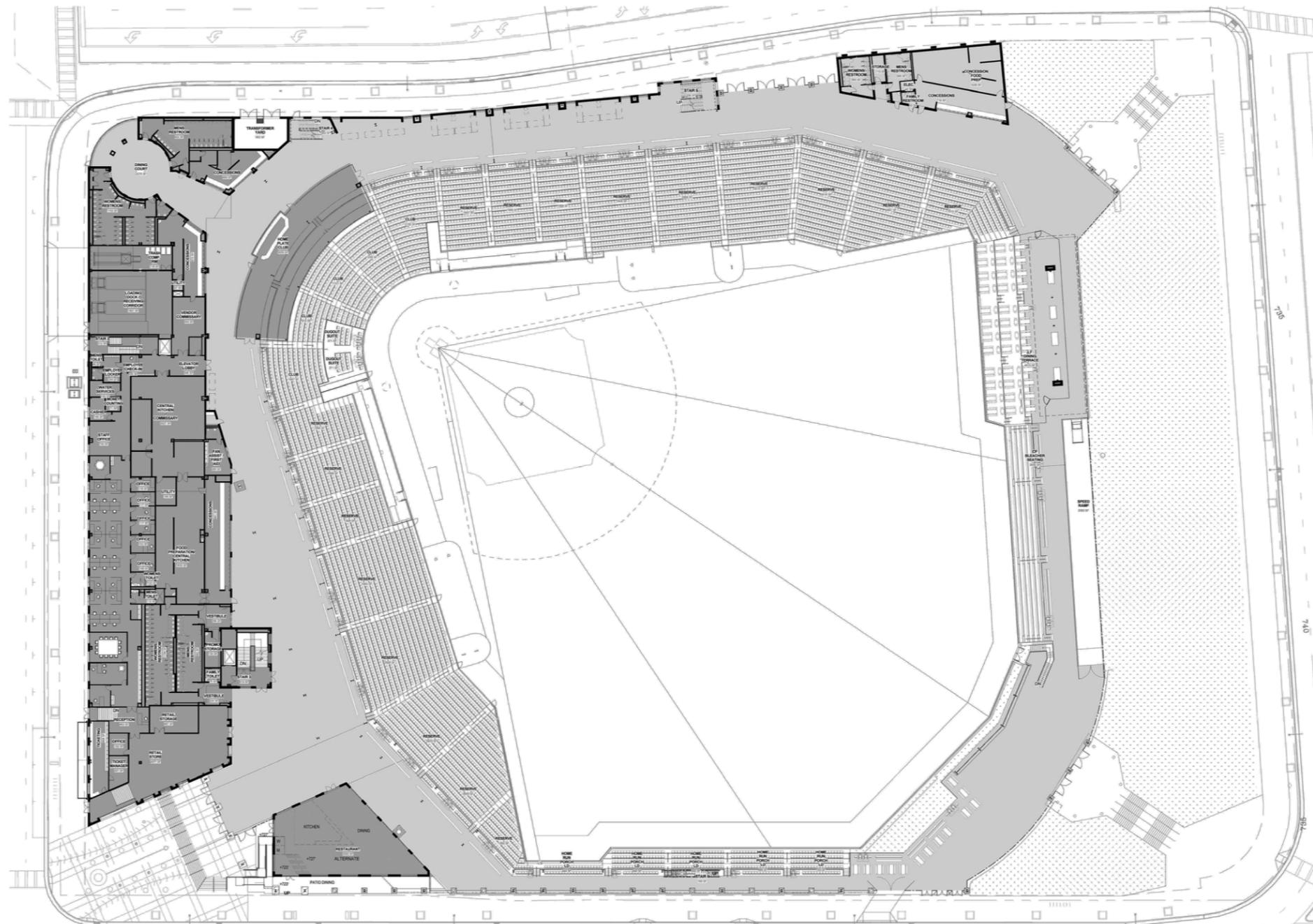
ORIGINAL ISSUE: October 22, 2012

REVISIONS:
December 18, 2012



N
 Ballpark Location Key Plan
 Scale: NTS

EAST MARTIN LUTHER KING BLVD.



N
 Ballpark Concourse Plan
 Scale: NTS

SOUTH GRAHAM STREET

SOUTH MINT STREET

WEST 4TH STREET

**Comprehensive
 Signage Plan
 Document**

BB&T BALLPARK
 HOME OF THE CHARLOTTE KNIGHTS

BB&T Ballpark - Charlotte, NC
 PROJECT

The Charlotte Knights
 OWNER

KK, JB
 505 DESIGN TEAM

Project Architect:
ODELL 1 (704) 414-1520
 800 W. Hill Street Mike Woollen, AIA
 Charlotte, NC 28202

Ballpark Design Consultant:
Ballpark Design Assoc. 1 (913) 526-5573
 15614 Reader Street Martin DiNitto, AIA
 Overland Park, KS 66221

Planning Consultant:
Kimley-Horn & Assoc 1 (704) 333-5131
 2000 S. Blvd, Suite 440 Scott Mingonet
 Charlotte, NC 28203

ORIGINAL ISSUE:	10-22-12
REVISIONS:	
	12-18-12

**Ballpark
 Concourse Level**

These drawings are for the sole purpose of expressing visual design intent and are not intended for construction purposes. All aspects engineering, fabrication, installation, and any resulting documentation are the responsibility of the Fabricator.

BOULDER:
1738 Pearl Street, 300 telephone 720 565 0505
Boulder, CO 80302 facsimile 720 565 0504

CHARLOTTE:
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Charlotte, NC 28202 www.505Design.com

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San Francisco, CA 94111

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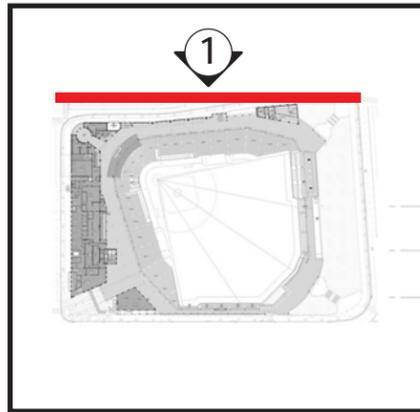
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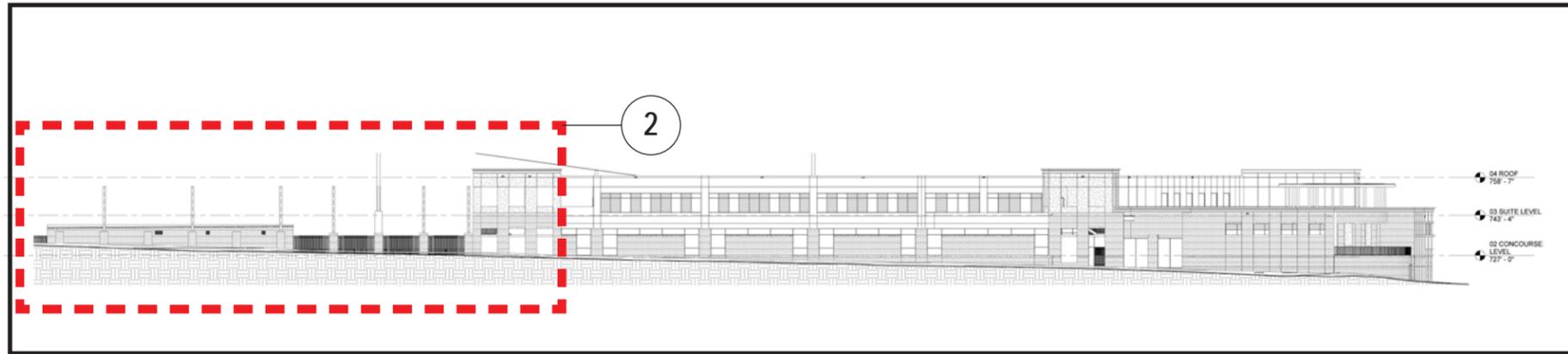
REVISIONS:
12-18-12

