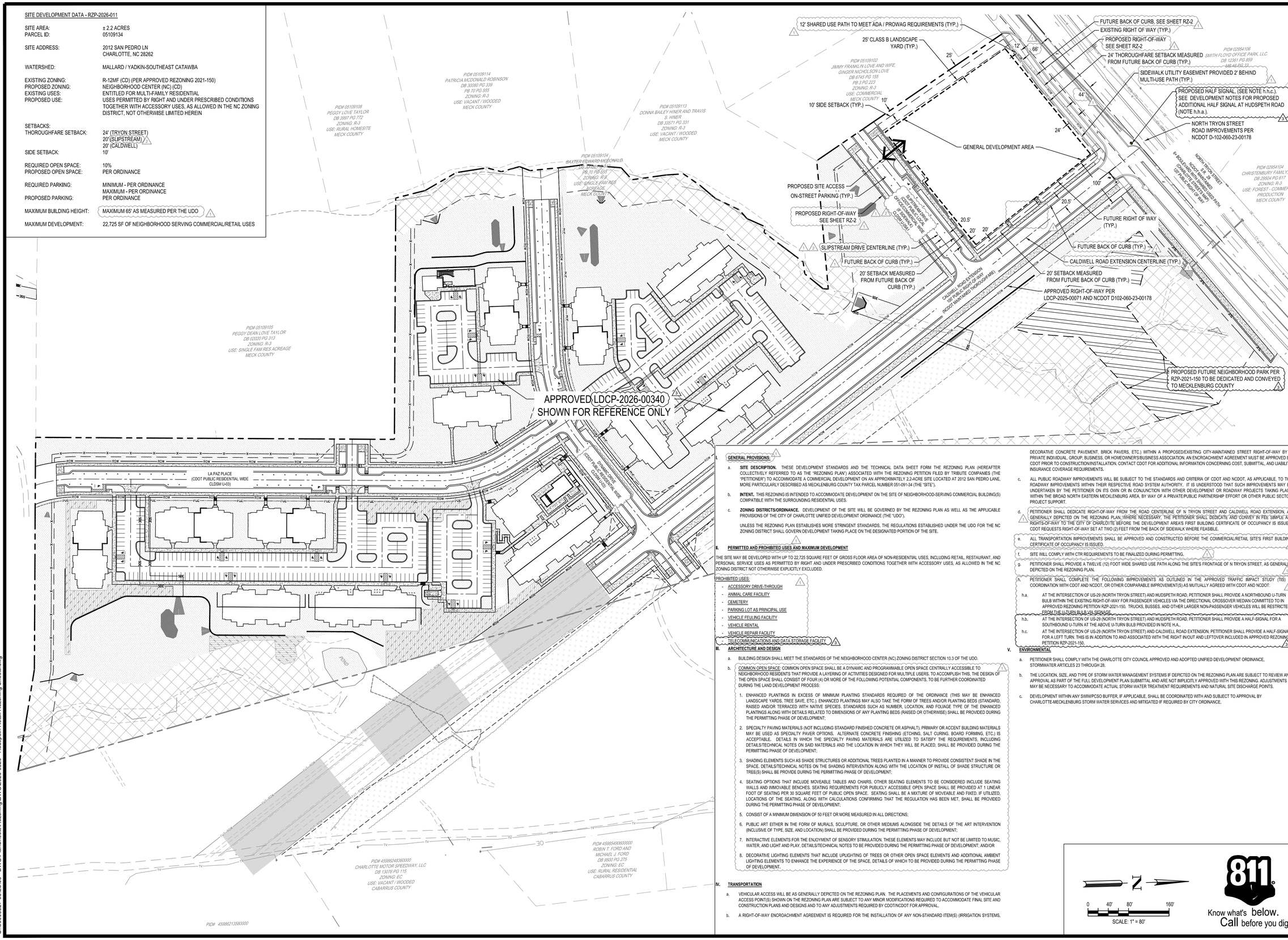
SITE DEVELOPMENT DATA - RZP-2026-011

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-F-AMILY 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)
SIDE SETBACK:	10'
REQUIRED OPEN SPACE:	10%
PROPOSED OPEN SPACE:	PER ORDINANCE
REQUIRED PARKING:	MINIMUM - PER ORDINANCE MAXIMUM - PER ORDINANCE
PROPOSED PARKING:	PER ORDINANCE
MAXIMUM BUILDING HEIGHT:	MAXIMUM 65' AS MEASURED PER THE UDO
MAXIMUM DEVELOPMENT:	22,725 SF OF NEIGHBORHOOD SERVING COMMERCIAL/RETAIL USES



I. 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 051-091-34 (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.

II. 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
- TELECOMMUNICATIONS AND DATA STORAGE FACILITY

III. 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:

1. 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;

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT), PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER 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 SAID MATERIALS AND THE LOCATION IN WHICH THEY WILL BE PLACED, SHALL BE PROVIDED DURING THE PERMITTING PHASE OF DEVELOPMENT;

3. 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 PROVIDE DURING THE PERMITTING PHASE OF DEVELOPMENT;

4. 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;

5. CONSIST OF A MINIMUM DIMENSION OF 50 FEET OR MORE MEASURED IN ALL DIRECTIONS;

6. 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;

7. 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

8. 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.

