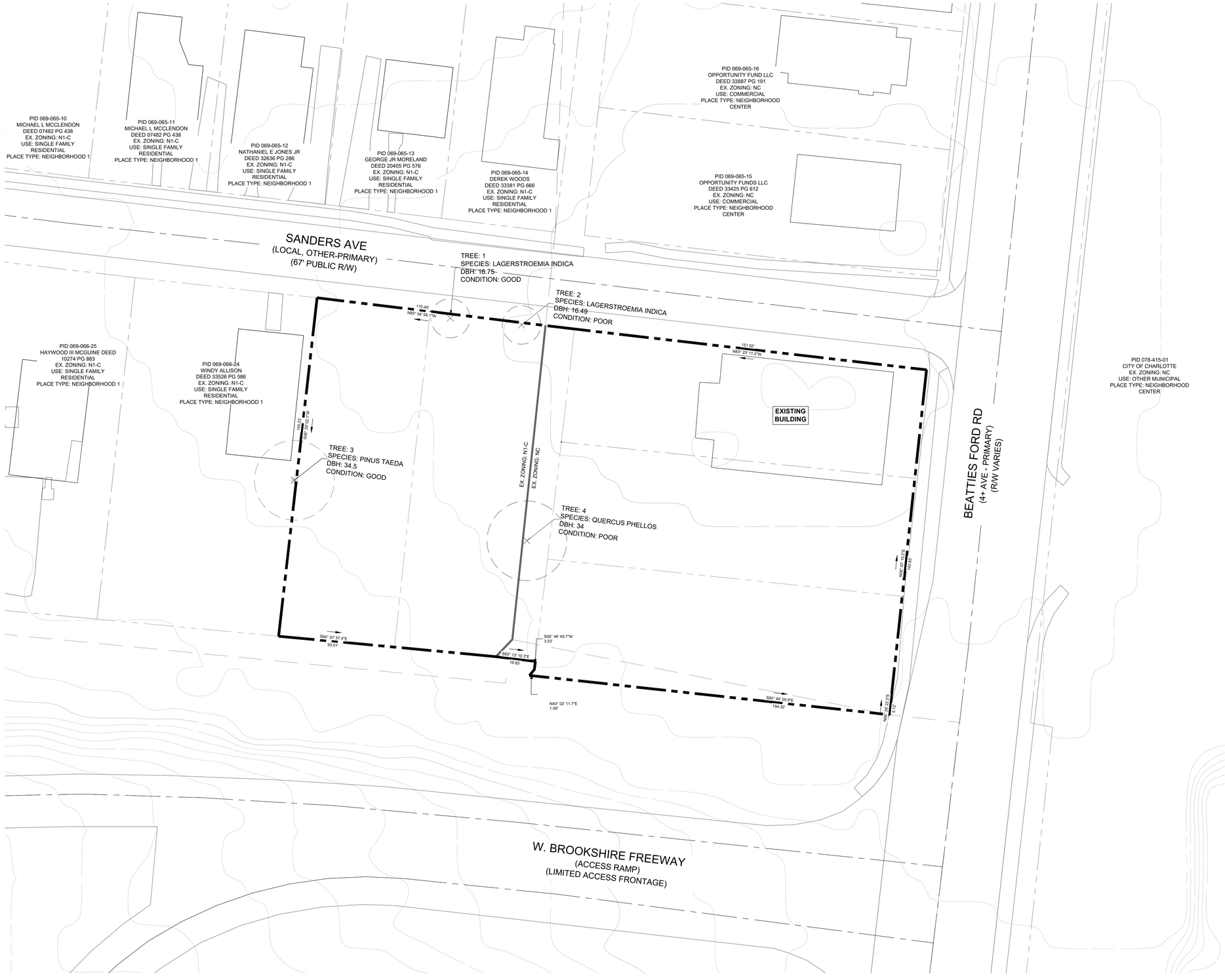

NTS
VICINITY MAP

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REZONING PETITION NO. RZP-2026-037