South Graham Street

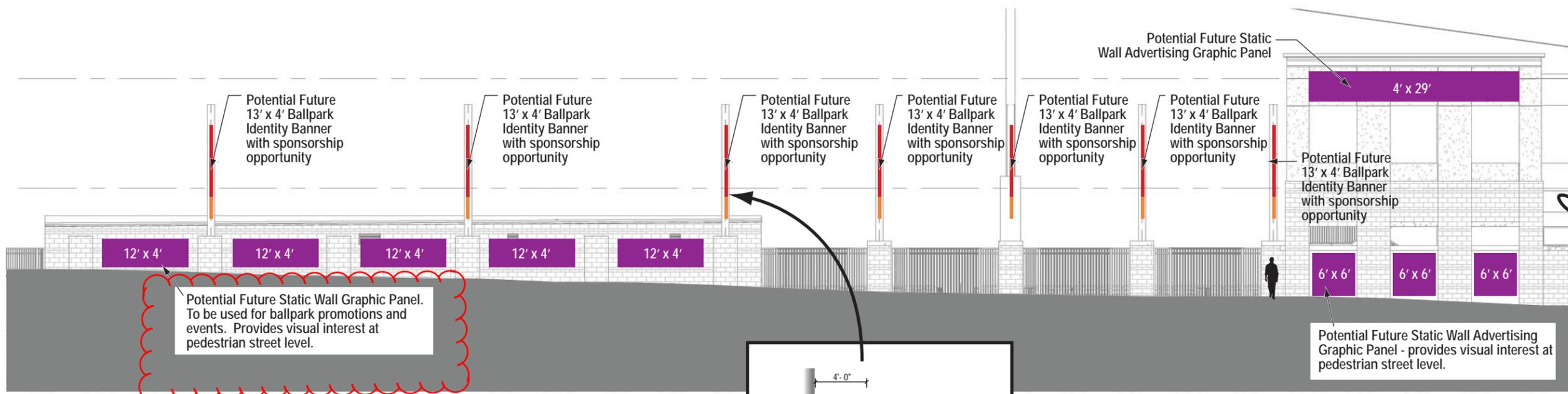
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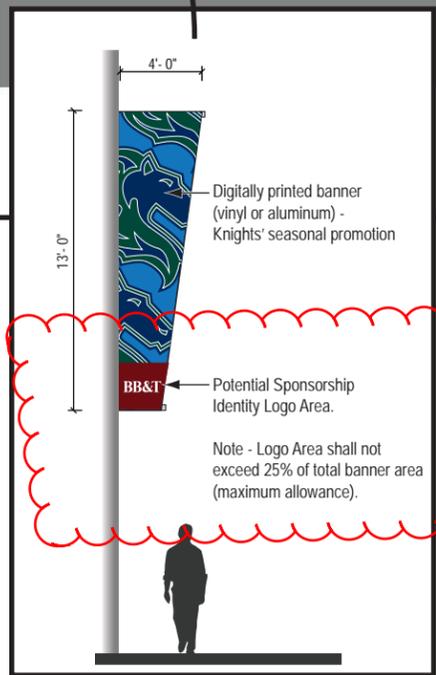
Ballpark Location Key Plan
Scale: NTS



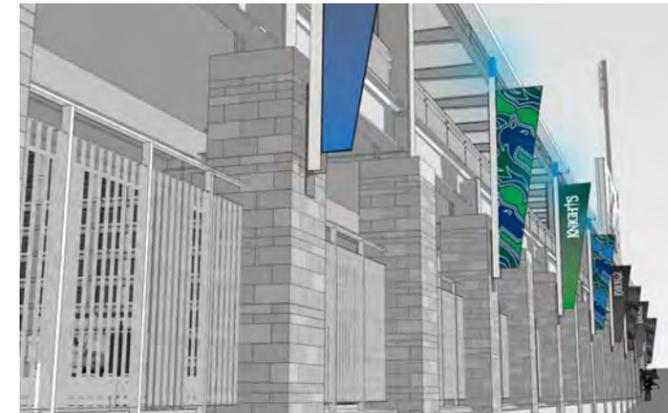
1 South Graham Street Overall Elevation
Scale: 1/64" = 1'-0"



2 South Graham Street Partial Elevation
Scale: 1/16" = 1'-0"



Banner Concept - Side Elevation



Banner Perspective View - to potentially be installed at a later date

SIGN TYPE INDEX

- **Identification Signage**
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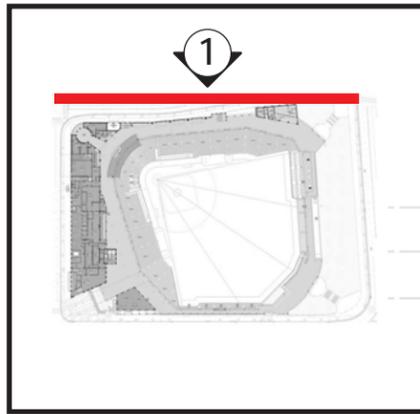
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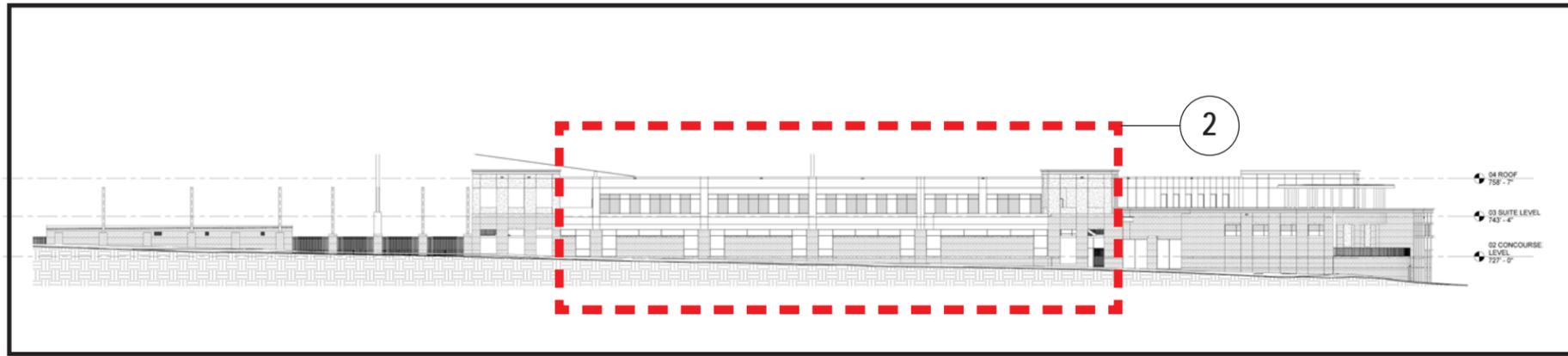
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South Graham Street

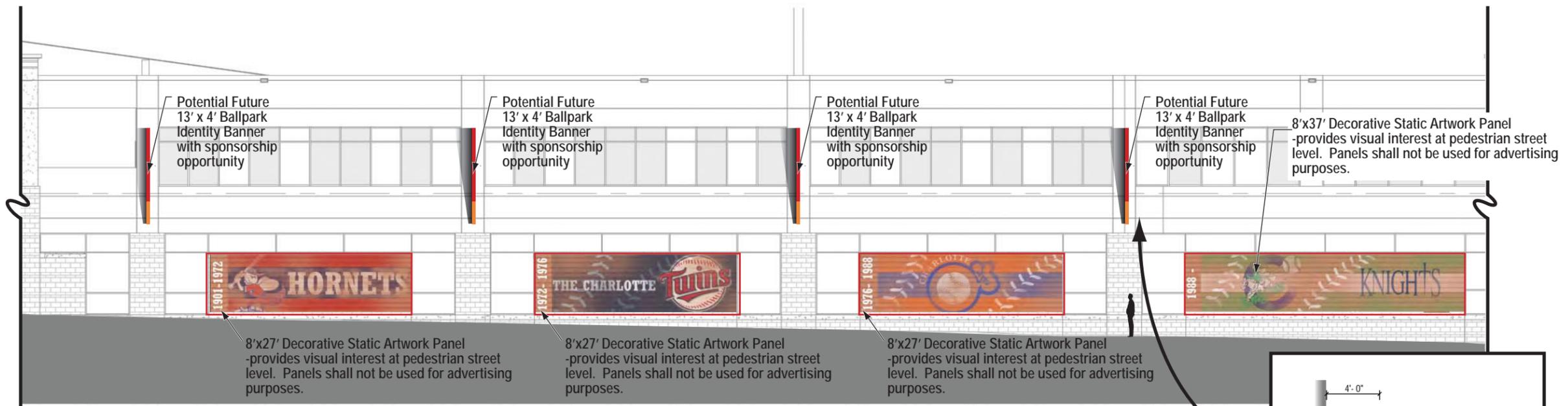
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Ballpark Location Key Plan
Scale: NTS



