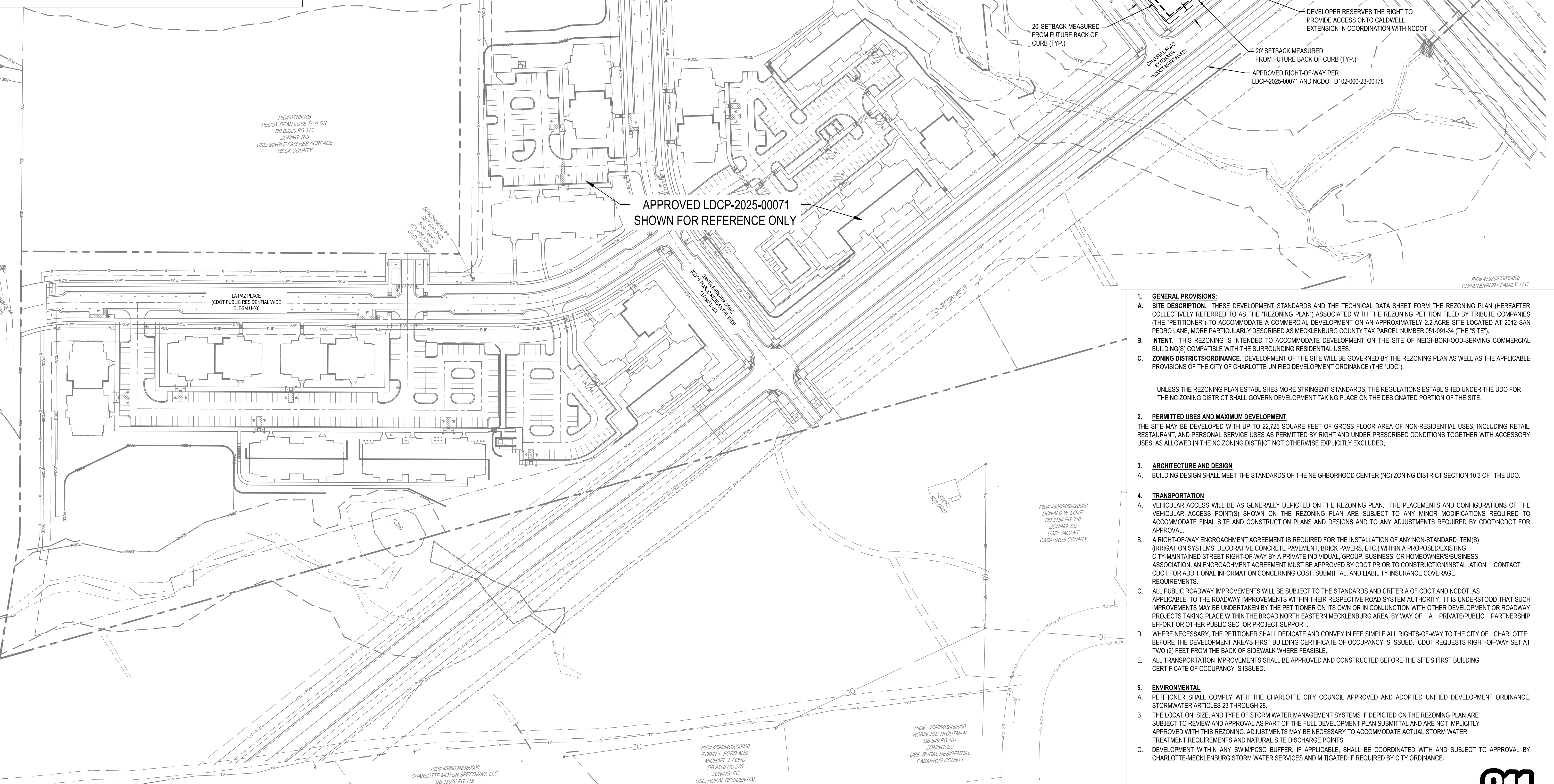


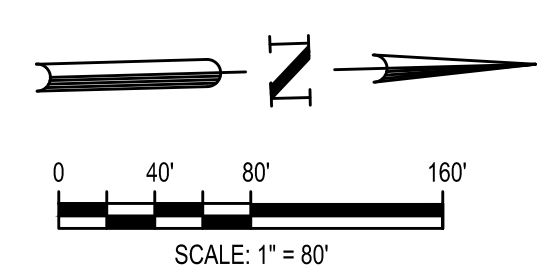
SITE DEVELOPMENT DATA	
SITE AREA:	+ 2.2 ACRES
PARCEL ID:	05109134
SITE ADDRESS:	2012 SAN PEDRO LN CHARLOTTE, NC 28262
WATERSHED:	MALLARD / YADKIN-SOUTHEAST CATAWBA
ZONING:	R-12MF (CD) (PER APPROVED REZONING 2021-150)
PROPOSED ZONING:	NEIGHBORHOOD CENTER (CD)
EXISTING USES:	ENTITLED FOR MULTI-FAMILY RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT, NOT OTHERWISE LIMITED HEREIN
PROPOSED USE:	
SETBACKS:	
THOROUGHFARE SETBACK:	24' (TRYON STREET) 20' (LEMPIRA) 20' (CALDWELL) 10'
SIDE SETBACK:	10'
REQUIRED OPEN SPACE:	10% PER ORDINANCE
PROPOSED OPEN SPACE:	
REQUIRED PARKING:	1 PER 1,100 SF GROUND FLOOR AREA MINIMUM 1 PER 250 SF GROUND FLOOR AREA MAXIMUM PER ORDINANCE
PROPOSED PARKING:	
MAXIMUM BUILDING HEIGHT:	UP TO 65' (80' WITH BONUS) PER TABLE 10-2 OF THE UDO
MAXIMUM DEVELOPMENT:	22,725 SF OF NEIGHBORHOOD SERVING COMMERCIAL/RETAIL USES



