

\\bgeinc\data2\00008327-08\LS03 - DWG\PlanSheets\Rezoning\DWG\2026-0413 - Hudspeth Retail Rezoning Sheets.dwg

SITE DEVELOPMENT DATA - RZP-2026-011

SITE AREA: + 2.2 ACRES
PARCEL ID: 05109134

SITE ADDRESS: 2012 SAN PEDRO LN
CHARLOTTE, NC 28262

WATERSHED: MALLARD / YADKIN-SOUTHEAST CATAWBA

EXISTING ZONING: R-12MF (CD) (PER APPROVED REZONING 2021-150)
PROPOSED ZONING: NEIGHBORHOOD CENTER (NC) (CD)
EXISTING USES: ENTITLED FOR MULTI-FAMILY RESIDENTIAL
PROPOSED USE: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS
TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING
DISTRICT, NOT OTHERWISE LIMITED HEREIN

SETBACKS:
THOROUGHFARE SETBACK: 24' (TRYON STREET)
20' (SLIPSTREAM)
20' (CALDWELL)
10'

SIDE SETBACK: 10%

REQUIRED OPEN SPACE: 10%
PROPOSED OPEN SPACE: PER ORDINANCE

REQUIRED PARKING: MINIMUM - PER ORDINANCE
PROPOSED PARKING: MAXIMUM - PER ORDINANCE

MAXIMUM BUILDING HEIGHT: MAXIMUM 65' AS MEASURED PER THE UDO

MAXIMUM DEVELOPMENT: 22,725 SF OF NEIGHBORHOOD SERVING COMMERCIAL/RETAIL USES

PID# 05109108
PEGGY DEAN LOVE TAYLOR
DB 02020 PG 313
ZONING: R-3
USE: SINGLE FAM RES ACRES
MECK COUNTY

PID# 05109108
PEGGY LOVE TAYLOR
DB 3997 PG 772
ZONING: R-3
USE: RURAL HOMESITE
MECK COUNTY

PID# 05109114
PATRICIA McDONALD ROBINSON
DB 30080 PG 338
PG 70 PG 555
ZONING: R-3
USE: VACANT / WOODED
MECK COUNTY

PID# 05109113
DONNA BAILEY HINER AND TRAVIS
DB 33571 PG 331
ZONING: R-3
USE: VACANT / WOODED
MECK COUNTY

PID# 05109104
BAXTER EDWARD McDONALD
DB 70 PG 555
ZONING: R-3
USE: SINGLE FAM RES
MECK COUNTY

PID# 02854106
SMITH FLOYD OFFICE PARK, LLC
DB 12361 PG 659
DB 46 PG 33
ZONING: O-1 (CD)
USE: OFFICE
MECK COUNTY

PID# 02854104
CHRISTENBURY FAMILY, LLC
DB 28504 PG 617
ZONING: R-3
USE: FOREST - COMMERCIAL
PRODUCTION
MECK COUNTY

APPROVED LDCP-2025-00071
SHOWN FOR REFERENCE ONLY

GENERAL PROVISIONS

- a. **SITE DESCRIPTION.** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE 'REZONING PLAN') ASSOCIATED WITH THE REZONING PETITION FILED BY TRIBUTE COMPANIES (THE 'PETITIONER') TO ACCOMMODATE A COMMERCIAL DEVELOPMENT ON AN APPROXIMATELY 2.2-ACRE SITE LOCATED AT 2012 SAN PEDRO LANE, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 05109134 (THE 'SITE').
- b. **INTENT.** THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF NEIGHBORHOOD-SERVING COMMERCIAL BUILDING(S) COMPATIBLE WITH THE SURROUNDING RESIDENTIAL USES.
- c. **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 UNIFIED DEVELOPMENT ORDINANCE (THE 'UDO').
- UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE UDO FOR THE NC ZONING DISTRICT SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE DESIGNATED PORTION OF THE SITE.

PERMITTED AND PROHIBITED USES AND MAXIMUM DEVELOPMENT

THE SITE MAY BE DEVELOPED WITH UP TO 22,725 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES, INCLUDING RETAIL, RESTAURANT, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT NOT OTHERWISE EXPLICITLY EXCLUDED.