1 South Graham Street Overall Elevation
Scale: 1/64" = 1'-0"



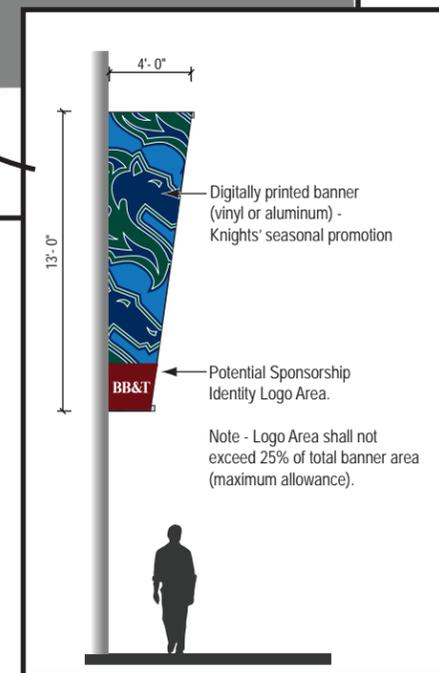
2 South Graham Street Partial Elevation
Scale: 1/16" = 1'-0"

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Mural Artwork Example - Vintage "Ghost Sign" Mural



Banner Concept - Side Elevation

Comprehensive Signage Plan Document

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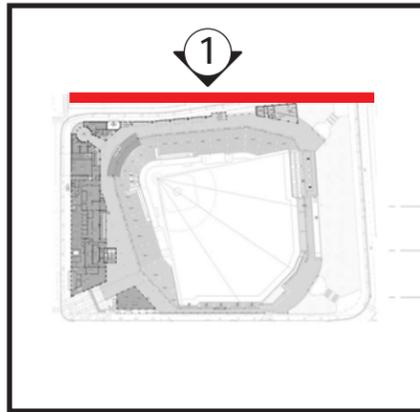
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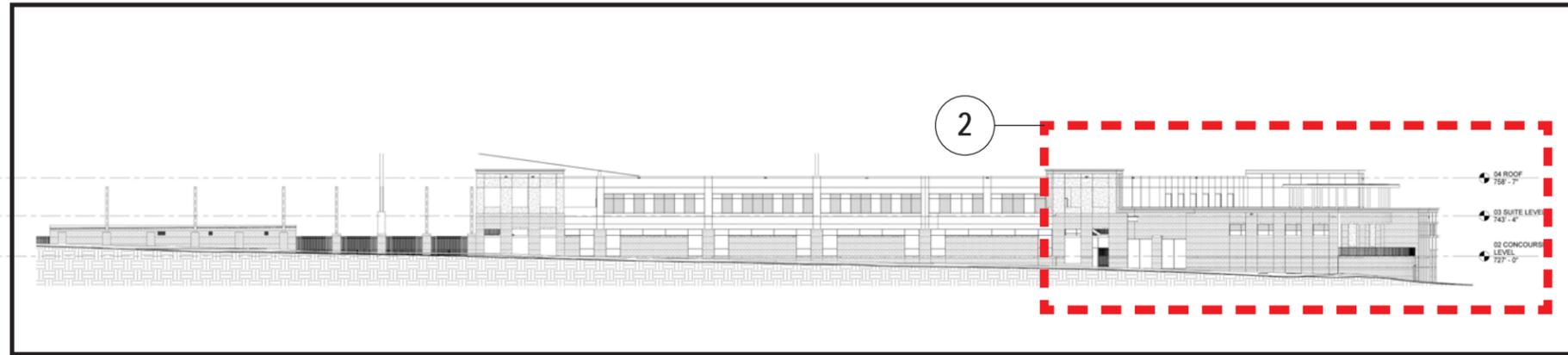
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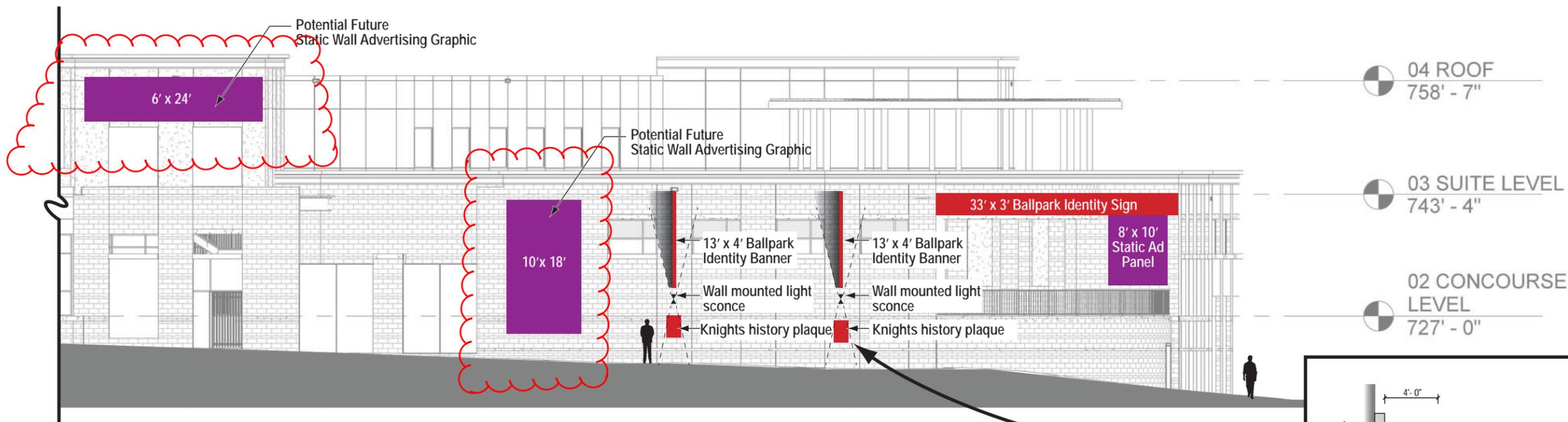
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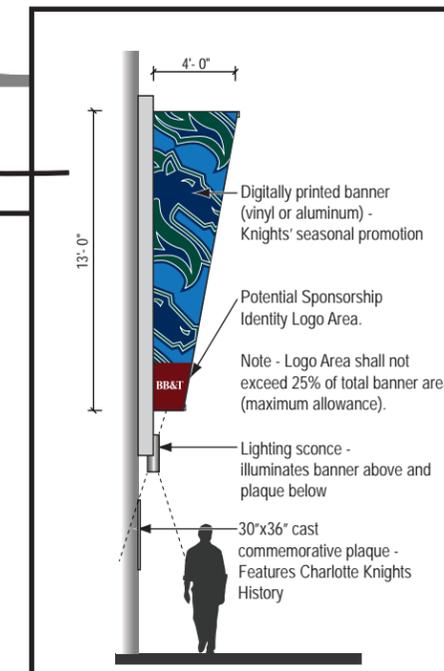
1 Ballpark Location Key Plan
Scale: NTS



1 South Graham Street Overall Elevation
Scale: 1/64" = 1'-0"



2 South Graham Street Partial Elevation
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Banner Side Elevation



Rendering - Corner of MLK & Graham Streets

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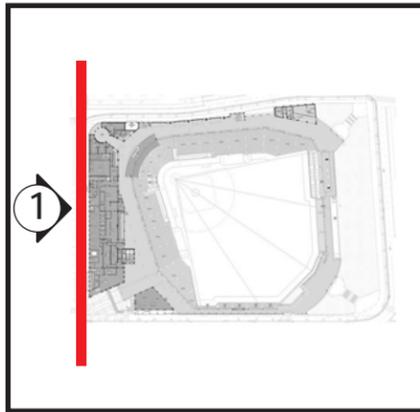
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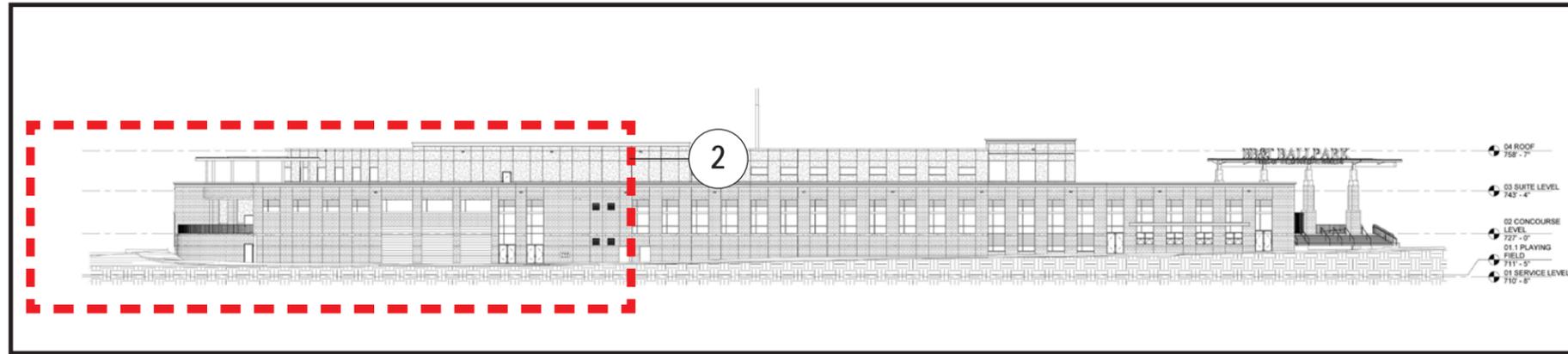
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West MLK Jr. BLVD.