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

EXCELSIOR CLUB

CROSLAND SOUTHEAST
921 BEATTIES FORD ROAD
CHARLOTTE, NC, 28216

LANDDESIGN PROJ.#
1026132

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
-	REZONING 1ST SUBMITTAL	05.15.2026
01	REZONING 2ND SUBMITTAL	07.13.2026
02	REZONING 3RD SUBMITTAL	08.20.2026

SCALE
VERT: N/A
HORZ: 1" = 20'
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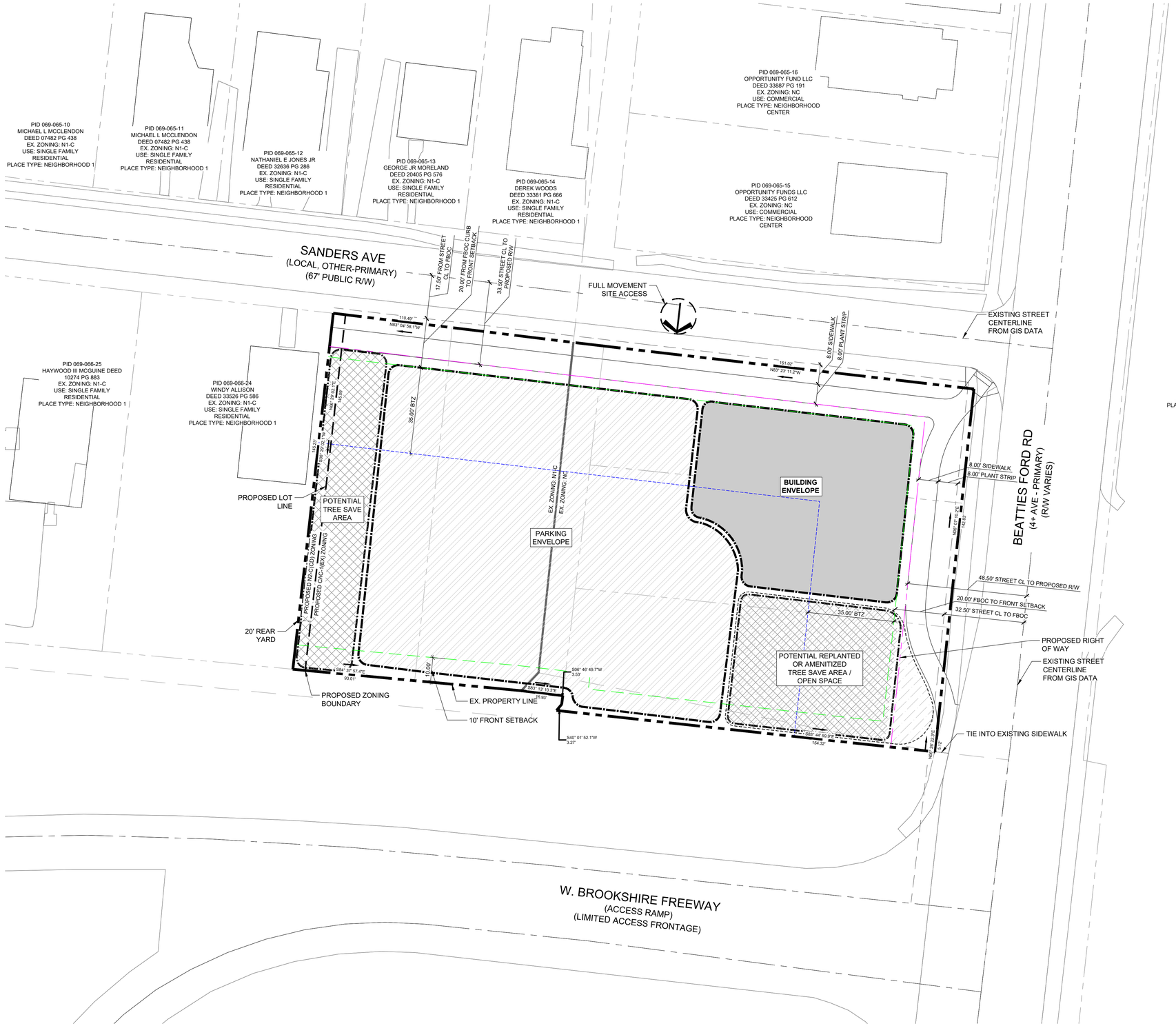
NORTH

