

- OPTIONAL OFFSITE IMPROVEMENTS FOR 12' MULTI-USE PATH
- TRAFFIC FLOW DIRECTION
- MAJOR STREET CONNECTION
- INTERNAL STREET CONNECTION
- PEDESTRIAN / VEHICULAR OPEN SPACE
- PUBLIC PLAZA / OPEN SPACE
- PUBLIC ACCESS EASEMENT

SITE DEVELOPMENT DATA:

-ACREAGE: ± 20.56 ACRES
-TAX PARCEL: 047-252-04 AND 047-252-12
-EXISTING ZONING: CC
-PROPOSED ZONING: MUDD-O WITH 5-YEAR VESTED RIGHTS
-EXISTING USES: COMMERCIAL CENTER

-PROPOSED USES:

USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT AND AS FURTHER RESTRICTED IN SECTION III AND IV, BELOW.

-MAXIMUM DEVELOPMENT (SUBJECT TO SECTION IV, BELOW):

- COMMERCIAL: 260,000 SQUARE FEET
- CIVIC (LIBRARY): 40,000 SQUARE FEET
- RESIDENTIAL: 600 UNITS, WITH UP TO 303 ADDITIONAL UNITS AVAILABLE, SUBJECT TO THE CONVERSION PROVISIONS OF SECTION IV SUBJECT TO THE CONVERSION PROVISIONS OF SECTION IV.
- HOTEL:

SITE DEVELOPMENT DATA CONT.:

-MAXIMUM BUILDING HEIGHT:
PARCEL 'A': 70 FEET
PARCEL 'B': 120 FEET
PARCEL 'C': 120 FEET
PARCEL 'D': 120 FEET
PARCEL 'E': 120 FEET

-PARKING:

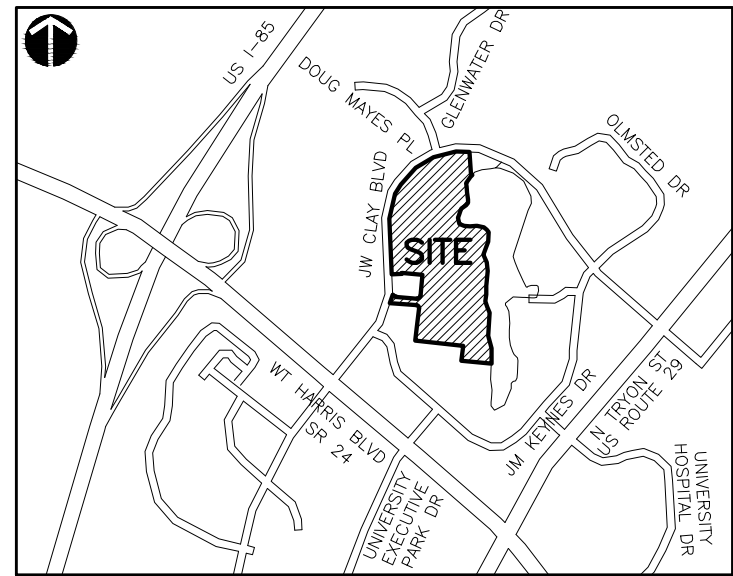
AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

-PROPOSED USES:

RESIDENTIAL, OFFICE, LIBRARY, HOTEL, RETAIL/EDEE AND OTHER USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT, AND SUBJECT TO THE OPTIONAL PROVISIONS BELOW.

-REQUIRED URBAN OPEN SPACE:

THE SITE SHALL MET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE MUDD ZONING DISTRICT. MIN. REQUIRED OPEN SPACE OF +/- 0.20 AC SHALL BE PROVIDED. BASED ON 900,000 SQ. FT. OF GROSS FLOOR AREA FOR LOTS GREATER THAN 40,000 SQ.FT. (260,000 SF. COMMERCIAL + 40,000 CIVIC + 600,000 SF. RESIDENTIAL (1,000 SF/UNIT) = 900,000 GROSS FLOOR AREA)



VICINITY MAP
NOT TO SCALE

KEY MAP

SEAL

PETITION
NO. 2024-101
CITY OF
CHARLOTTE

SITE PLAN
AMENDMENT
TO 2018-151

PROJECT

UNIVERSITY CITY
REZONING

PETITIONER:
EB ARROW

LANDDESIGN PROJ.#

1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
4TH SUBMITTAL		04/15/2019
5TH SUBMITTAL		05/13/2019
6TH SUBMITTAL		05/24/2019
7TH SUBMITTAL		06/24/2019
8TH SUBMITTAL		07/09/2019
ADMINISTRATIVE AMENDMENT		11/01/2019
AA 2ND SUBMITTAL		12/16/2019
2ND ADMINISTRATIVE AMENDMENT		06/21/2023
SITE PLAN AMENDMENT		08/01/2024
SITE PLAN AMENDMENT - 2ND SUBMITTAL		10/14/2024