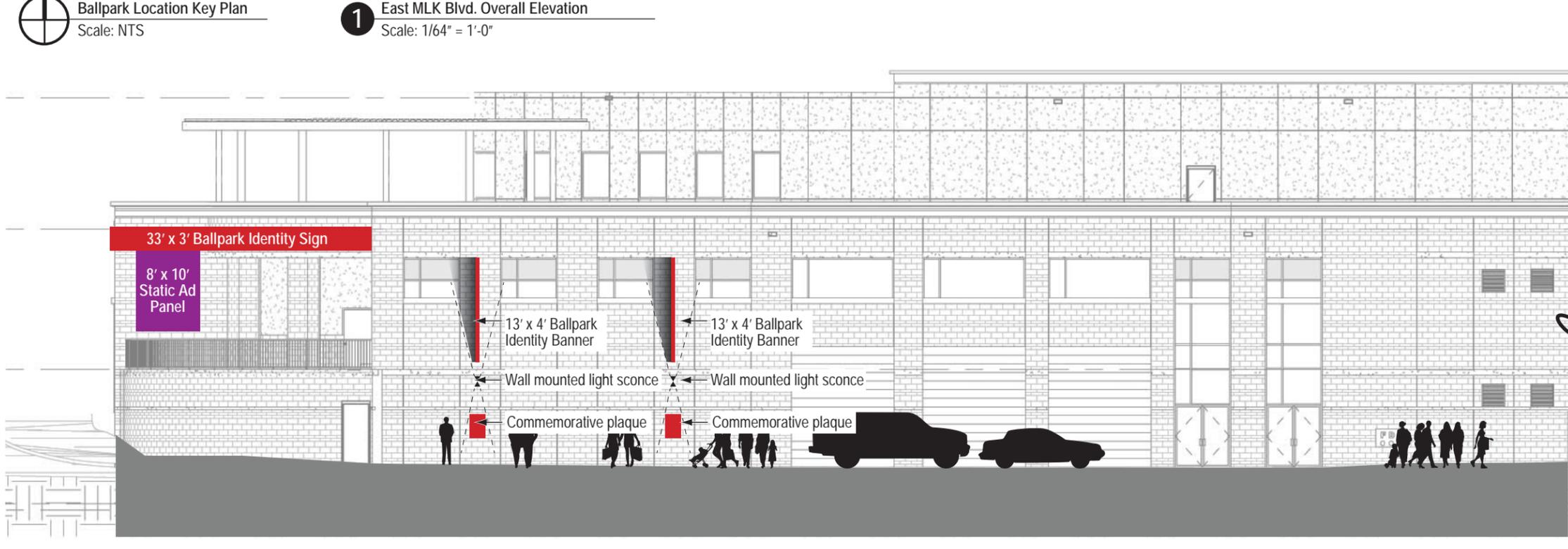
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1 Ballpark Location Key Plan
Scale: NTS



1 East MLK Blvd. Overall Elevation
Scale: 1/64" = 1'-0"



2 East MLK Blvd. Partial Elevation
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Rendering - Corner of MLK & Graham Streets

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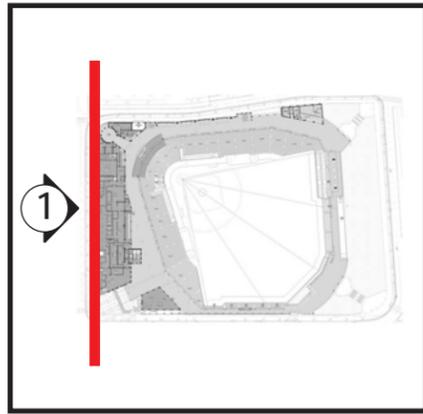
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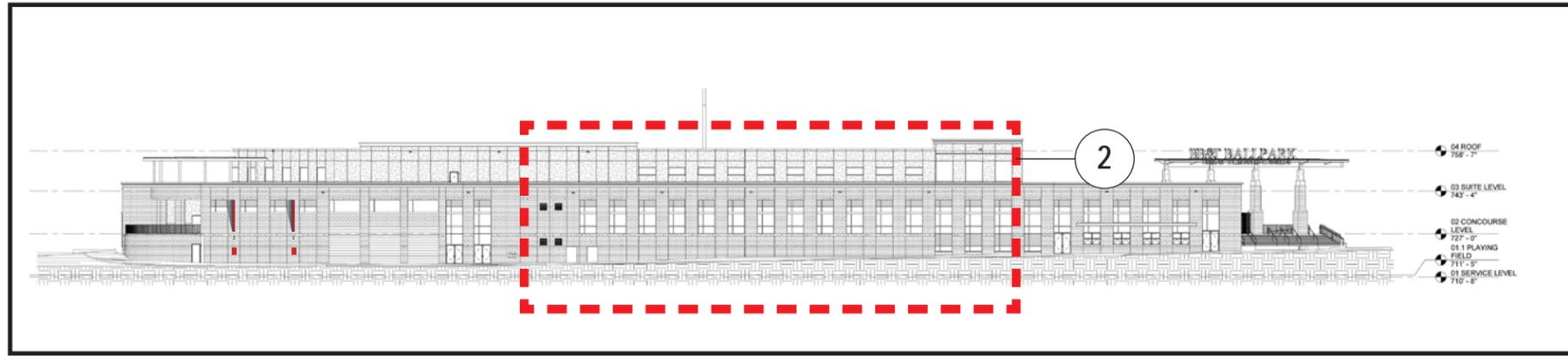
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West MLK Jr. BLVD.

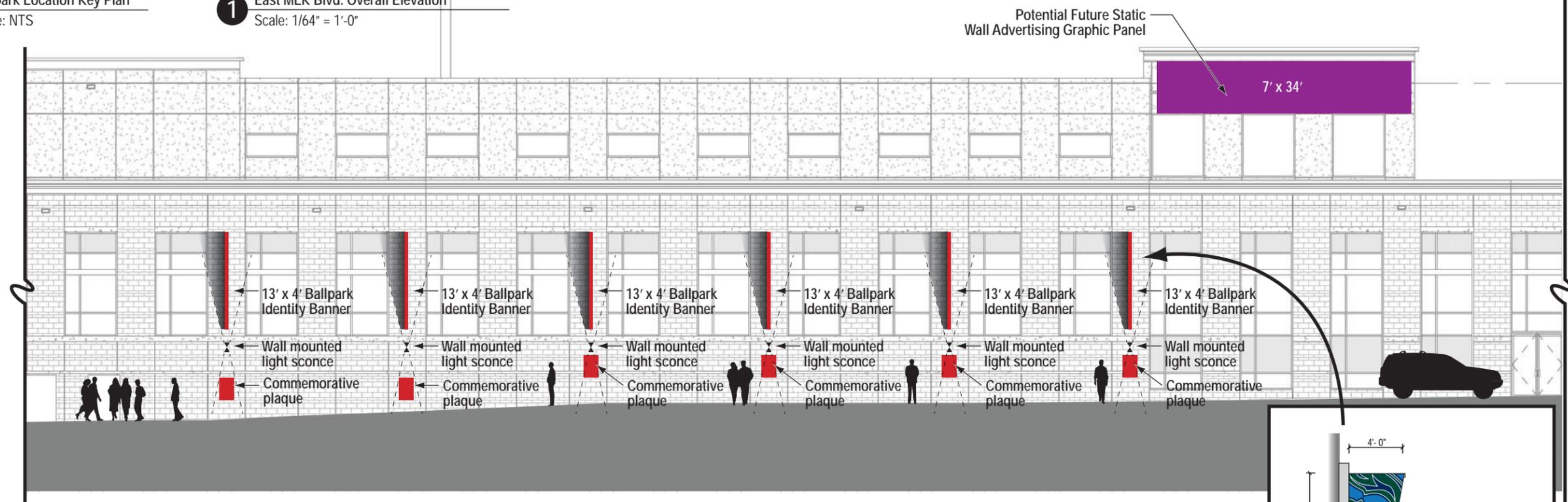
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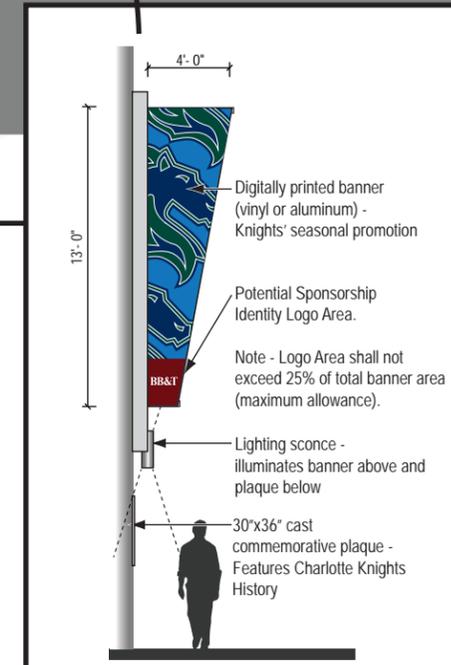
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15614 Reader Street Martin DiNitto, AIA
Overland Park, KS 66221