PROHIBITED USES

- ACCESSORY DRIVE-THROUGH
- ANIMAL CARE FACILITY
- CEMETERY
- PARKING LOT AS PRINCIPAL USE
- VEHICLE FEULING FACILITY
- VEHICLE RENTAL
- VEHICLE REPAIR FACILITY

ARCHITECTURE AND DESIGN

- a. **BUILDING DESIGN SHALL MEET THE STANDARDS OF THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT SECTION 10.3 OF THE UDO.**
- b. **COMMON OPEN SPACE.** COMMON OPEN SPACE SHALL BE A DYNAMIC AND PROGRAMMABLE OPEN SPACE CENTRALLY ACCESSIBLE TO NEIGHBORHOOD RESIDENTS THAT PROVIDE A LAYERING OF ACTIVITIES DESIGNED FOR MULTIPLE USERS. TO ACCOMPLISH THIS, THE DESIGN OF THE OPEN SPACE SHALL CONSIST OF FOUR (4) OR MORE OF THE FOLLOWING POTENTIAL COMPONENTS, TO BE FURTHER COORDINATED DURING THE LAND DEVELOPMENT PROCESS:
- ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED OF THE ORDINANCE (THIS MAY BE ENHANCED LANDSCAPE YARDS, TREE SAVE, ETC.). ENHANCED PLANTINGS MAY ALSO TAKE THE FORM OF TREES AND/OR PLANTING BEDS (STANDARD, RAISED AND/OR TERRACED WITH NATIVE SPECIES). STANDARDS SUCH AS NUMBER, LOCATION, AND FOLIAGE TYPE OF THE ENHANCED PLANTINGS ALONG WITH DETAILS RELATED TO DIMENSIONS OF ANY PLANTING BEDS (RAISED OR OTHERWISE) SHALL BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT.
 - SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT). PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVEMENT OPTIONS. ALTERNATE CONCRETE FINISHING (ETCHING, SALT CURING, BOARD FORMING, ETC.) IS ACCEPTABLE. DETAILS IN WHICH THE SPECIALTY PAVING MATERIALS ARE UTILIZED TO SATISFY THE REQUIREMENTS, INCLUDING DETAILS/TECHNICAL NOTES ON S&D MATERIALS AND THE LOCATION IN WHICH THEY WILL BE PLACED, SHALL BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT.
 - SHADING ELEMENTS SUCH AS SHADE STRUCTURES OR ADDITIONAL TREES PLANTED IN A MANNER TO PROVIDE CONSISTENT SHADE IN THE SPACE. DETAILS/TECHNICAL NOTES ON THE SHADING INTERVENTION ALONG WITH THE LOCATION OF INSTALL OF SHADE STRUCTURE OR TREE(S) SHALL BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT.
 - SEATING OPTIONS THAT INCLUDE MOVEABLE TABLES AND CHAIRS. OTHER SEATING ELEMENTS TO BE CONSIDERED INCLUDE SEATING WALLS AND IMMOVABLE BENCHES. SEATING REQUIREMENTS FOR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE PROVIDED AT 1 LINEAR FOOT OF SEATING PER 30 SQUARE FEET OF PUBLIC OPEN SPACE. SEATING SHALL BE A MIXTURE OF MOVEABLE AND FIXED. IF UTILIZED, LOCATIONS OF THE SEATING, ALONG WITH CALCULATIONS CONFIRMING THAT THE REGULATION HAS BEEN MET, SHALL BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT.
 - CONSIST OF A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS.
 - PUBLIC ART EITHER IN THE FORM OF MURALS, SCULPTURE, OR OTHER MEDIUMS ALONGSIDE THE DETAILS OF THE ART INTERVENTION (INCLUSIVE OF TYPE, SIZE, AND LOCATION) SHALL BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT.
 - INTERACTIVE ELEMENTS FOR THE ENJOYMENT OF SENSORY STIMULATION. THESE ELEMENTS MAY INCLUDE BUT NOT BE LIMITED TO MUSIC, WATER, AND LIGHT AND PLAY. DETAILS/TECHNICAL NOTES TO BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT, AND/OR
 - DECORATIVE LIGHTING ELEMENTS THAT INCLUDE UPLIGHTING OF TREES OR OTHER OPEN SPACE ELEMENTS AND ADDITIONAL AMBIENT LIGHTING ELEMENTS TO ENHANCE THE EXPERIENCE OF THE SPACE, DETAILS OF WHICH TO BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT.

