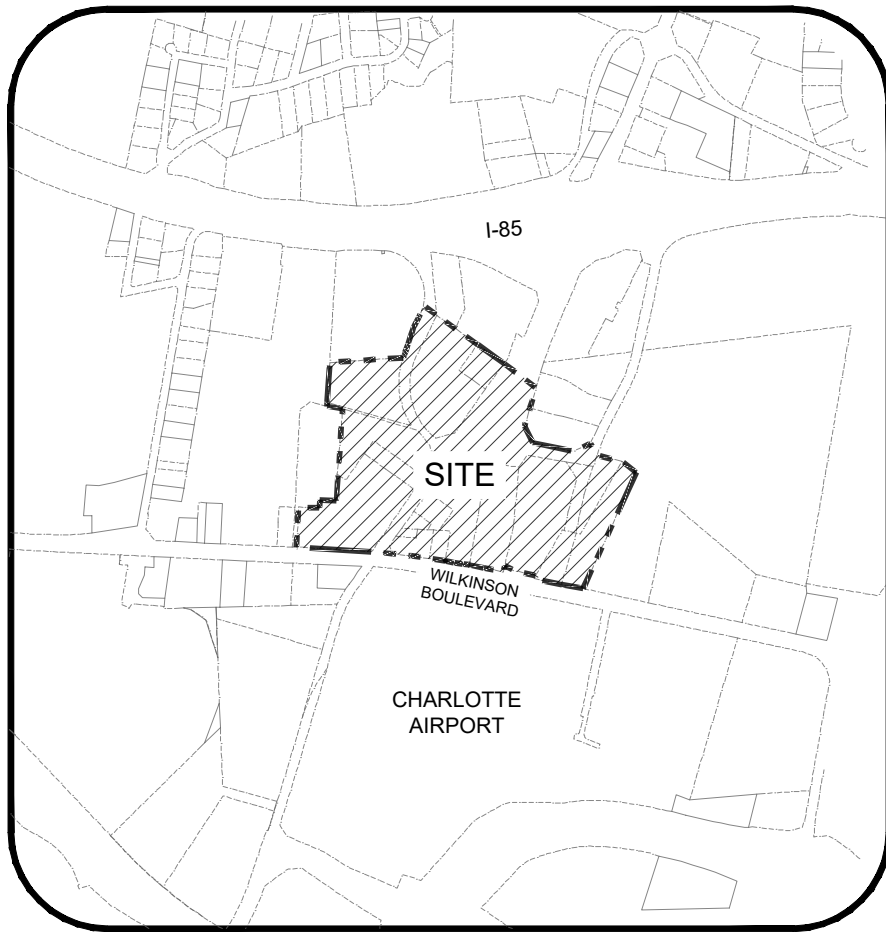




VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 39.41 ACRES

TAX PARCELS #: 061-282-01, 061-282-04, 061-282-08, 061-282-07, 061-282-06, 061-281-11, 061-281-08, 061-281-01, 061-281-06, 061-281-03, 061-281-10, 061-281-05, 055-369-50, 055-369-41, 055-369-43, 055-369-39, 055-369-38, AND 055-369-37

EXISTING ZONING: RAC

PROPOSED ZONING: CAC-1(CD) AND CG(CD)

EXISTING USES: VACANT

PROPOSED USES: PRINCIPAL AND ACCESSORY USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CAC-1 AND CG ZONING DISTRICTS AND AS FURTHER RESTRICTED BELOW.

MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.

PARKING: AS REQUIRED BY THE ORDINANCE.

KEY MAP

SEAL

PRELIMINARY
-FOR REVIEW ONLY-

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XXXXX XXXXXXXX ### 7/9/26
ENGINEER REG. # DATE

NOT FOR
CONSTRUCTION

PROJECT

CLT AIRPORT
DESTINATION
DISTRICT

CROSLAND SOUTHEAST

LANDDESIGN PROJ.# 1024205

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	INITIAL ZONING SUBMITTAL	08.14.2026