SHEET TITLE
EXISTING CONDITIONS

SHEET NUMBER
RZ-1



NTS
VICINITY MAP

SITE DEVELOPMENT DATA:

--**ACREAGE**: ± 0.88 ACRES

--**TAX PARCEL NUMBERS**: 06906619, 06906620, 06906621, 06906622, AND 06906623.

--**EXISTING ZONING:** NC (NEIGHBORHOOD CENTER) AND N1-C (NEIGHBORHOOD ONE)

--**PROPOSED ZONING:** CAC-1 EX (COMMUNITY ACTIVITY CENTER ONE, EXCEPTION) AND N2-C(CD) (NEIGHBORHOOD TWO, CONDITIONAL)

--**EXISTING USES:** COMMERCIAL AND VACANT

--**PROPOSED USES:** THE CAC-1 EX ZONED PORTION OF THE SITE MAY INCLUDE INDOOR LIVE PERFORMANCE VENUE, NIGHTCLUB, RESTAURANT/BAR, COMMUNITY CENTER AND OTHER USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CAC-1 ZONING DISTRICT TOGETHER WITH ACCESSORY USES EXCEPT AS EXCLUDED BELOW IN SECTION 3. THE N2-C(CD) ZONED PORTION OF THE SITE WILL REMAIN VACANT.

--**MAXIMUM BUILDING HEIGHT:** NOT TO EXCEED FORTY (40) FEET (HALF THE EIGHTY (80) FOOT MAXIMUM HEIGHT ALLOWED IN CAC-1).

SITE LEGEND

- BUILDING ENVELOPE
- POTENTIAL PARKING ENVELOPE
- POTENTIAL REPLANTED OR AMENITIZED TREE SAVE AREA/OPEN SPACE
- POTENTIAL OPEN SPACE
- SETBACK
- BUILD-TO ZONE
- 20' REAR YARD
- PROPOSED RIGHT OF WAY
- PROPERTY BOUNDARY
- EXISTING ZONING LINE
- PROPOSED ZONING LINE
- FUTURE BACK OF CURB
- EXISTING STREET CENTERLINE
- POTENTIAL FULL MOVEMENT SITE ACCESS