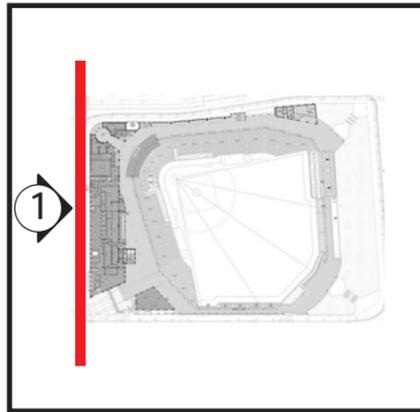
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2000 S. Blvd, Suite 440 Scott Mingonet
Charlotte, NC 28203

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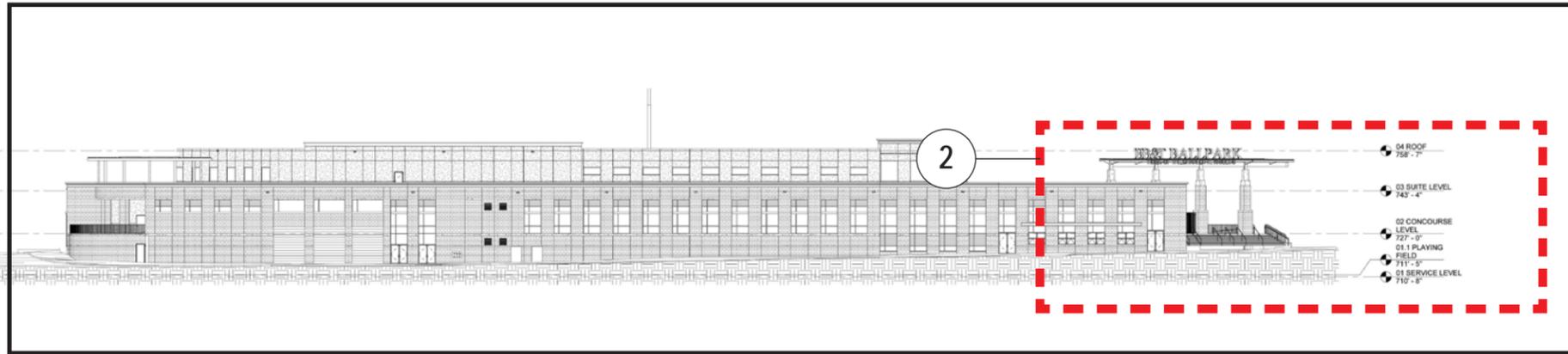
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West MLK Jr. BLVD.

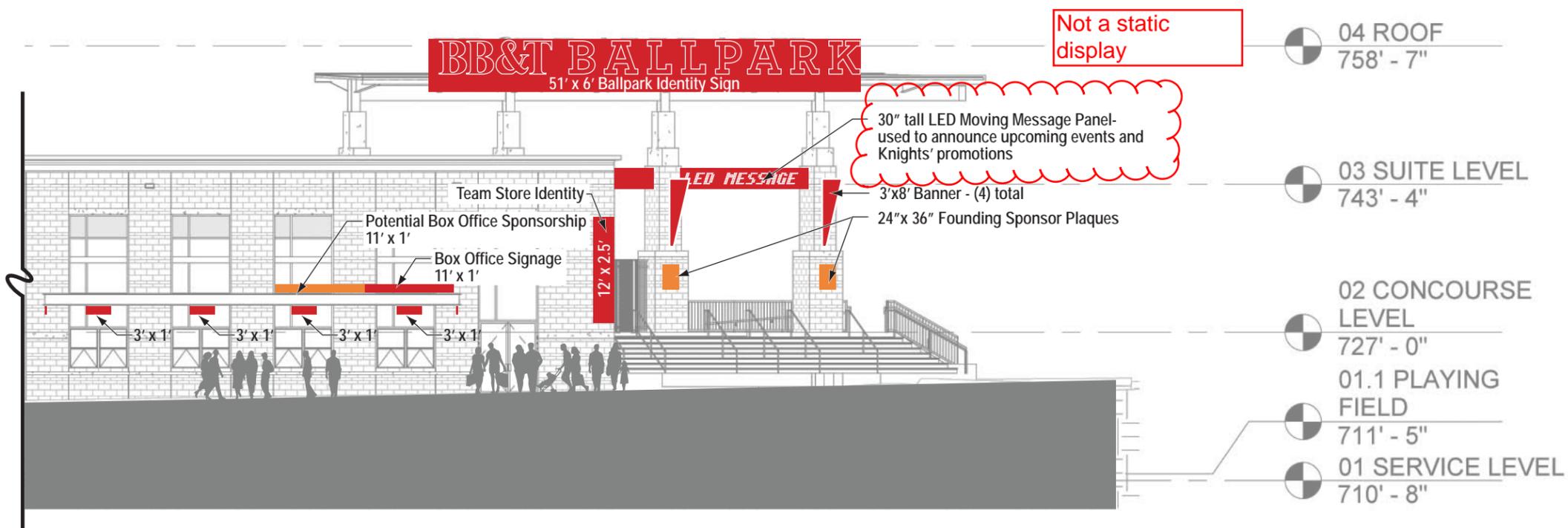
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Ballpark Location Key Plan
Scale: NTS



East MLK Blvd. Overall Elevation
Scale: 1/64" = 1'-0"



East MLK Blvd. Partial Elevation
Scale: 1/16" = 1'-0"

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Rendering - Main Entry

Comprehensive Signage Plan Document

BB&T BALLPARK
HOME OF THE CHARLOTTE KNIGHTS

BB&T Ballpark - Charlotte, NC
PROJECT

The Charlotte Knights
OWNER

KK, JB
505 DESIGN TEAM

Project Architect:
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800 W. Hill Street Mike Woollen, AIA
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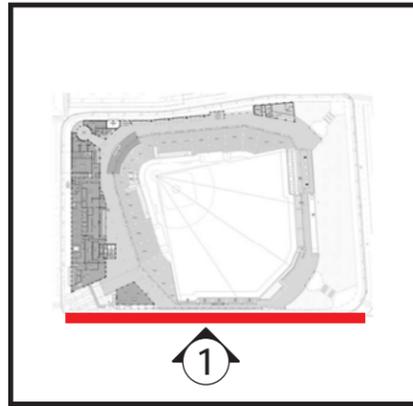
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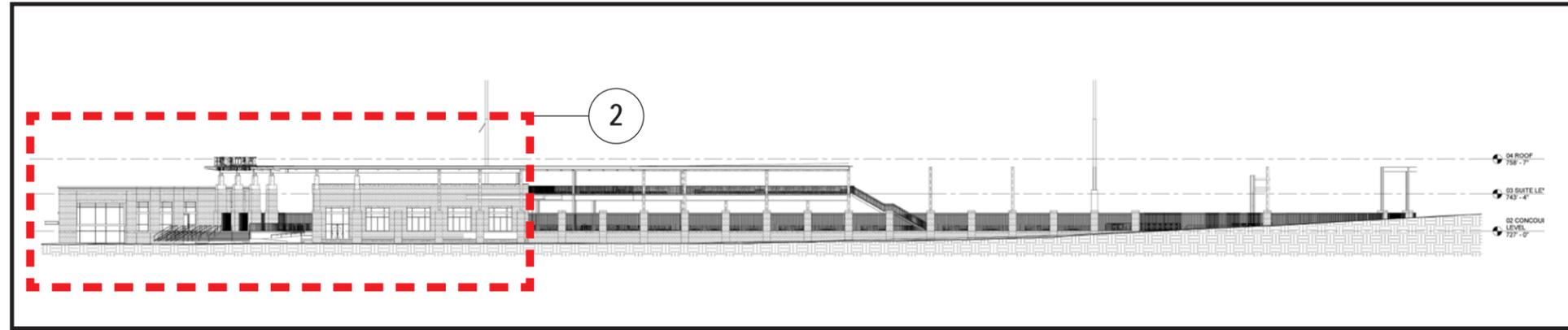
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South Mint Street