TRANSPORTATION

- a. **VEHICULAR ACCESS** WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINT(S) 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/NC DOT FOR APPROVAL.
- b. 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.

c. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NC DOT, 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 NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

d. PETITIONER SHALL DEDICATE RIGHT-OF-WAY FROM THE ROAD CENTERLINE OF N TRYON STREET AND CALDWELL ROAD EXTENSION, AS GENERALLY DEPICTED ON THE REZONING PLAN, WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY OF CHARLOTTE BEFORE THE DEVELOPMENT AREAS FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHT-OF-WAY SET AT TWO (2) FEET FROM THE BACK OF SIDEWALK WHERE FEASIBLE.

e. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE COMMERCIAL/RETAIL SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

f. SITE WILL COMPLY WITH CTR REQUIREMENTS TO BE FINALIZED DURING PERMITTING.

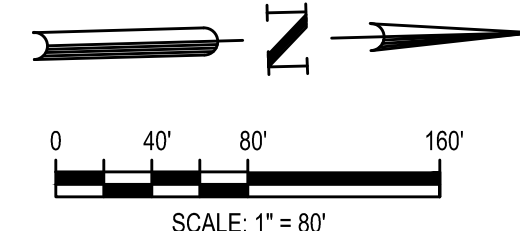
g. PETITIONER SHALL PROVIDE A TWELVE (12) FOOT WIDE SHARED USE PATH ALONG THE SITE'S FRONTAGE OF N TRYON STREET, AS GENERALLY DEPICTED ON THE REZONING PLAN.

h. PETITIONER SHALL COMPLETE THE FOLLOWING IMPROVEMENTS AS OUTLINED IN THE APPROVED TRAFFIC IMPACT STUDY (TIS) IN COORDINATION WITH CDOT AND NC DOT, OR OTHER COMPARABLE IMPROVEMENT(S) AS MUTUALLY AGREED WITH CDOT AND NC DOT:

h.a. AT THE INTERSECTION OF US-29 (NORTH TRYON STREET) AND HUDSPETH ROAD, PETITIONER SHALL PROVIDE A NORTHBOUND U-TURN BULB WITHIN THE EXISTING RIGHT-OF-WAY FOR PASSENGER VEHICLES VIA THE DIRECTIONAL CROSSOVER MEDIAN COMMITTED TO IN APPROVED REZONING PETITION RZP-2021-150. TRUCKS, BUSES, AND OTHER LARGER NON-PASSENGER VEHICLES WILL BE RESTRICTED FROM THE U-TURN BULB VIA SIGNAGE.

