

CITY OF CHARLOTTE
REZONING PETITION NO. 2023-144

February 2, 2024

Development Data Table

--Site Area: ± 14.28 acres
--Tax Parcel Nos.: 125-201-58, 125-201-50, 125-201-05, 125-201-07, 125-201-10, 125-201-11, 125-201-63, 125-201-64, 125-201-68, 125-201-67, 125-201-66 and 125-201-65
--Existing Zoning: MUDD-O (PED) with 5 Year Vested Rights
--Proposed Zoning: MUDD-O (PED) Site Plan Amendment with 5 Year Vested Rights
--Proposed Uses: Uses permitted by right and under prescribed conditions and accessory uses relating thereto as allowed under Rezoning Petition No. 2021-092

Maximum Building Height:

As allowed under Rezoning Petition No. 2021-092

Parking:

See below under Optional Provisions

- A. **Optional Provisions.** Pursuant to this site plan amendment, the approved conditional rezoning plan relating to Rezoning Petition No. 2021-092 (the “**Rezoning Plan**”) is amended to add the optional provisions set out below to the development standards, and to allow the optional provisions set out below to be utilized in connection with the development and use of the Site.
1. **Parking.** The minimum vehicular parking standards set out below shall apply to the Site.
 - (a) Residential: A minimum of 0.75 parking spaces per dwelling unit.
 - (b) Hotels/Motels: A minimum of 0.25 parking spaces per room.
 - (c) All Other Uses: A minimum of 1 parking space per 1,000 square feet of gross floor area.
 2. **Signs.** In addition to all signs permitted to be installed on the Site under the Ordinance, the signs set out below shall be expressly permitted on the Site.
 - (a) Two ground or monument signs each with a maximum height of 7 feet and each with a maximum sign area per side of 182 square feet on Development Area A. All other ground or monument signs installed on the Site shall comply with the Sign Ordinance.

- (b) Two signs (whether determined by the Zoning Administrator to be wall signs, skyline signs or other types of signs) on the westerly facing façade of the medical school building located on Development Area A (the “**Two Medical School Building Signs**”), each with a maximum size of 750 square feet. The general location of the Two Medical School Building Signs is depicted on Exhibit A attached hereto. The Two Medical School Building Signs shall not face East Morehead Street. Set out on Exhibit B attached hereto for illustrative purposes only are conceptual, schematic images of the Two Medical School Building Signs. The design of the Two Medical School Building Signs may change from what is depicted on Exhibit B to accommodate occupant/tenant name changes, rebranding or other matters.
- (c) Two logo signs (whether determined by the Zoning Administrator to be wall signs, skyline signs or other types of signs) on the easterly facing façade of the medical school building located on Development Area A (the “**Two Medical School Building Logo Signs**”), each with a maximum size of 400 square feet. The general location of the Two Medical School Building Logo Signs is depicted on Exhibit A attached hereto. The Two Medical School Building Logo Signs shall not face East Morehead Street. Set out on Exhibit C attached hereto for illustrative purposes only are conceptual, schematic images of the Two Medical School Building Logo Signs. The design of the Two Medical School Building Logo Signs may change from what is depicted on Exhibit C to accommodate occupant/tenant name changes, rebranding or other matters.
- (d) A tenant sign (whether determined by the Zoning Administrator to be a wall sign, skyline sign or other type of sign) on the northerly facing façade of the building informally known as the research building located on Development Area A (the “**Research Building Tenant Sign**”), with a maximum size of 500 square feet. The general location of the Research Building Tenant Sign is depicted on Exhibit A attached hereto. The Research Building Tenant Sign shall not face East Morehead Street. Set out on Exhibit D attached hereto for illustrative purposes only is a conceptual, schematic image of the Research Building Tenant Sign. The design of the Research Building Tenant Sign may change from what is depicted on Exhibit D to accommodate an occupant/tenant name change, rebranding or other matters.
- (e) A tenant sign (whether determined by the Zoning Administrator to be a wall sign, skyline sign or other type of sign) on the northerly facing façade of a parking deck located on Development Area A (the “**Parking Deck Tenant Sign**”), with a maximum size of 325 square feet. The general location of the Parking Deck Tenant Sign is depicted on Exhibit A attached hereto. The Parking Deck Tenant Sign shall not face East Morehead Street. Set out on Exhibit E attached hereto for illustrative purposes only is a conceptual, schematic image of the Parking Deck Tenant Sign. The design of the Parking Deck Tenant Sign may change from what is depicted on Exhibit E to accommodate an occupant/tenant name change, rebranding or other matters.
3. **Minimum Setback from Street Designated as Section H-H.** Notwithstanding anything contained on the Rezoning Plan to the contrary (including any section) and only in the event that the street designated as Section H-H on the Rezoning Plan (the “**Street**”) is a

private street, the minimum setback from the Street for the ground floor of a building shall be 12 feet from the back of curb. The minimum setback from the Street for all floors of a building above the ground floor shall be 0 feet from the back of curb.

- (a) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the structural support columns for the upper floors may be located within the minimum 12 foot ground floor building setback and may be located at the back of curb and/or within the planting strip.
- (b) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, the minimum clearance between the adjacent sidewalk and the upper floors of a building shall be 15 feet.
- (c) In the event that the floors of a building above the ground floor are located less than 12 feet from the back of curb, street trees shall not be required since the Street will be a private street. However, shrubs will be installed by Petitioner in the planting strip(s).
- (d) Attached hereto as Exhibit F are illustrative, conceptual images of the streetscape along the Street utilizing the optional provisions set out in this Section A.3.
- (e) The minimum setback from the Street as set out above and the provisions of this Section A.3. shall not apply if the Street is a public street.