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

VERT:

HORZ: 1"=60'

0 30' 60' 120'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

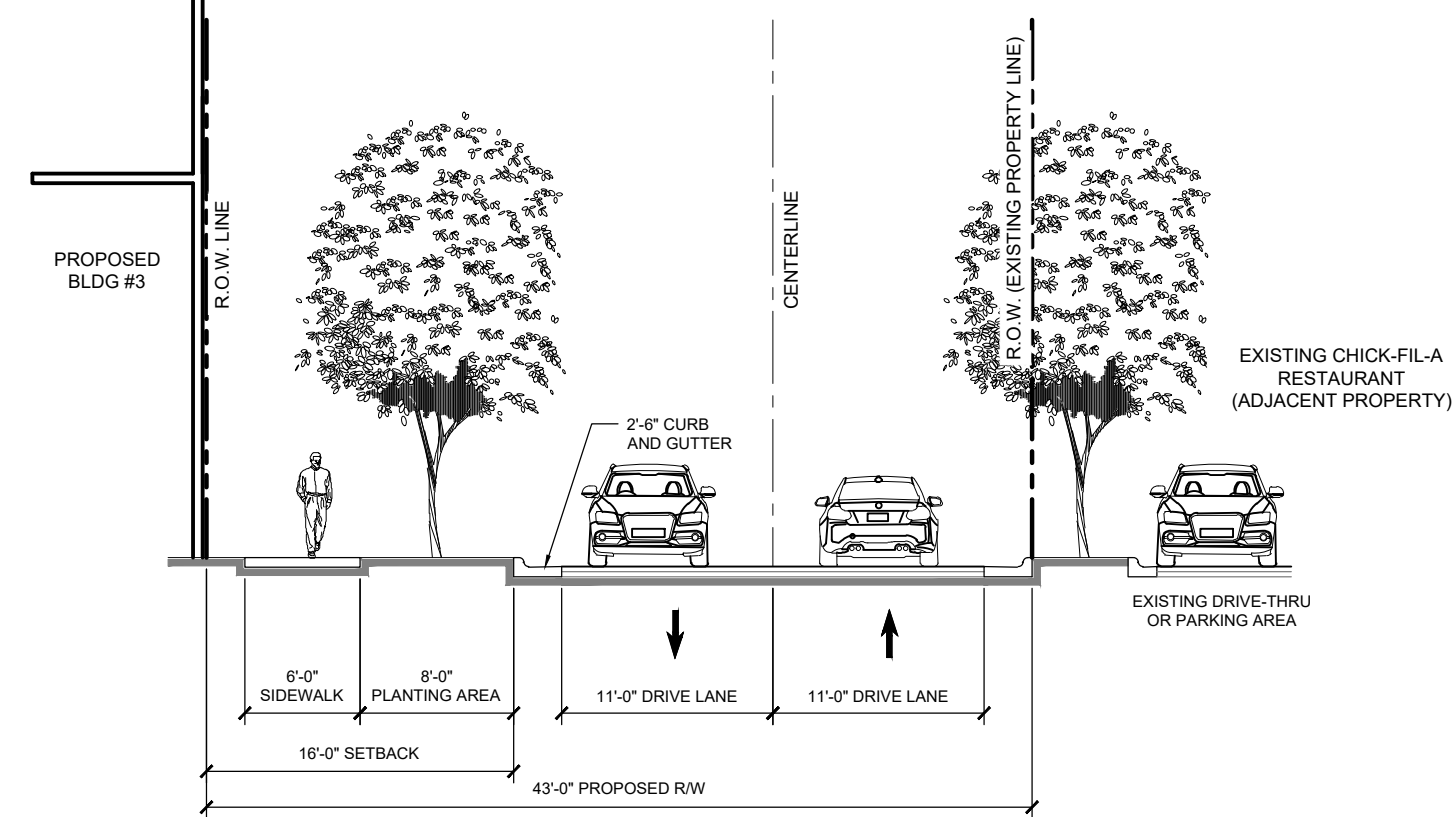


Planning Department

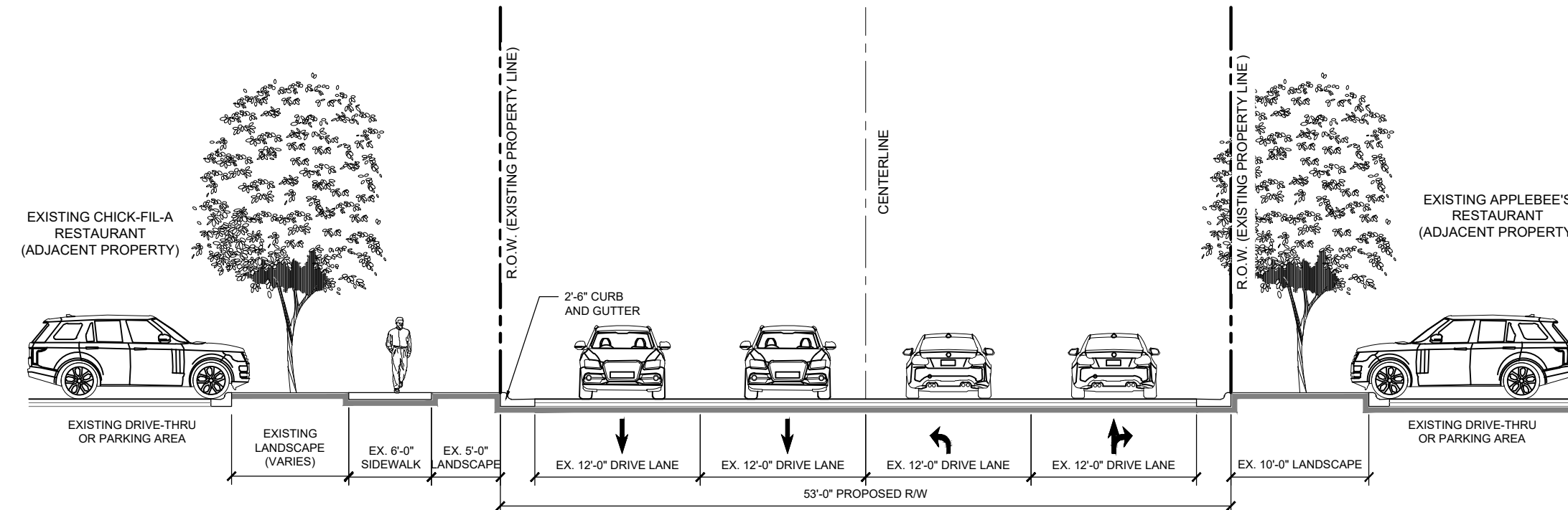
APPROVED BY CITY COUNCIL

RZP-2024-101