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SCALE
VERT: N/A
HORZ: 1" = 20'
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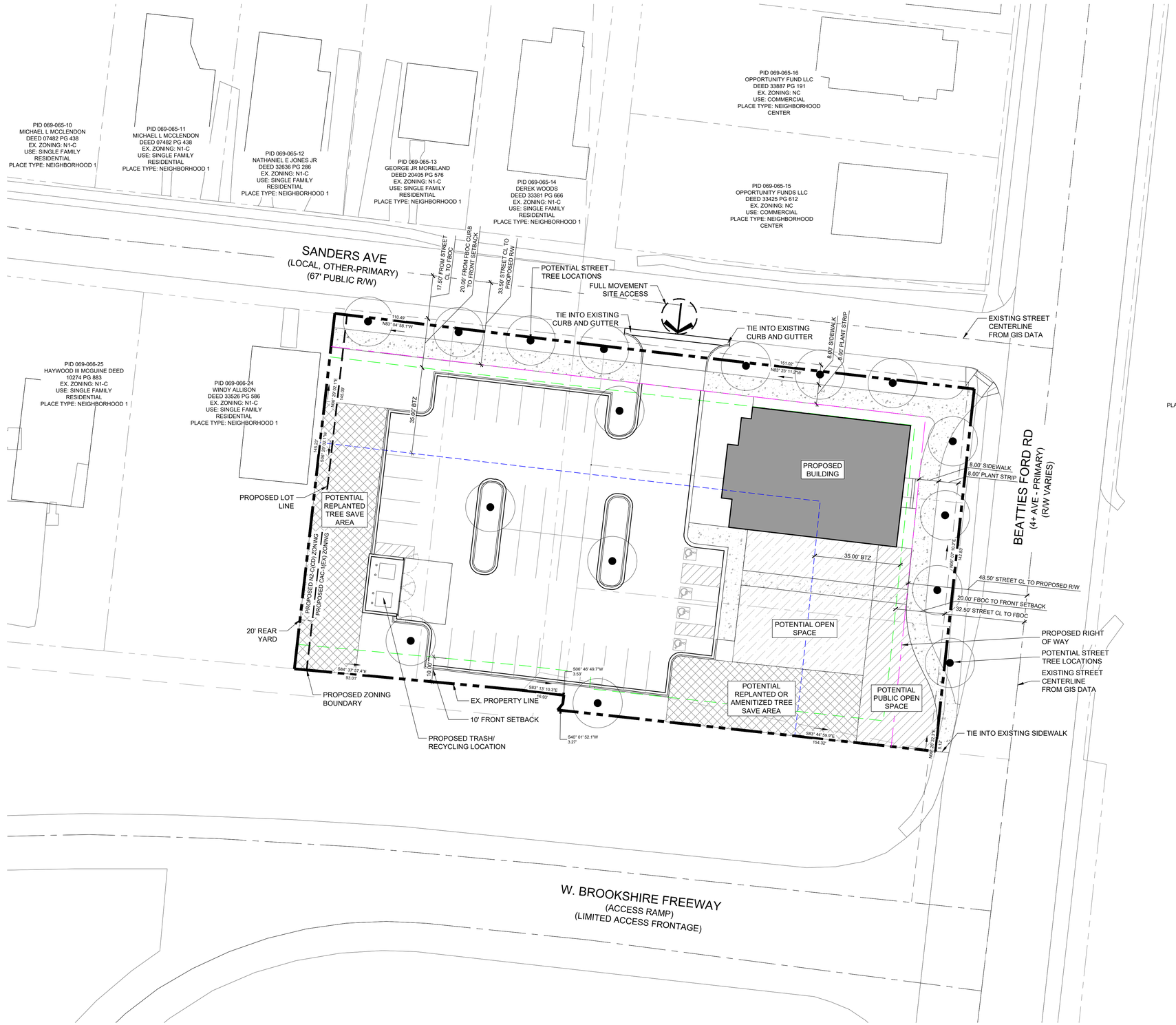
NORTH

SHEET TITLE
TECHNICAL DATA SHEET

SHEET NUMBER
RZ-2



NTS
VICINITY MAP

SITE DEVELOPMENT DATA:

--ACREAGE: ± 0.88 ACRES

--TAX PARCEL NUMBERS: 06906619, 06906620, 06906621, 06906622, AND 06906623.

--EXISTING ZONING: NC (NEIGHBORHOOD CENTER) AND N1-C (NEIGHBORHOOD ONE)

--PROPOSED ZONING: CAC-1 EX (COMMUNITY ACTIVITY CENTER ONE, EXCEPTION) AND N2-C(CD) (NEIGHBORHOOD TWO, CONDITIONAL)

--EXISTING USES: COMMERCIAL AND VACANT

--PROPOSED USES: THE CAC-1 EX ZONED PORTION OF THE SITE MAY INCLUDE INDOOR LIVE PERFORMANCE VENUE, NIGHTCLUB, RESTAURANT/BAR, COMMUNITY CENTER AND OTHER USES AS ALLOWED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE CAC-1 ZONING DISTRICT TOGETHER WITH ACCESSORY USES EXCEPT AS EXCLUDED BELOW IN SECTION 3. THE N2-C(CD) ZONED PORTION OF THE SITE WILL REMAIN VACANT.