IV. 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/NCDOT 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 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 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 AREA'S 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 NCDOT, OR OTHER COMPARABLE IMPROVEMENT(S) AS MUTUALLY AGREED WITH CDOT AND NCDOT:

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, BUSSES, AND OTHER LARGER NON-PASSENGER VEHICLES WILL BE RESTRICTED FROM THE U-TURN BULB VIA SIGNAGE.

h.b. AT THE INTERSECTION OF US-29 (NORTH TRYON STREET) AND HUDSPETH ROAD, PETITIONER SHALL PROVIDE A HALF-SIGNAL FOR A SOUTHBOUND U-TURN AT THE ABOVE U-TURN BULB PROVIDED IN NOTE H.A..

h.c. AT THE INTERSECTION OF US-29 (NORTH TRYON STREET) AND CALDWELL ROAD EXTENSION, PETITIONER SHALL PROVIDE A HALF-SIGNAL FOR A LEFT TURN. THIS IS IN ADDITION TO AND ASSOCIATED WITH THE RIGHT IN/OUT AND LEFTOVER INCLUDED IN APPROVED REZONING PETITION RZP-2021-150.

V. 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 SWIM/PCSO BUFFER, IF APPLICABLE, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

0 40' 80' 160'
SCALE: 1" = 80'

811 Know what's below. Call before you dig.

SUBMITTAL	REVISION	DATE	DESCRIPTION
4	4	08/20/2026	REVISIONS PER CITY THIRD SUBMITTAL COMMENTS
3	3	07/13/2026	REVISIONS PER CITY SECOND SUBMITTAL COMMENTS
2	2	04/13/2026	REVISIONS PER CITY FIRST SUBMITTAL COMMENTS
1	1	02/13/2026	FIRST REZONING SUBMITTAL

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

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www.bgeinc.com
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SUITE 250
CHARLOTTE, NC 28204
NC LICENSE #C-4397
LANDSCAPE ARCHITECTURE SERVICES PROVIDED BY BGE FS, INC., AN AFFILIATED COMPANY. NC LICENSE NUMBER C-546