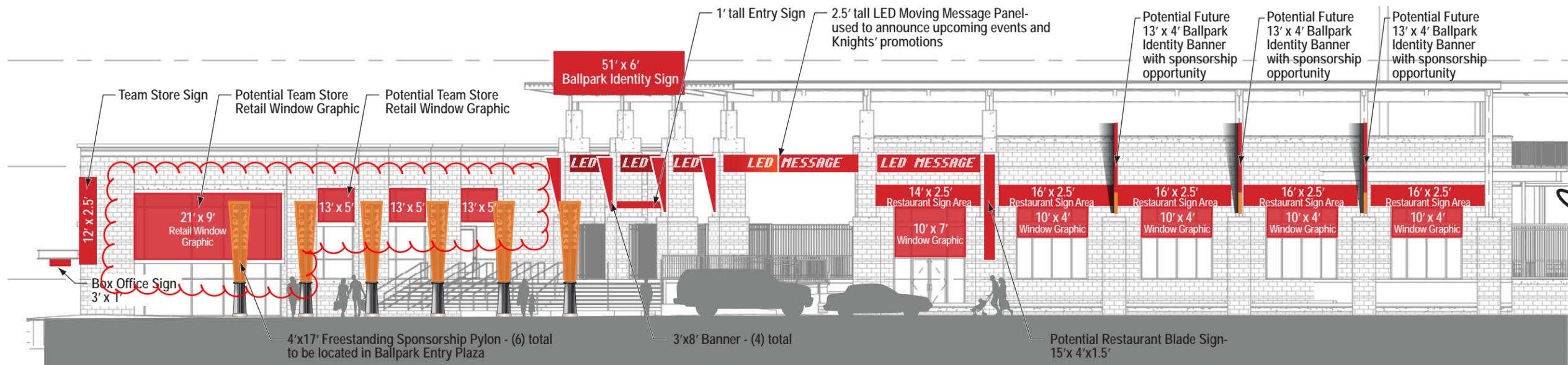
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1 Ballpark Location Key Plan
Scale: NTS



1 South Mint Street Overall Elevation
Scale: 1/64" = 1'-0"



2 South Mint Street Partial Elevation
Scale: 1/16" = 1'-0"

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Concept Rendering - Main Entry



Conceptual Restaurant Elevation

Comprehensive
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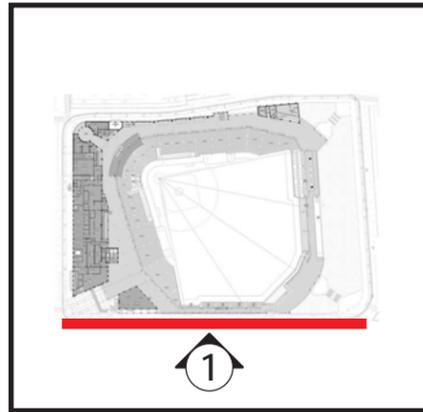
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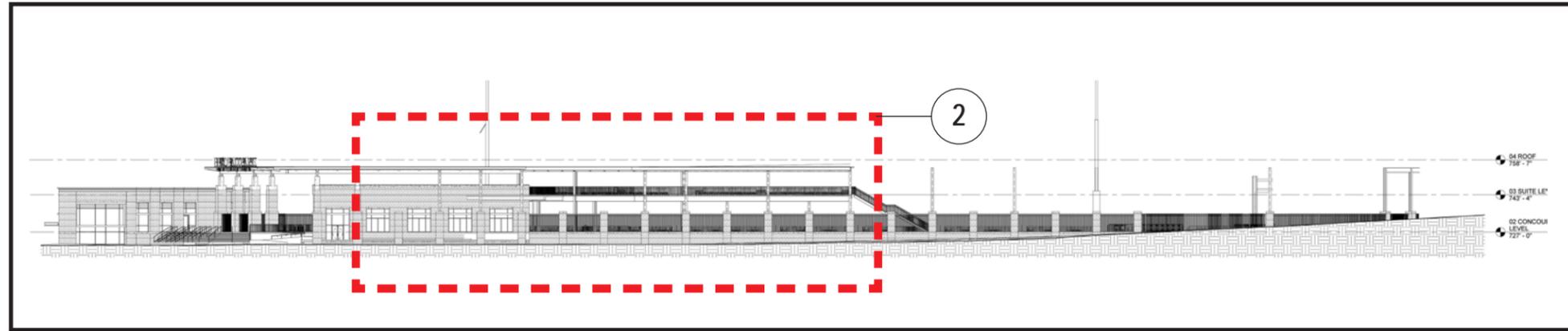
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South Mint Street

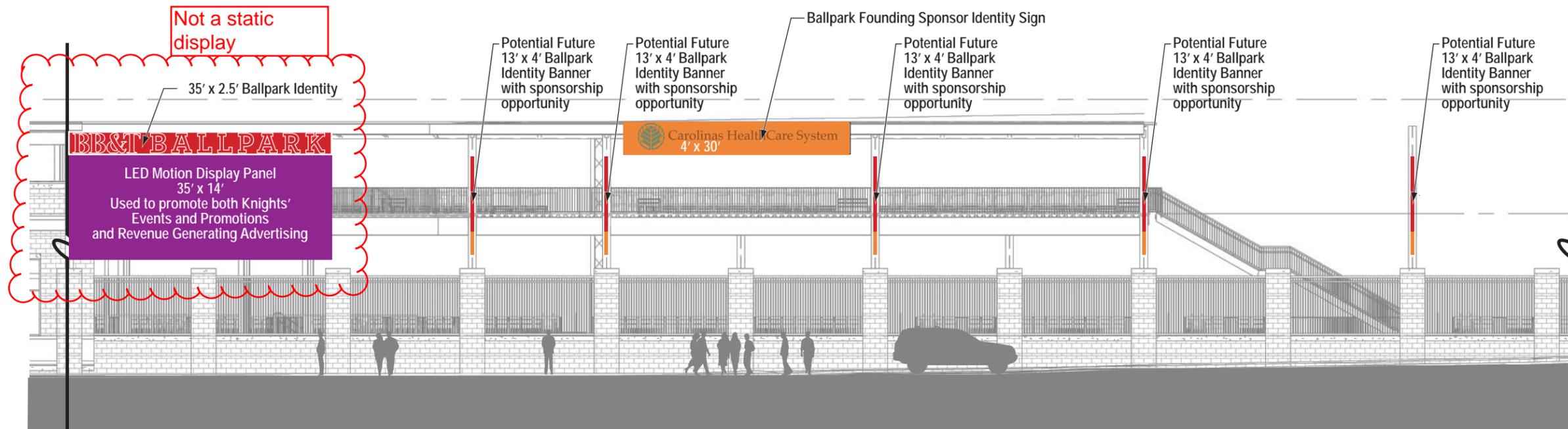
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Ballpark Location Key Plan
Scale: NTS



South Mint Street Overall Elevation
Scale: 1/64" = 1'-0"



South Mint Street Partial Elevation
Scale: 1/16" = 1'-0"

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Partial Rendered Mint Street Elevation