--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FORTY (40) FEET (HALF THE EIGHTY (80) FOOT MAXIMUM HEIGHT ALLOWED IN CAC-1).

SITE LEGEND

- PROPOSED BUILDING
- PUBLIC SIDEWALK
- POTENTIAL SIDEWALK
- POTENTIAL TREE SAVE AREA
- POTENTIAL PRIVATE OPEN SPACE
- POTENTIAL PUBLIC OPEN SPACE
- SETBACK
- BUILD-TO ZONE
- 20' REAR YARD
- PROPOSED RIGHT OF WAY
- PROPERTY BOUNDARY
- PROPOSED ZONING LINE
- FUTURE BACK OF CURB
- EXISTING STREET CENTERLINE
- POTENTIAL FULL MOVEMENT SITE ACCESS

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SCALE
VERT: N/A
HORZ: 1" = 20'
0 10 20 40

NORTH

SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-3

Excelsior Club – Crosland Southeast
Development Standards
08/20/2026
Rezoning Petition 2026-037

02

Site Development Data:

--**Acreage**: ± 0.88 acres
--**Tax Parcel Numbers**: 06906619, 06906620, 06906621, 06906622, and 06906623.
--**Existing Zoning:** NC (neighborhood center) and N1-C (neighborhood one)
--**Proposed Zoning:** CAC-1 EX (community activity center one, exception) and N2-C(CD) (neighborhood two, conditional)
--**Existing Uses:** Commercial and vacant
--**Proposed Uses:** The CAC-1 EX zoned portion of the Site may include indoor live performance venue, nightclub, restaurant/bar, community center and other uses as allowed by right and under prescribed conditions in the CAC-1 zoning district together with accessory uses except as excluded below in Section 3. The N2-C(CD) zoned portion of the Site will remain vacant.
--**Maximum Building Height:** Not to exceed forty (40) feet (half the eighty (80) foot maximum height allowed in CAC-1).

1. General Provisions:

a. Site Location. These Development Standards and the Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Crosland Southeast ("Petitioner") to accommodate the restoration and redevelopment of the historic Excelsior Club on an 0.88-acre site located on the southwest corner of Beatties Ford Road and Sanders Avenue (the "Site").

b. 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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CAC-1 and N2-C zoning classifications for the Site so designated on the Rezoning Plan shall govern all development taking place on the Site, with the benefit of the EX provisions provided below.

c. Graphics and Alterations. The schematic depictions of the uses, green areas, stormwater facilities, development areas, sidewalks, driveways, streets, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37 of the Ordinance.

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.

2. Exception Provisions.

a. Purpose. The exception (EX) district zoning map amendment found in Article 37.2.C.3 of the Ordinance serves as a mechanism for altering or modifying the quantitative zoning standards and street cross-section standards for proposed development. It provides a mechanism for City Council to review and consider new development concepts, innovative designs, special problems, and other unique proposals or circumstances that cannot be accommodated by the standards of a zoning district, while addressing the conformance of the development and use of the Site to other applicable standards.

b. Public Benefits. An exception (EX) district is required to provide public benefits. Public benefits shall include one or more actions from at least two of the following categories: 1) sustainability; 2) public amenity; and 3) city improvement. The public benefits requirement is proposed to be met by the following two actions:
1) city improvement by either: i) Replacing the existing Washington Heights neighborhood identification sign previously constructed by the city with the installation of a new neighborhood identification sign along Beatties Ford Road for the historic neighborhood. The Petitioner will work with the Washington Heights community and Urban Design on the design and location of the sign. ii) The ramp on the north side of Sanders Avenue at Beatties Ford Road will be reconstructed to meet ADA standards.
2) public amenity by increasing the required on-site open space from 10% to 15% and will provide a minimum of 5% of publicly accessible open space as generally depicted on the Rezoning Plan.