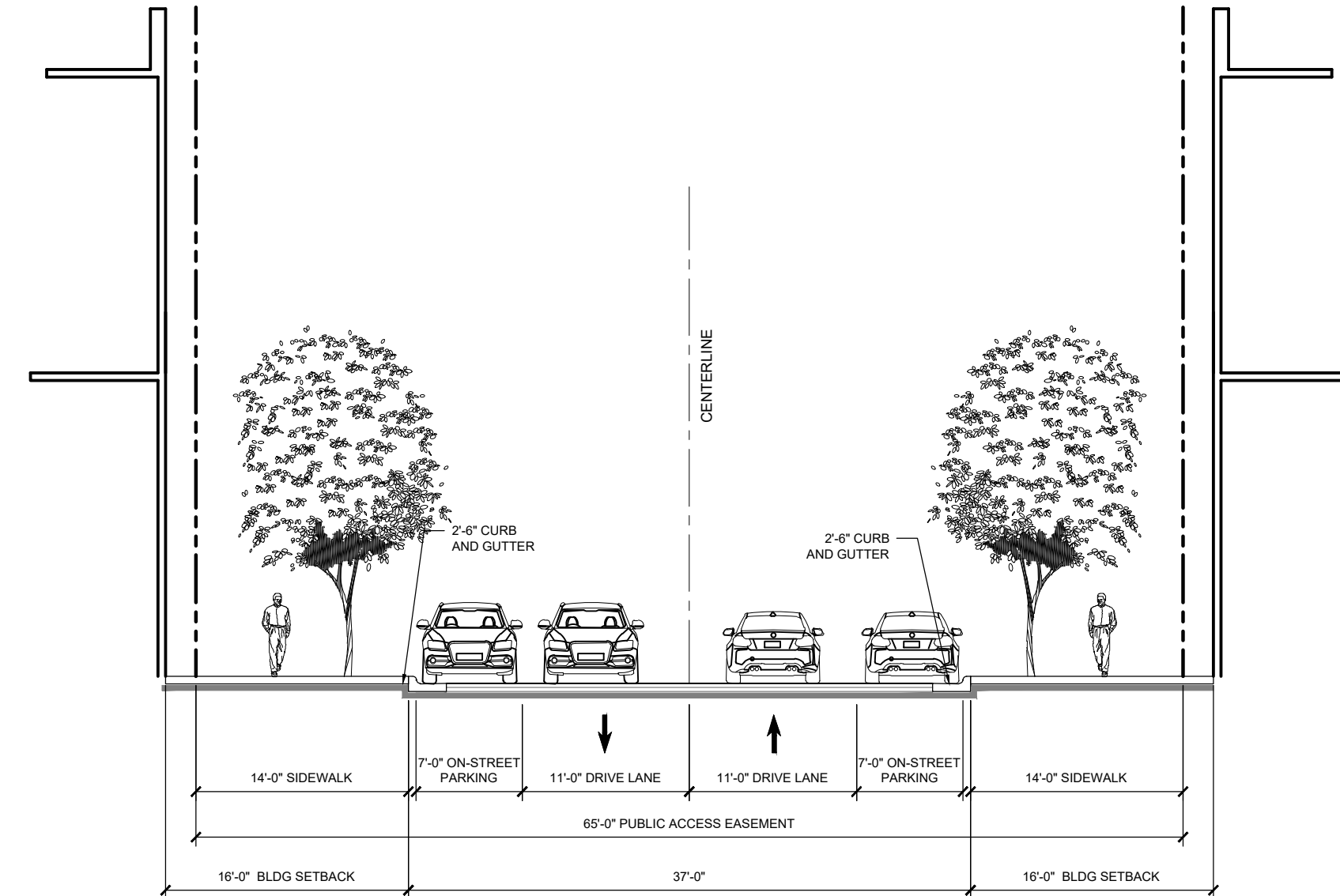
Approved: 12/16/2024



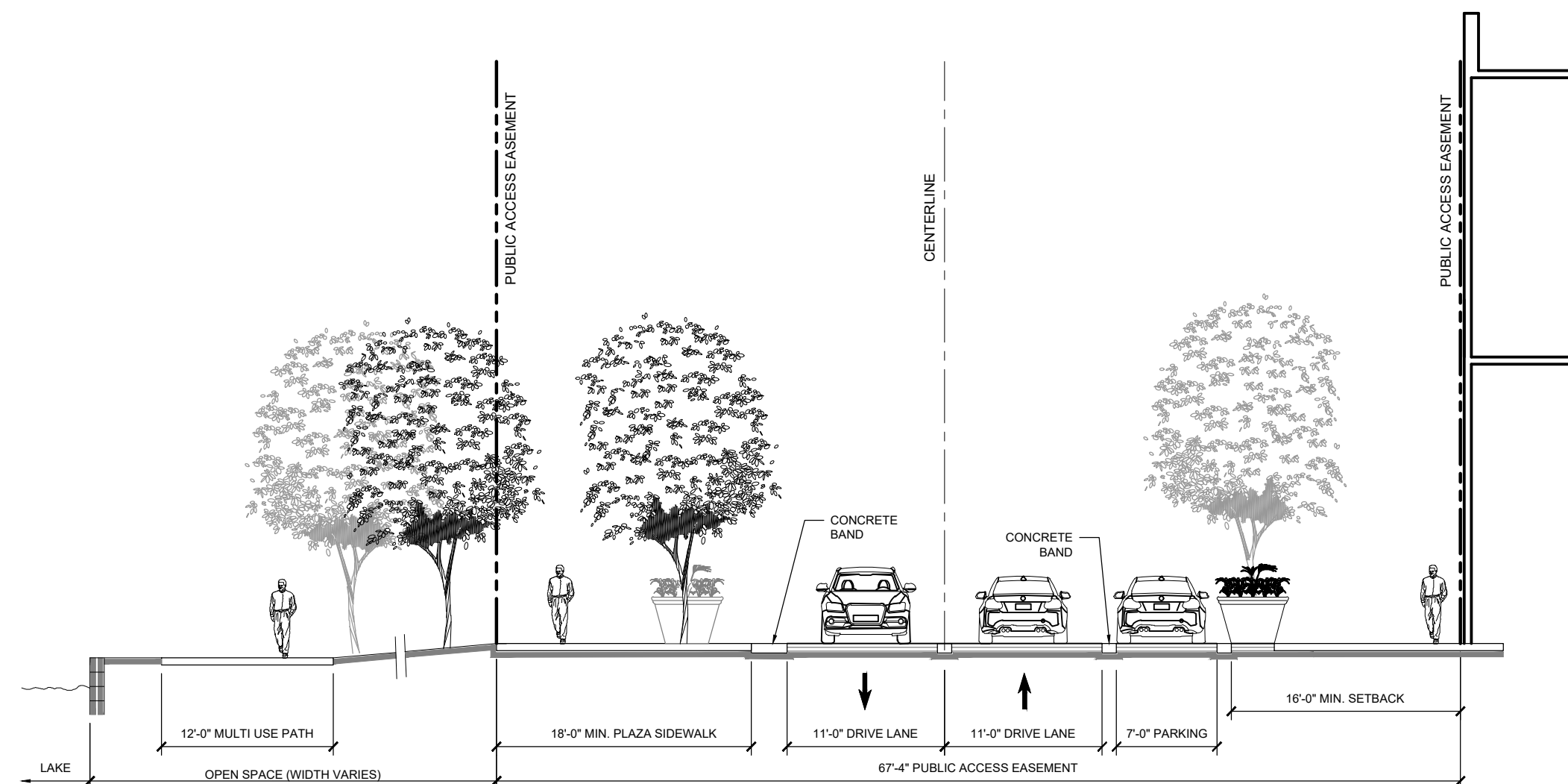
PUBLIC STREET 'B' CROSS-SECTION
SECTION 1
SCALE: 1" = 10'-0"