B. Effect of Site Plan Amendment. Except as specifically amended by this site plan amendment, the Rezoning Plan and the development standards and conditions set out thereon remain in full force and effect.



Exhibit A – General Sign Locations

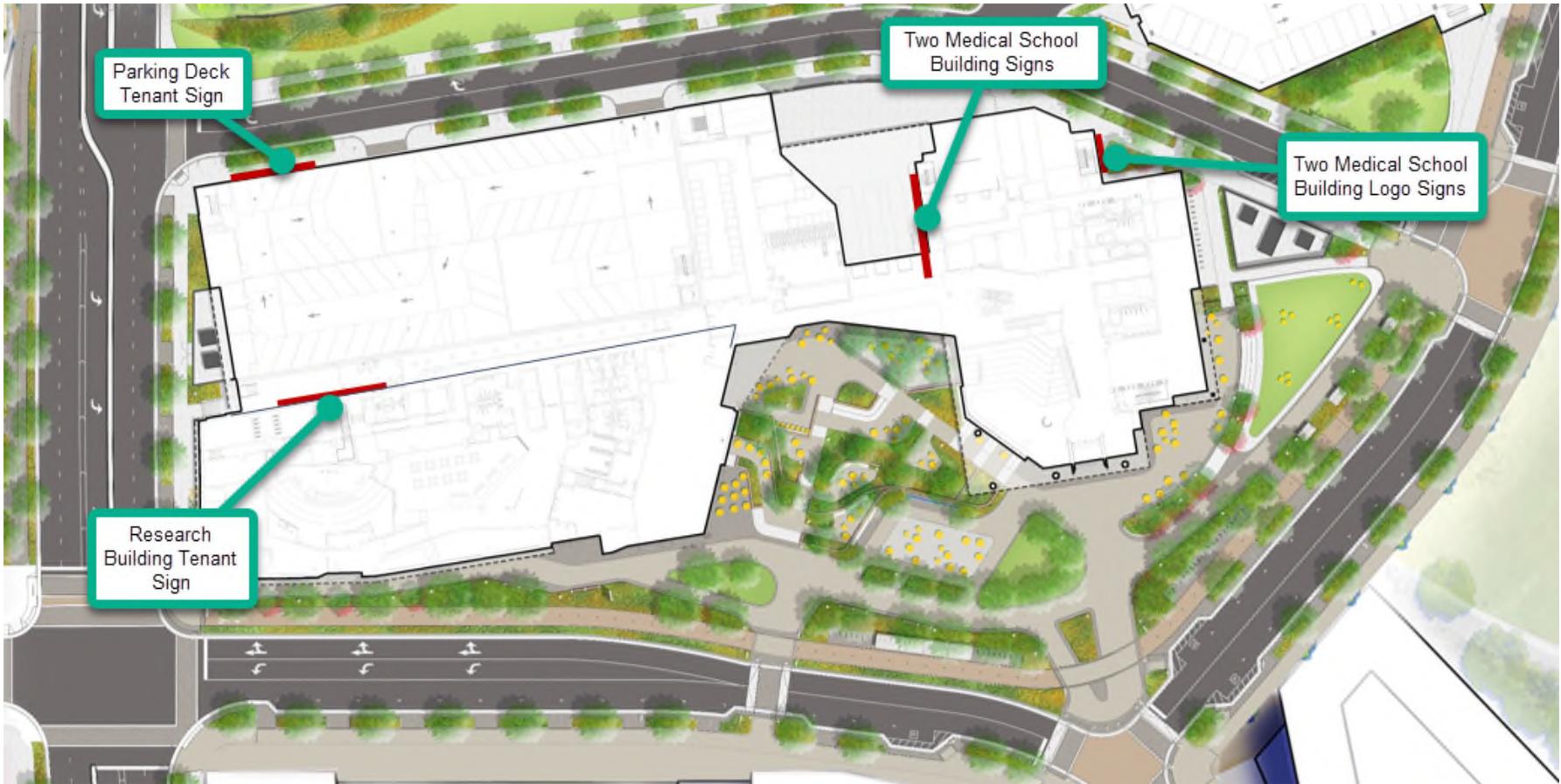




Exhibit B

Two Signs on the Westerly Facing Facade of the Medical School Building on
Development Area A



Maximum size of
750 square feet for
each sign



Exhibit C

Two Logo Signs on the Easterly Facing Facade of the Medical School Building on Development Area A



Maximum size of 400 square feet for each logo sign

Exhibit D

Tenant Sign on the Northerly Facing Façade of the Research Building on Development Area A

Maximum size of 500 square feet





Exhibit E

Tenant Sign on the Northerly Facing Façade of a Parking Deck on Development Area A

Maximum size of 325 square feet





Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-144

Approved: 02/19/2024

Exhibit F



THE PEARL
Charlotte, NC
10.06.23



Conceptual Perspective 1

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Conceptual Perspective 2

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Conceptual Perspective 3

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Conceptual Perspective 4

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Conceptual Perspective 5

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