SCALE

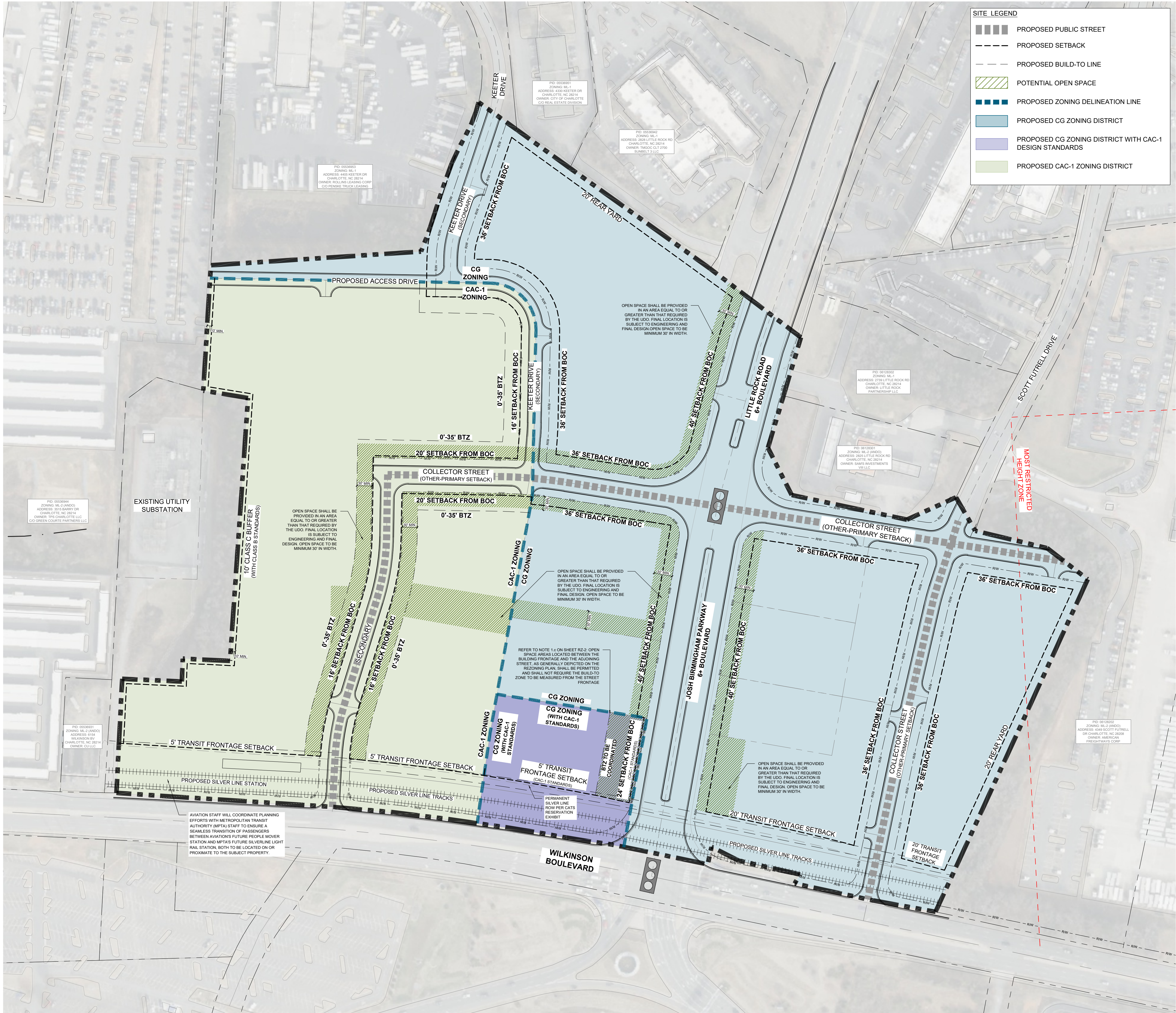
VERT: 1" = 100'
HORZ: 1" = 100'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



- Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

3. Transportation & Transit:
- a. The Petitioner shall construct all transportation improvements along the Site's frontages as required in compliance with the Subdivision, Streets, and Other Infrastructure Articles (Part X) of theUDO.
- b. The Petitioner will dedicate and convey, in fee simple, all rights-of-way to a public entity, prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located at a minimum of two (2) feet behind the sidewalk where feasible.
- 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 northwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- d. 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/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.
- e. The Petitioner shall reserve additional right-of-way for the future Silver Line rapid transit corridor within the Site per the Locally Preferred Alignment (LPA) as approved by the Metropolitan Public Transportation Authority (MPTA). The Petitioner agrees to continue to coordinate with CATS staff and other city staff during the land development review and approval process regarding the transit corridor alignment and required street network. Additional detail on terms of the reservation and the coordination between the City of Charlotte and the MPTA shall be codified in at least one Memorandum of Understanding between the two parties.
- f. Aviation staff will coordinate planning efforts with Metropolitan Transit Authority (MPTA) staff to ensure a seamless transition of passengers between Aviation's future people mover station and MPTA's future Silverline light rail station, both to be located on or proximate to the subject property.

- g. Sidewalks shall be required from all uses to the public street sidewalk system as required by Ordinance.
4. **Supplemental Design Standards:**
- a. Within the CG(CD) zoned portion of the Site, drive-through establishments as a principal use and uses with an accessory drive-through, if provided, shall meet the following design and locational standards in addition to the prescribed conditions as required by Article 15.4 and Article 15.6 of the UDO:
 - i. Drive-through establishments as a principal use and uses with an accessory drive-through shall only be located along N Josh Birmingham Parkway.
 - ii. The minimum number of stacking spaces per lane or bay inclusive of the space at the service window, shall be provided as follows:
 - 1. Six (6) spaces for restaurants with an accessory drive-through. A restaurant with an accessory drive-through shall have a minimum of twenty-four (24) seats, indoor or outdoor.
 - 2. Eight (8) spaces for principal drive-through restaurant establishment.
 - 3. Four (4) spaces for all other drive-through establishments or uses with an accessory drive-through.
 - iii. A stacking space shall be a minimum of nine (9) feet in width and eighteen (18) feet in length.
 - iv. Drive-through lanes and drive aisles located between the public street and the facade of the building shall require parking lot screening per Article 20.5 of the UDO and as further required in note 4.b below. Such screening shall include either a low pedestrian wall a minimum height of three feet, screening shrubs, or a combination of both.
 - v. The drive-through lane shall have bail out capability for vehicles that enter the drive-through lane. When an establishment has more than one drive-through lane, bail out capability shall only be required for one drive-through lane. The bail out lane shall be a minimum width of ten (10) feet and run parallel to the drive-through lane. If a bail out lane is also an interior access drive providing access to parking spaces, the bail out lane is limited to a one-way traffic pattern following the direction of the drive-through lane.
 - vi. All components of a drive-through including, but not limited to, signs, stacking lanes, receptacles, ordering box, and drive up windows, shall be located to the rear or side of the building, and shall not be located in the required front or side setback.
 - b. The number of drive-through establishments as a principal use and uses with an accessory drive-through located within portions of the Site developed in accordance with the CG zoning district design standards shall be limited to six (6). Drive-through establishments as a principal use and uses with an accessory drive-through located within portions of the CG zoning district that are developed in accordance with the CAC-1 zoning district design standards shall not count toward this six (6) drive-through limit. Accessory drive-throughs associated with drug stores or banks, and/or gas/vehicle fueling stations shall not count toward this six (6) drive-through limit and shall not be required to comply with the CAC-1 zoning district design standards.
 - c. Along frontages where surface parking, drive-through lanes, and/or drive aisles are within an established setback, they shall be screened with enhanced landscaping. Such enhanced landscaping shall include a minimum twenty (20) foot wide planting strip with a minimum of one shrub for every five (5) linear feet and one large or medium maturing tree per every 50 linear feet. Such trees are in addition to the perimeter planting requirements. As an alternative to shrubs, a low wall with a minimum of three feet and a maximum of four feet in height constructed of masonry, concrete, or similar permanent material may be installed.
 - d. Within the CG(CD) zoned portion of the Site, the minimum ground floor height for nonresidential uses is twelve (12) feet. This minimum ground floor height dimension is reduced to ten (10) feet for hotels, restaurants, and drive-through establishments.
 - e. An enhanced open space area with a minimum size of 3,000 square feet will be provided on each side of Josh Birmingham Parkway at the intersection with Wilkinson Boulevard as a gateway feature. The potential open space indicated on the Rezoning Plan is to show the potential locations, but the final locations are subject to change based on final engineering and design. The open space areas provided shall be equal to or greater than the Ordinance requirements and as noted in this conditional provision.