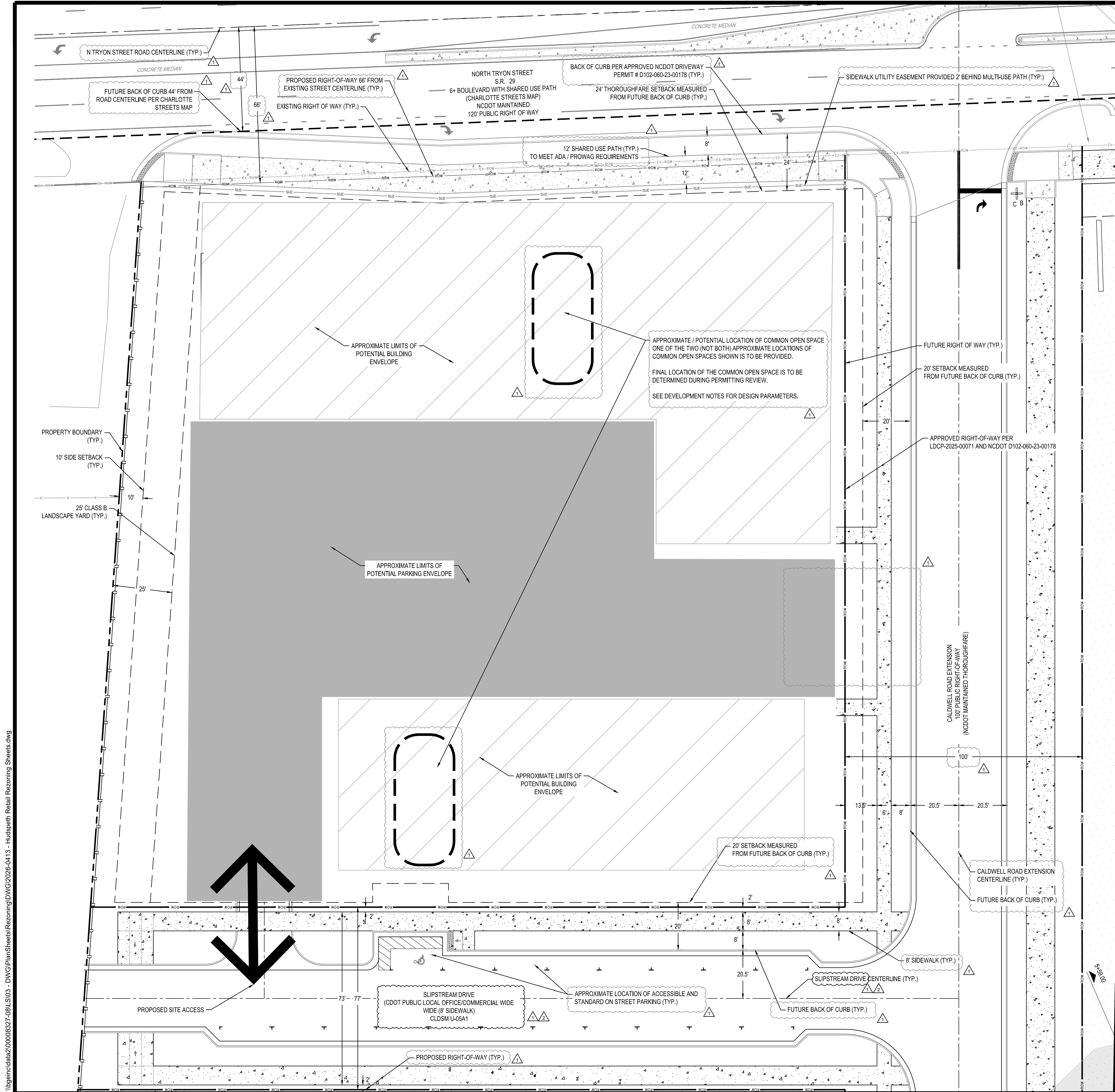
ENVIRONMENTAL

- a. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.
- b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS IF DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- c. DEVELOPMENT WITHIN ANY SWAMP/SCS BUFFER, IF APPLICABLE, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.



REVISIONS PER CITY SECOND SUBMITTAL COMMENTS		REVISIONS PER CITY FIRST SUBMITTAL COMMENTS		FIRST REZONING SUBMITTAL		DESCRIPTION	
DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION
07/19/2026	3	04/13/2026	2	02/13/2026	1		
DRAWN BY: BGE		DESIGNED BY: BGE		REVIEWED BY: BGE			
1111 METROPOLITAN AVE. SUITE 250 CHARLOTTE, NC 28204 NC LICENSE #C-4397		Tribute TRIBUTE COMPANIES, INC. 332 MILITARY CUTOFF ROAD WILMINGTON, NC 28405		HUDSPETH RETAIL 2012 SAN PEDRO LANE CHARLOTTE, NORTH CAROLINA 28262		REZONING PETITION RZP-2026-011 TECHNICAL DATA SHEET	
NOT FOR CONSTRUCTION		FILE NUMBER: 8327-00		FEBRUARY 13, 2026		RZ-1	

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20' (SLIPSTREAM)
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PROPOSED OPEN SPACE: PER ORDINANCE
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PROPOSED PARKING: MAXIMUM - PER ORDINANCE
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MAXIMUM DEVELOPMENT: 22,725 SF OF NEIGHBORHOOD SERVING COMMERCIAL/RETAIL USES

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NO.	DATE	NO.	DATE		
3	07/19/2026	2	04/12/2026	02/13/2026	FIRST REZONING SUBMITTAL
1		1			

DRAWN BY: BGE
DESIGNED BY: BGE
REVIEWED BY: BGE



HUDSPETH RETAIL
2012 SAN PEDRO LANE
CHARLOTTE, NORTH CAROLINA 28262

REZONING PETITION
RZP-2026-011
SCHEMATIC SITE PLAN

NOT FOR
CONSTRUCTION
FILE NUMBER:
8327-00
FEBRUARY 13, 2026
RZ-2



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