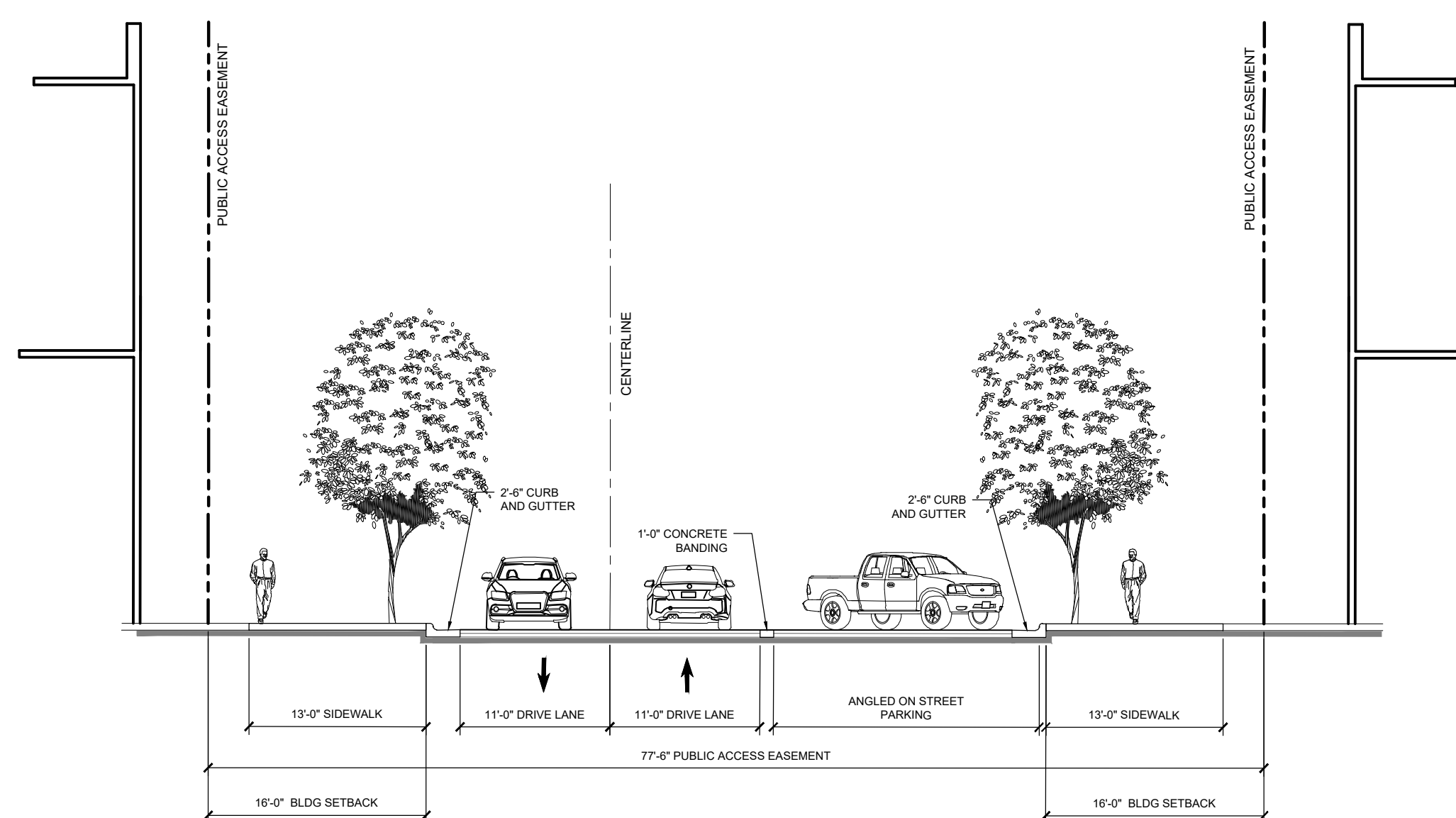
PUBLIC STREET 'A' CROSS-SECTION
SECTION 2
SCALE: 1" = 10'-0"