This open space area will complement the existing gateway feature across Wilkinson Boulevard at the entrance to the airport. Common accessible open space shall be a dynamic and programmable open

space that provides 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 which will be committed to as the plans are finalized, and details/technical notes will be provided of the components during the land development permitting process:

- i. Enhanced plantings (a mix of minimum planting standards and enhanced plantings) if 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 terminated with native species).
- ii. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paving options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable.
- iii. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
- iv. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 300 square feet of open space. This seating provision is only applicable to the minimum 300 square feet of open space that is provided on each side of Josh Birmingham Parkway at the intersection with Wilkinson Boulevard as a gateway feature. Any additional open space provided beyond the minimum 300 square foot requirement will not require additional seating. Seating options may include movable tables and chairs. Other seating elements to be considered include seating walls or swings or interactive features, and immovable benches.
- v. Have a minimum dimension of 30 feet or more (three times greater than required by the UDO) measured in all directions.
- vi. Public art/sculpture. Public art, either in the form of murals, sculpture, or other mediums along the details of the art intervention (inclusive of type, size, and location) shall be provided during land development review. The petitioner may use the City of Charlotte's Creative Art Pool to utilize for implementing any public art.
- vii. Lighting. Lighting elements may include but are not limited to music lighting, decorative lighting, and other lighting to enhance the experience of the space.
- viii. 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.

- f. Any structured parking facility, if provided, shall comply with design standards found in Article 19.7 of the UDO. 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 42 inches in height, as measured from the finished surface of the parking level. Along a frontage, the decorative elements (i.e., grillwork, louvers, green walls, or a similar treatment) shall occupy a minimum of 25% of the area of the opening above the wall or panel.
- g. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
- i. Buildings shall be placed to present a front or side facade to all streets except for N. Josh Birmingham Pkwy.
 - ii. Pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - iii. The public and/or private network required street facing facades of all buildings within the rezoning boundary shall commit to a unified and cohesive design language throughout the site using quality building materials and design further described below:
 1. The street facing facades of first/ground floor of the buildings along streets shall incorporate a minimum of 25% masonry materials such as brick or stone but not concrete masonry units not architecturally treated.
 2. Building elevations along frontages shall not have expanses of blank walls greater than 20 feet in all directions.
 3. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least two 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.
5. Environmental Features:
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - b. The Site will comply with the Tree provisions of the Ordinance found in Article 20. The final location of the required green areas/tree save areas 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 petition and are subject to change.
 - c. Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by the Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.
 - d. Along the western boundary of the Site adjacent to ML zoning districts, the Petitioner shall provide a Class C landscape yard with a minimum width of ten (10) feet, planted to the Class B landscape yard planting standards of the UDO.
6. Amendments to the Rezoning Plan:

- a. Future changes to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the UDO.
7. Binding Effect of the Rezoning Application:
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under this Petition will, unless amended in the manner provided herein and under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

SEAL

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UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX	####	7/9/26
ENGINEER	REG. #	DATE

PROJECT _____

CROSLAND SOUTHEAST

[illegible]

VERT: .

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

9/14/2025 4:08 PM LAUREN DELBRIDGE P:\CIT\2024\1024205\CAD\DOCUMENTATION\ENTITLEMENTS\1024205_BZN_TDS.DWG

ORIGINAL SHEET SIZE: 24" X 36"



XXXXX XXXXXXXX	####	7/9/26
ENGINEER	REG. #	DATE

CROSLAND SOUTHEAST

SCALE

NORTH

VERT: .

HORZ: 1" = 100'



0 50 100 200

SHEET TITLE

RZ-3





KEY MAP

SEAL

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XXXXX XXXXXXXX	####	7/13/26
ENGINEER	REG. #	DATE

PROJECT

CROSLAND SOUTHEAST

LANDDESIGN PROJ.# 1024205

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	INITIAL ZONING SUBMITTAL	09.14.2026
	-	
	-	
	-	

SCALE NORTH

VERT: .
HORZ: 1" = 100'

SHEET TITLE

METES AND BOUNDS

SHEET NUMBER

RZ-4