- GENERAL PROVISIONS:**
 - 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").
 - INTENT.** THIS REZONING IS INTENDED TO ACCOMMODATE DEVELOPMENT ON THE SITE OF NEIGHBORHOOD-SERVING COMMERCIAL BUILDING(S) COMPATIBLE WITH THE SURROUNDING RESIDENTIAL USES.
 - 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 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.
- ARCHITECTURE AND DESIGN**
 - BUILDING DESIGN SHALL MEET THE STANDARDS OF THE NEIGHBORHOOD CENTER (NC) ZONING DISTRICT SECTION 10.3 OF THE UDO.
- TRANSPORTATION**
 - 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.
 - 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 HOMEOWNERS/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.
 - 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 DEVELOPER 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.
 - 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.
 - ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- ENVIRONMENTAL**
 - 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 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.
 - DEVELOPMENT WITHIN ANY SWIMPCSO BUFFER, IF APPLICABLE, SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.



NO.	DATE	REVISION	DESCRIPTION

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

BGE
www.bgeinc.com
1111 METROPOLITAN AVE.
SUITE 250
CHARLOTTE, NC 28204
NC LICENSE #C-4397
LANDSCAPE ARCHITECTURE SERVICES PROVIDED BY BGE FS, INC., AN AFFILIATED COMPANY. NC LICENSE NUMBER C-646 © 2026

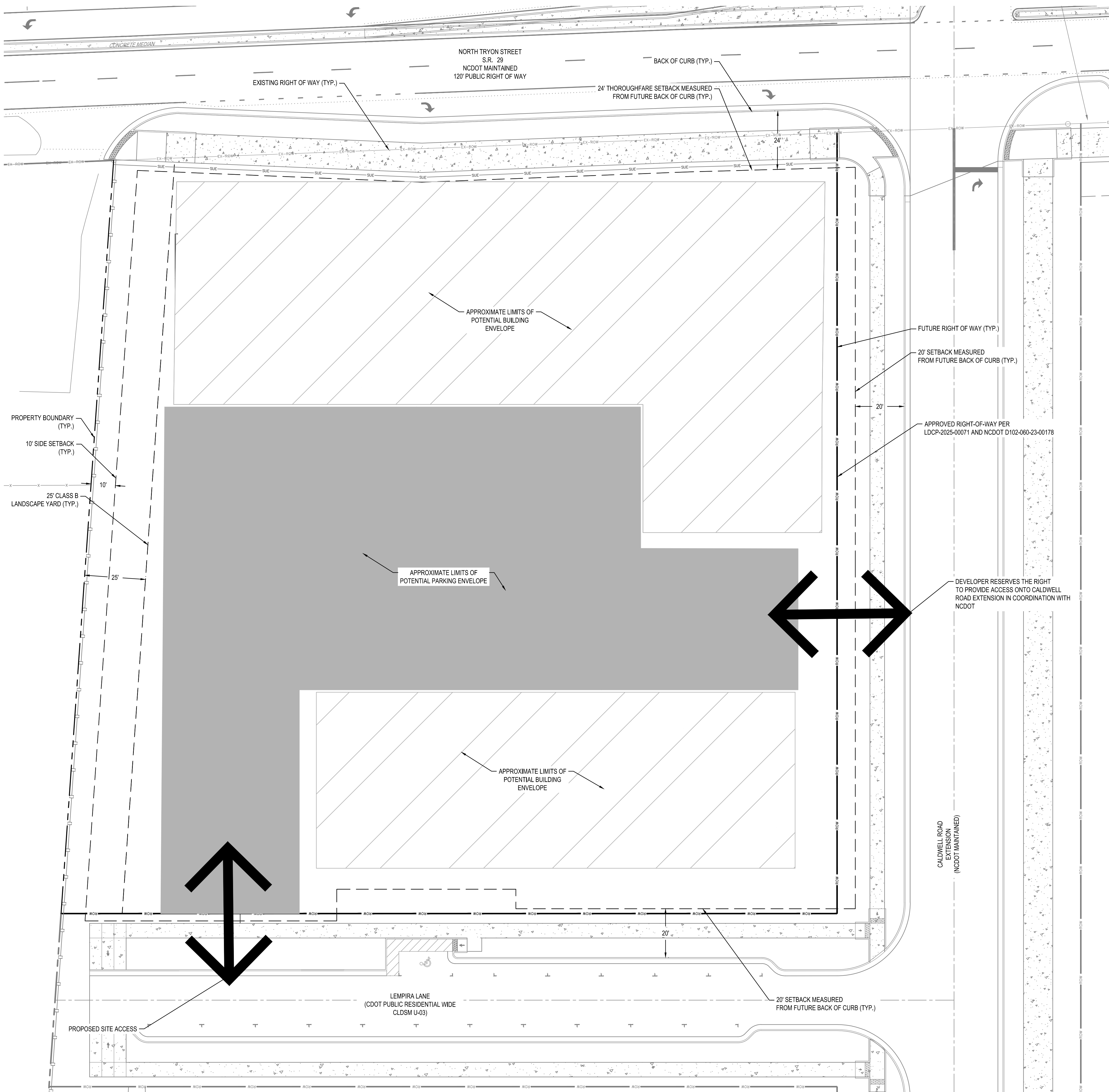
Tribute
TRIBUTE COMPANIES, INC.
332 MILITARY CUTOFF ROAD
WILMINGTON, NC 28405