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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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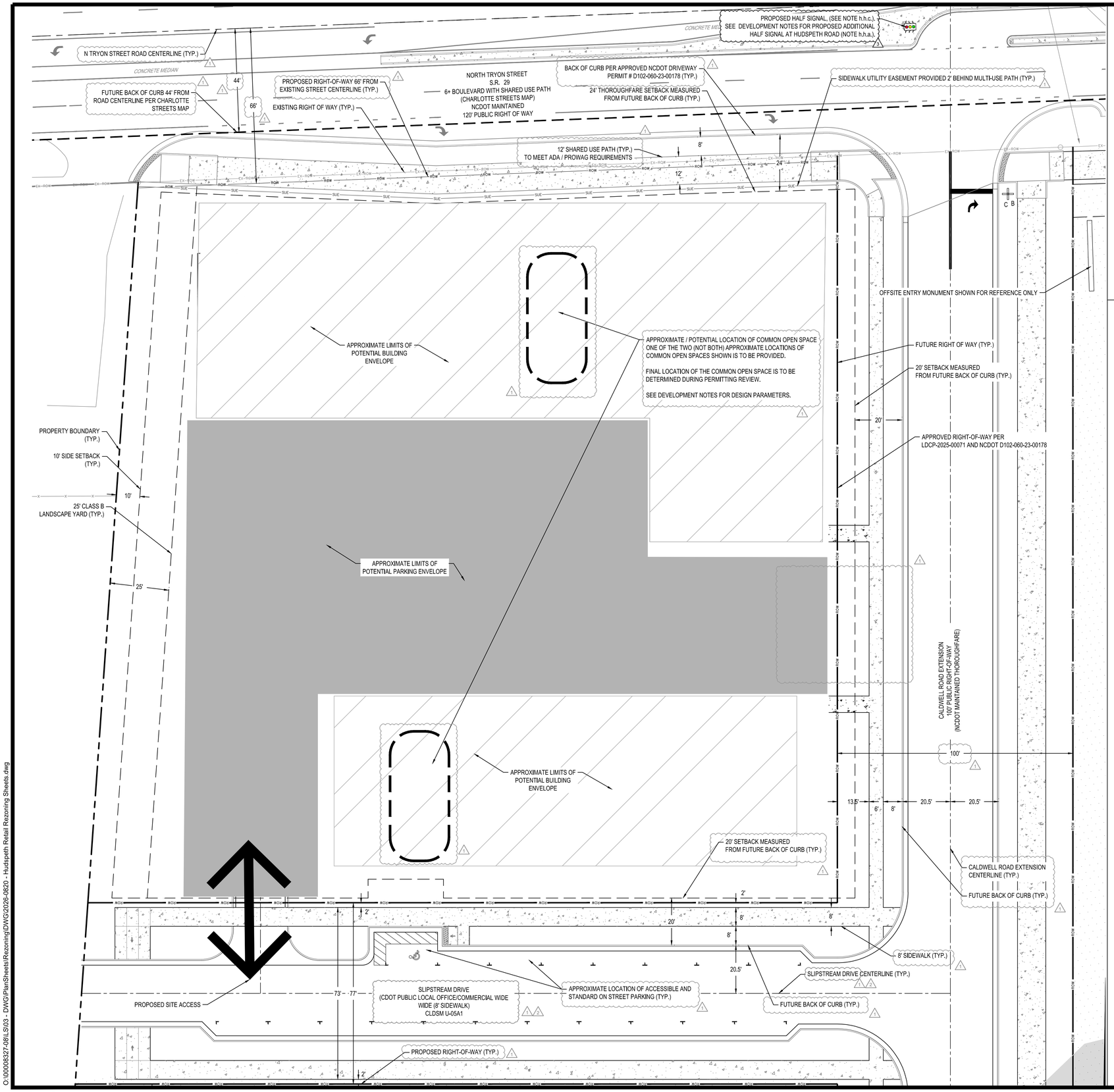

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MAXIMUM DEVELOPMENT:	22,725 SF OF NEIGHBORHOOD SERVING COMMERCIAL/RETAIL USES

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DRAWN BY: BGE
DESIGNED BY: BGE
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REZONING PETITION
RZP-2026-011
SCHEMATIC SITE PLAN

NOT FOR CONSTRUCTION

FILE NUMBER: 8327-00

FEBRUARY 13, 2026

RZ-2

811
Know what's below.
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