**Comprehensive
Signage Plan
Document**

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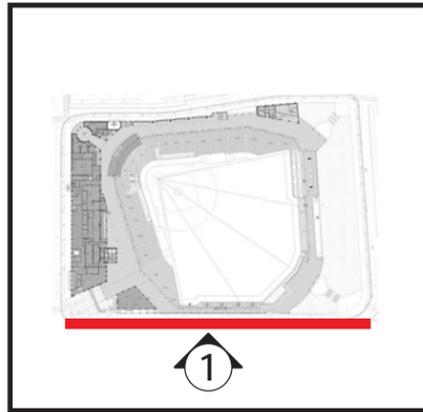
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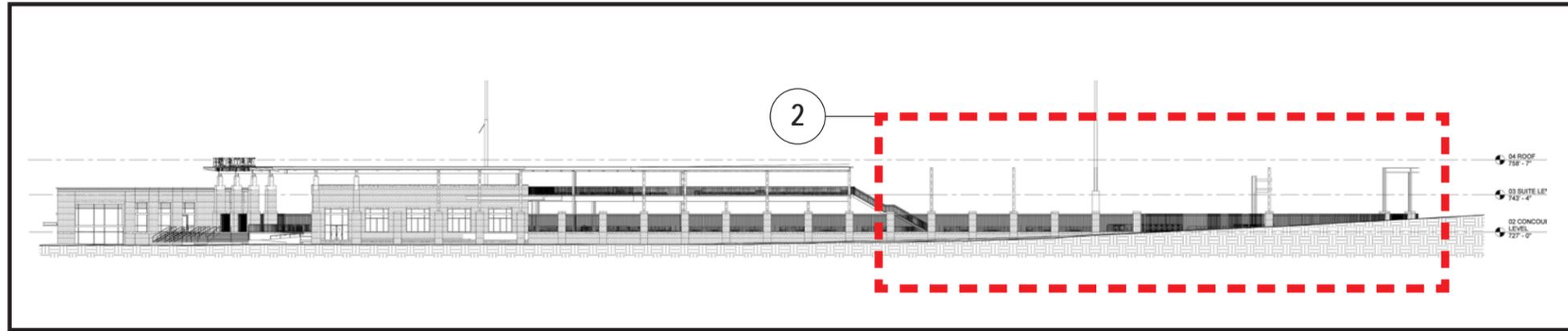
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South Mint Street

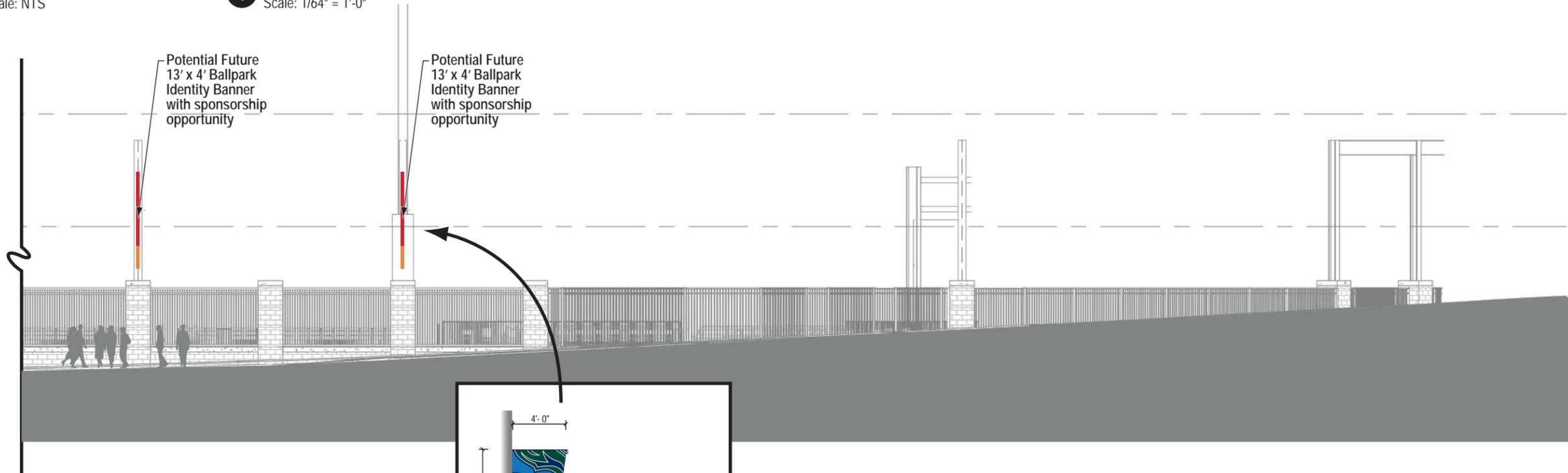
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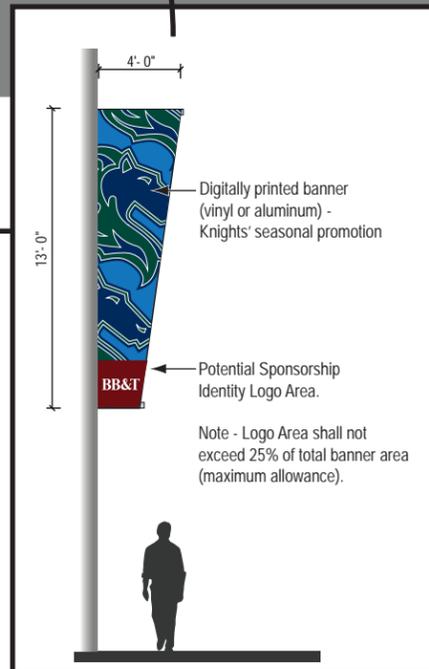
1 Ballpark Location Key Plan
Scale: NTS



1 South Graham Street Overall Elevation
Scale: 1/64" = 1'-0"



2 South Mint Street Partial Elevation
Scale: 1/16" = 1'-0"



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BOULDER:
1738 Pearl Street, 300 telephone 720 565 0505
Boulder, CO 80302 facsimile 720 565 0504

CHARLOTTE:
508 West Fifth St., 250 telephone 704 348 7000
Charlotte, NC 28202 www.505Design.com

SAN FRANCISCO:
576 Sacramento Street telephone 415 421 9900
San Francisco, CA 94111

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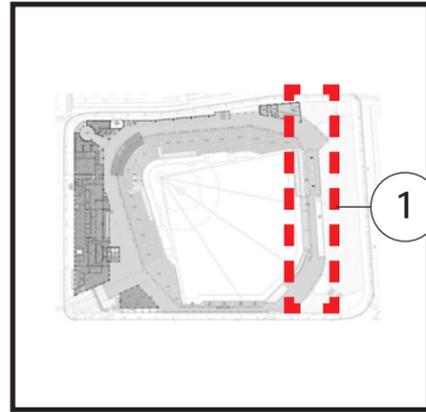
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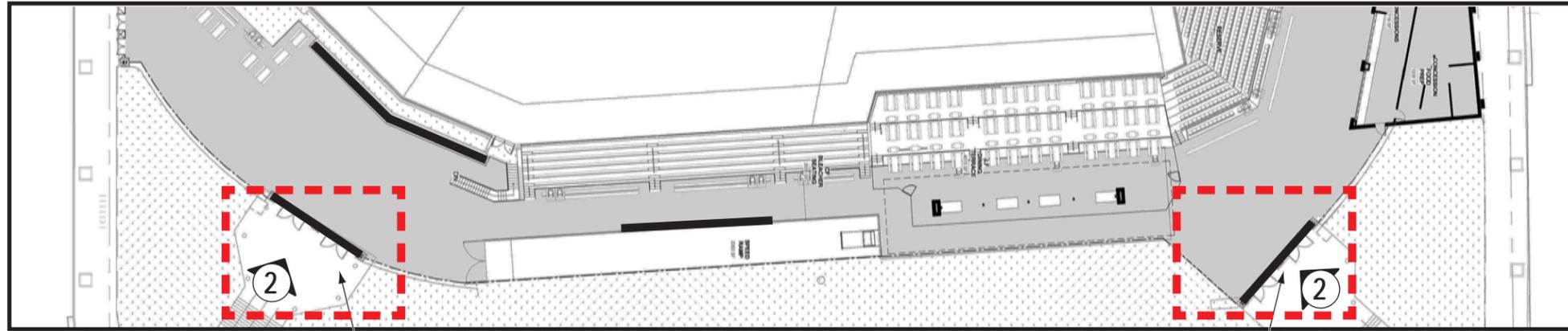
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West 4th Street