HUDSPETH RETAIL
2012 SAN PEDRO LANE
CHARLOTTE, NORTH CAROLINA 28262

REZONING PETITION #2026-XX TECHNICAL DATA SHEET

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

RZ-1



SITE DEVELOPMENT DATA

SITE AREA: ± 2.2 ACRES
 PARCEL ID: 05109134
 SITE ADDRESS: 2012 SAN PEDRO LN CHARLOTTE, NC 28262
 WATERSHED: MALLARD / YADKIN-SOUTHEAST CATAWBA
 ZONING: R-12MF (CD) (PER APPROVED REZONING 2021-150)
 PROPOSED ZONING: NEIGHBORHOOD CENTER (CD)
 EXISTING USES: ENTITLED FOR MULTIFAMILY RESIDENTIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE NC ZONING DISTRICT, NOT OTHERWISE LIMITED HEREIN
 PROPOSED USE:

 SETBACKS:
 THOROUGHFARE SETBACK: 24' (TRYON STREET)
 20' (LEMPIRA)
 20' (CALDWELL)
 10'
 SIDE SETBACK:
 REQUIRED OPEN SPACE: 10%
 PROPOSED OPEN SPACE: PER ORDINANCE
 REQUIRED PARKING: 1 PER 1,100 SF GROUND FLOOR AREA MINIMUM
 1 PER 250 SF GROUND FLOOR AREA MAXIMUM
 PROPOSED PARKING:
 MAXIMUM BUILDING HEIGHT: UP TO 65' (80' WITH BONUS) PER TABLE 10-2 OF THE UDO
 MAXIMUM DEVELOPMENT: 22,725 SF OF NEIGHBORHOOD SERVING COMMERCIAL/RETAIL USES

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


 www.bgeinc.com
 1111 METROPOLITAN AVE.
 SUITE 250
 CHARLOTTE, NC 28204
 NC LICENSE #C-4397
 LANDSCAPE ARCHITECTURE SERVICES
 PROVIDED BY BOB F.S. INC. - AN
 AFFILIATED COMPANY
 NC LICENSE NUMBER C-366
 © 2026

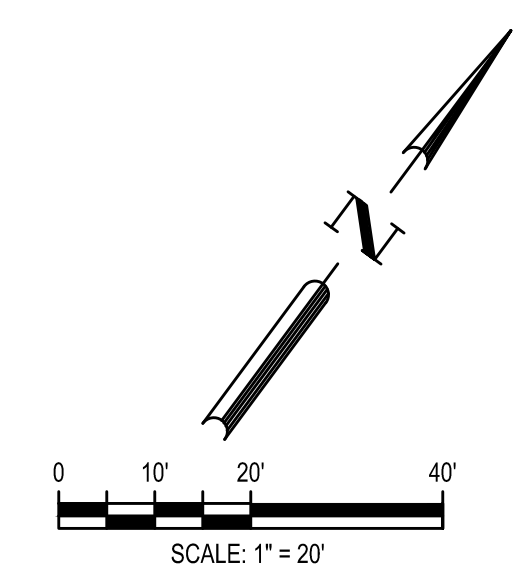

TRIBUTE COMPANIES, INC
 332 MILITARY CUTOFF ROAD
 WILMINGTON, NC 28405

HUDSPETH RETAIL
 2012 SAN PEDRO LANE
 CHARLOTTE, NORTH CAROLINA 28262

REZONING PETITION
 #2026-XX
 SCHEMATIC SITE PLAN

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

RZ-2



G:\NCA\MK1\2026-0107 - Hudspeth Retail\03 - DWG\PlanSheets\Resoning\DWG\2026-0211 - Hudspeth Retail Resoning Sheets.dwg