02

c. EX Modified Standards. The exceptions from the dimensional, design and other standards of the Ordinance applicable to the CAC-1 district as described below in this subsection are hereby allowed in connection with development of the Site.

i. Frontage Setback – Table 11-1
1) Other Primary – Sanders Avenue
Required: 20 feet measured from the future back of curb of Sanders Avenue.

Modified Standard: Maintain the requirement for the ground floor. The second floor of the building may extend 4 feet into the 20 foot frontage setback but not overhang the public sidewalk. The extension shall have a minimum clearance of 12 feet from grade.
2) Limited Access – Brookshire Freeway
Required: 10 feet measured from the right-of-way of Brookshire Freeway (limited access frontage).
Modified Standard: A frontage setback which varies from approximately 3 feet to 10 feet as generally depicted on the Rezoning Plan due to the irregular right-of-way line along Brookshire Freeway.

ii. Ground Floor Transparency – Table 11-4 for nonresidential uses.
Required: 50% ground floor transparency along Beatties Ford Road. Per the UDO definition of transparency, glass block is not allowed to meet the ground floor transparency requirement.
Modified Standard: 5% ground floor transparency along Beatties Ford Road due to glass block being utilized to maintain the historic character of the original Excelsior Club and as required in the approved plans by the Charlotte-Mecklenburg Historic Landmarks Commission.

iii. Prominent Entrance – Table 11-6 for nonresidential uses.
Required: A total of two prominent entrances for the Site along both the Beatties Ford Road and Sanders Avenue frontages.
Modified Standard: One prominent entrance for the Site along the Beatties Ford Road frontage. A second prominent entrance shall be provided along the rear of the building facing the parking lot and adjacent to and visible from Sanders Avenue.

iv. Separation Prescribed Condition for Indoor Live Performance Venue – Article 15.4.CCC.1.
Required: All indoor live performance venues shall be separated from any Neighborhood 1 Place Type by a distance of at least 100 feet.
Modified Standard: The lot on which the indoor live performance venue is located shall be at least 5 feet from the lot line of a Neighborhood 1 Place Type.

v. Separation Prescribed Condition for Nightclub – Article 15.4.JJJ.
Required: All nightclubs shall be separated from any Neighborhood 1 Place Type by a distance of at least 200 feet.
Modified Standard: The lot on which the nightclub is located shall be at least 5 feet from the lot line of a Neighborhood 1 Place Type.

vi. Maximum Parking Requirement – Table 19-1
Required: The maximum vehicular parking for indoor live performance venue, nightclubs and restaurants/bars in the CAC-1 zoning district is 1 parking space per 250 gross square feet plus 50% of outdoor seating/activity area.
Modified Standard: A maximum vehicular parking for indoor live performance venue, nightclubs and restaurants/bars in the CAC-1 zoning district is 1 parking space per 125 gross square feet plus 50% of outdoor seating/activity area.

vii. Signage – Skyline Sign – Article 22.9.G – If the proposed upper floor signage along the Sanders Avenue building façade is determined to be a skyline sign rather than an awning sign or wall sign, it will have a maximum sign area of 55 square feet and the below exception is requested.
Required: Skyline signs are permitted only for nonresidential buildings of 50 feet or more in height.
Modified Standard: Skyline signs are permitted for nonresidential buildings of 25 feet or more in height.

viii. Street Cross-Section Standard for Sanders Avenue – Table 33-2
Required: Local streets within a Community Activity Center Place Type are required to utilize an Office/Commercial Wide street type cross-section.
Modified Standard: Local Residential Wide street type cross-section along Sanders Avenue.

3. Permitted Uses & Development Area Limitation:

a. The CAC-1 EX zoned portion of the Site may be developed with nonresidential uses which include but are not limited to indoor live performance venue, nightclub, restaurant/bar, community center and other uses as allowed by right and under prescribed conditions in the CAC-1 zoning district together with accessory uses except as excluded below.

b. The following uses are prohibited within the CAC-1 EX zoned portion of the Site: enclosed vehicle dealership, vehicle fueling facility, vehicle rental (enclosed and outdoor), and minor vehicle repair facility.

c. The N2-C(CD) zoned portion of the Site shall remain vacant. This portion of the site may be utilized as potential tree save area and/or a landscape yard.