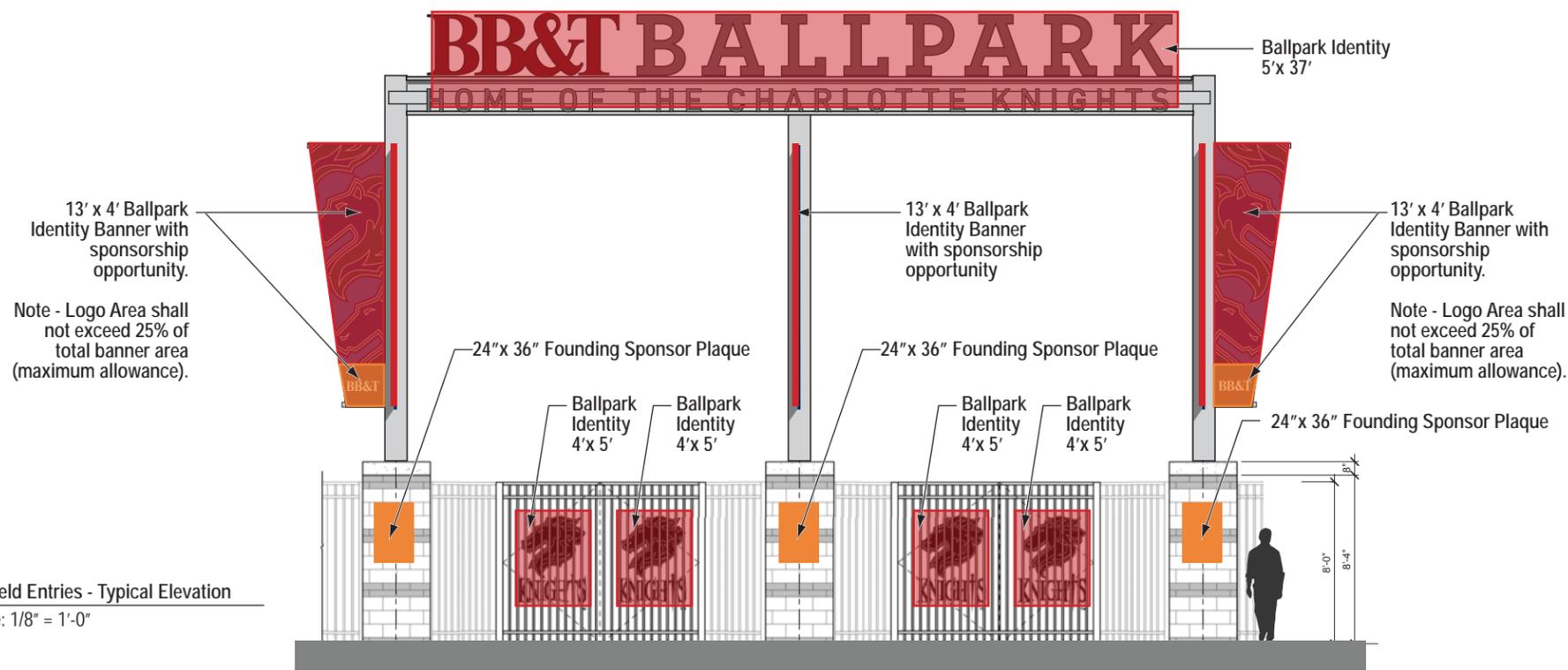
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Ballpark Location Key Plan
Scale: NTS



1 West 4th Street Overall Enlarged Plan
Scale: NTS



2 Outfield Entries - Typical Elevation
Scale: 1/8" = 1'-0"

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Comprehensive Signage Plan Document

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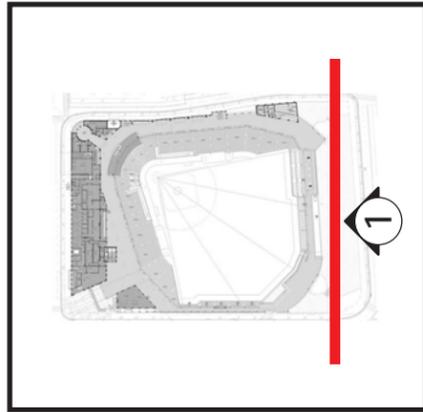
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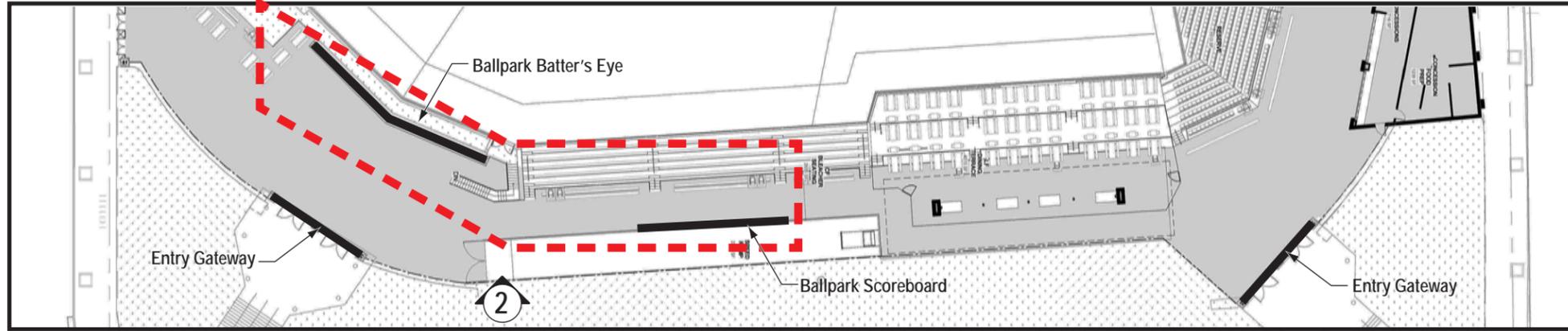
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West 4th Street

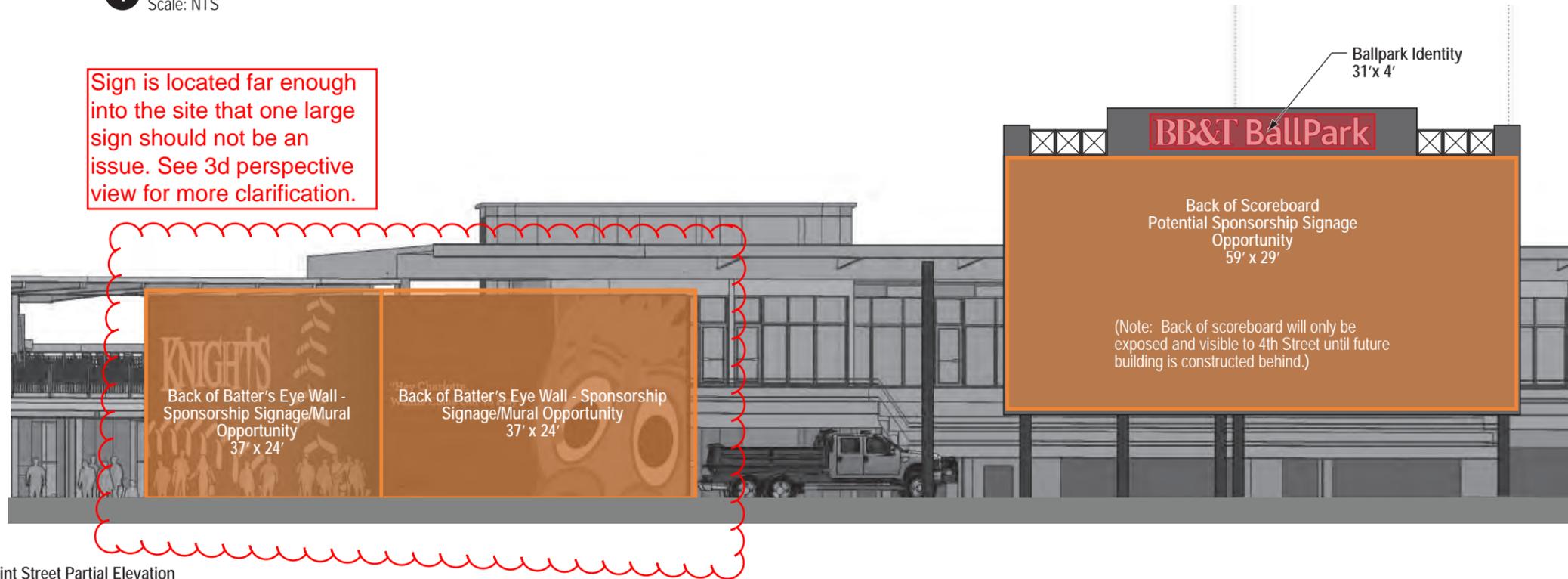
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Ballpark Location Key Plan
Scale: NTS



1 West 4th Street Overall Enlarged Plan
Scale: NTS



2 South Mint Street Partial Elevation
Scale: 1/16" = 1'-0"

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Back of Batter's Eye 3D Images









BB&T BALLPARK
HOME OF THE CHARLOTTE KNIGHTS



BB&T BALL PARK

KNIGHTS HOME GAME TONIGHT THE DURHAM BULLS 7PM...

FAIR ENTRY GATE

TEAM STORE

BOX OFFICE

AT&T

AT&T

AT&T

AT&T

AT&T