PRIVATE STREET 'A' CROSS-SECTION
SECTION 3
SCALE: 1" = 10'-0"



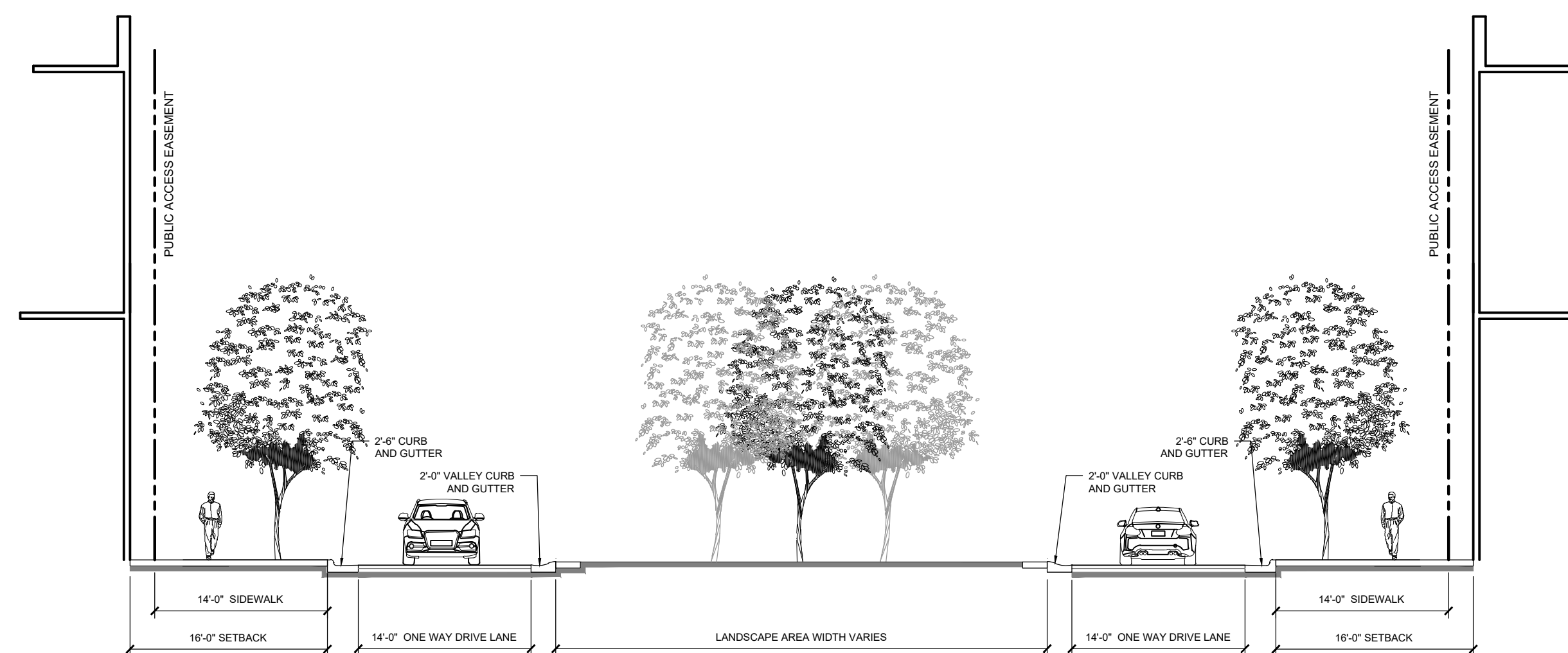
PRIVATE STREET 'A' PEDESTRIAN / VEHICULAR PLAZA AT OPEN SPACE
CROSS-SECTION
SECTION 4
SCALE: 1" = 10'-0"



PRIVATE STREET 'A' PARKING
SECTION 5
SCALE: 1" = 10'-0"

GENERAL NOTES:

- THE PETITIONER WILL WORK WITH CDOT DURING THE LAND DEVELOPMENT PERMITTING PROCESS AND PROVIDE ANY REQUESTED TRAFFIC STUDIES AND ANALYSIS FOR INTERNAL STACKING AND LANEAGE ON PRIVATE STREET 'A' & 'B', AND PUBLIC STREET 'A' & 'B'. CDOT AND THE PETITIONER WILL COME TO AGREEMENT ON AN INTERNAL ROADWAY DESIGN THAT DOES NOT CREATE STACKING ISSUES ON JW CLAY WHILE PROVIDING FOR AN ACTIVATED PEDESTRIAN FRIENDLY ENVIRONMENT ON ALL NEW INTERNAL STREETS.
- THE PETITIONER WILL WORK WITH CDOT DURING THE LAND DEVELOPMENT PERMITTING PROCESS AND PROVIDE ANY REQUESTED TRAFFIC STUDIES FOR MODIFICATIONS TO THE EXISTING JW CLAY TURN LANES (IF REQUESTED), PRIOR TO APPROVAL OF LAND DEVELOPMENT PLANS.



ONE WAY INTERSECTION
SECTION 6
SCALE: 1" = 10'-0"

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

PETITION
NO. 2024-101
CITY OF
CHARLOTTE

SITE PLAN
AMENDMENT
TO 2018-151

PROJECT

UNIVERSITY CITY
REZONING

PETITIONER:
EB ARROW

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DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE NORTH

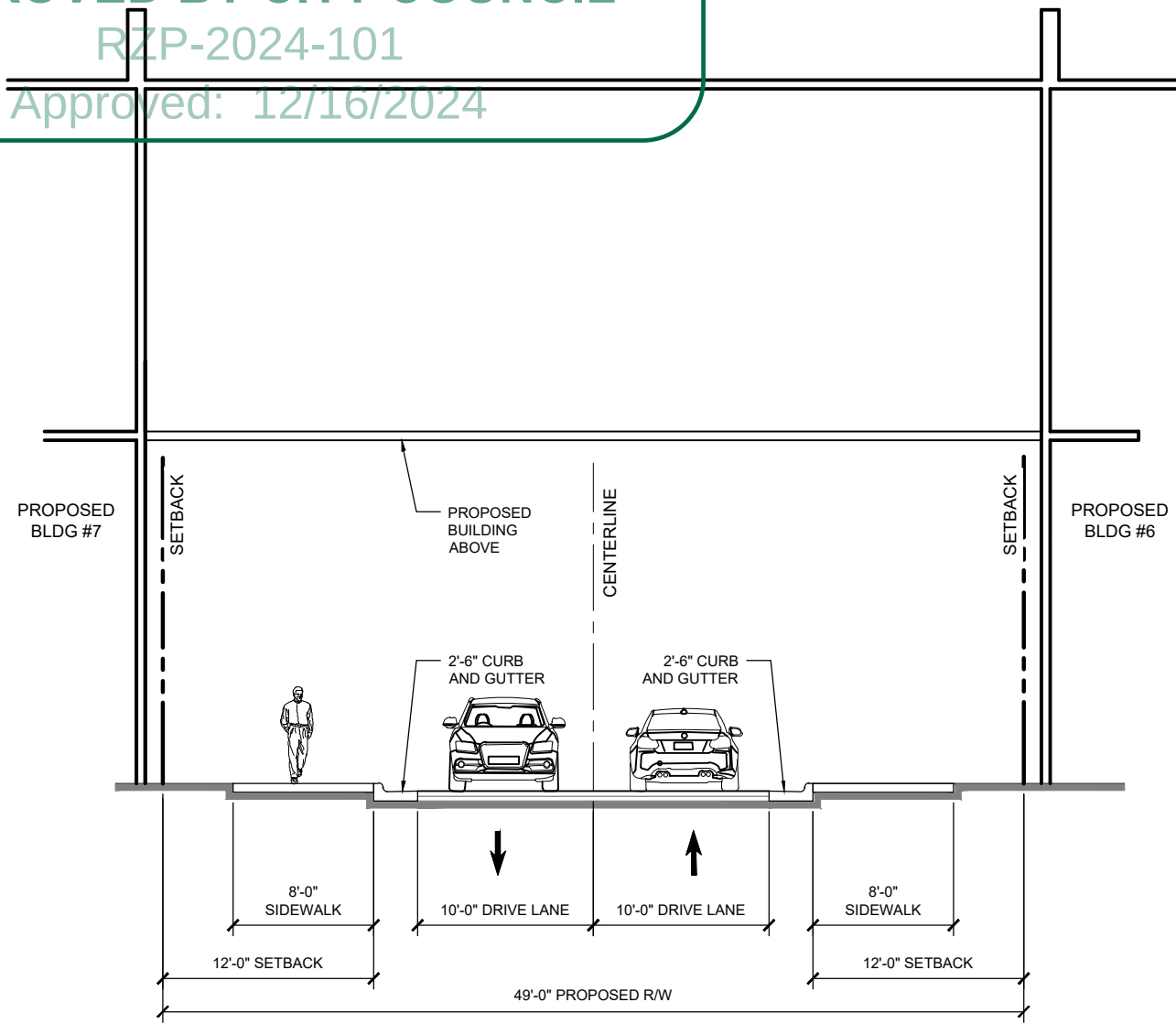
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SHEET TITLE