4. Access, Streetscape, and Transportation Improvements:

a. Vehicular access to the Site will be from Sanders Avenue as generally depicted on the Rezoning Plan

b. Beatties Ford Road is designated a 4+ Avenue with a buffered/separated bike lane on the adopted Charlotte Streets Map. The required distance from the centerline to the future back of curb is a minimum of thirty two and a half (32.5) feet for this street designation. The Site has a minimal dimensional length along this frontage. Therefore, the existing curb and gutter along this arterial are not required to be relocated per Article 32.7.C.3.b.i.(A) of the Ordinance.

c. The Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Site's Beatties Ford Road frontage as measured from the future back of curb. Right-of-way along Beatties Ford Road will be dedicated so the sidewalk is within the right-of-way measuring a total of forty-eight and a half (48.5) feet from the centerline. Additional right-

of-way or permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

d. Sanders Avenue is a local street. An EX provision is included to allow Sanders Avenue to utilize the Local Residential Wide street type cross-section per CLDSM U-03. The required distance from the centerline to the future back of curb is a minimum of seventeen and a half (17.5) feet for this street designation. The existing curb and gutter along this local street frontage are not required to be relocated per Article 32.7.C.3.b.i.(B) of the Ordinance.

e. The Petitioner shall provide a minimum eight (8) foot wide planting strip and eight (8) foot wide sidewalk along the Site's Sanders Avenue frontage as measured from the future back of curb. Right-of-way along Sanders Avenue will be dedicated so the sidewalk is within the right-of-way measuring a total of thirty-three and a half (33.5) feet from the centerline. Additional right-of-way or permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

f. All transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.

g. The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.

h. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.

i. The Petitioner will dedicate and convey in fee simple all rights-of-way to the City or NCDOT 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 a minimum of two (2) feet behind the sidewalk where feasible.

j. 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.

k. 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 or State maintained street right-of-way by a private individual, group,

business, or homeowner's/business association. An encroachment agreement must be approved by CDOT or NCDOT prior to construction/installation. Contact CDOT or NCDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

l. The petitioner commits to aligning the ADA ramp on the Site at the intersection of Beatties Ford Road and Sanders Avenue to match the existing ramp across Sanders Avenue. The ramp will be reconstructed to meet ADA standards.

5. Setbacks, Building Design, and Open Space:

a. A twenty (20) foot frontage setback from the future back of curb will be provided along both Beatties Ford Road and Sanders Avenue. A frontage setback along Brookshire Freeway shall vary from approximately three (3) feet to ten (10) feet as generally depicted on the Rezoning Plan and as noted in the EX provisions.

b. Side and rear yards will be provided as required by Ordinance.

c. The maximum building height will be limited to forty (40) feet.

d. The buildings on the Site will comply with the applicable building design standards, and building material restrictions found in Article 11.3.H of the Ordinance except as noted in the EX provisions. The Site is a designated historic landmark and is subject to review by the Charlotte-Mecklenburg Historic Landmarks Commission.

e. Common accessible 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 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 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). Enhanced planting will include a minimum of 18 trees per one acre of common and public open space.
ii. 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.
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 publicly accessible open space. Seating options may include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.

v. Have a minimum dimension of 15 feet or more measured in all directions.
vi. Public art/sculpture. 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 land development review. The petitioner may utilize the City of Charlotte's Creative Artist Pool for implementing any public art.
vii. Interactive elements that users the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play.
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. When this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation.

6. 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 Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

7. Lighting:

a. All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

8. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) 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 Ordinance.

9. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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REZONING PETITION NO. RZP-2026-037

KEY MAP

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SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE
DEVELOPMENT STANDARD NOTES

SHEET NUMBER
RZ-4