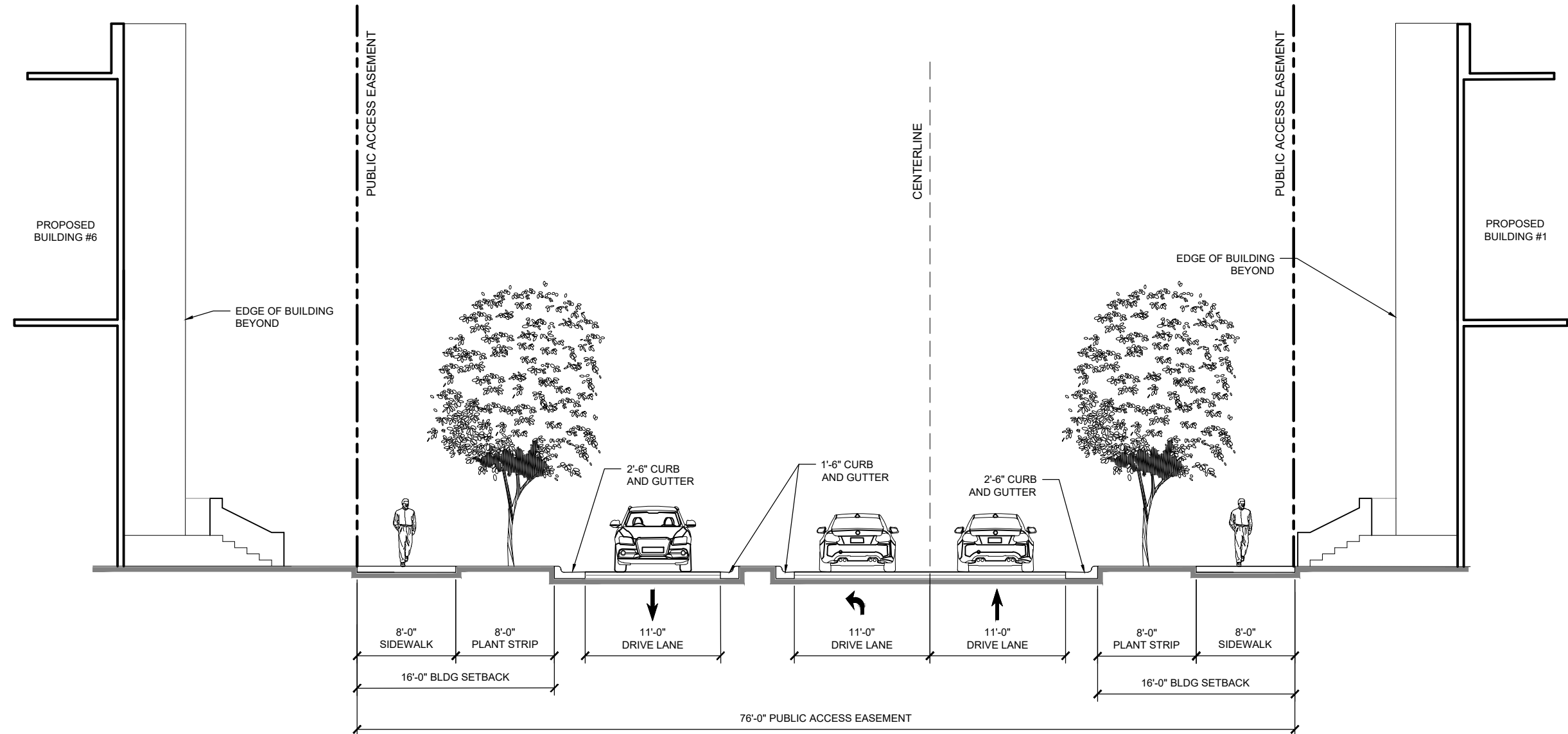
STREET CROSS SECTIONS

SHEET NUMBER

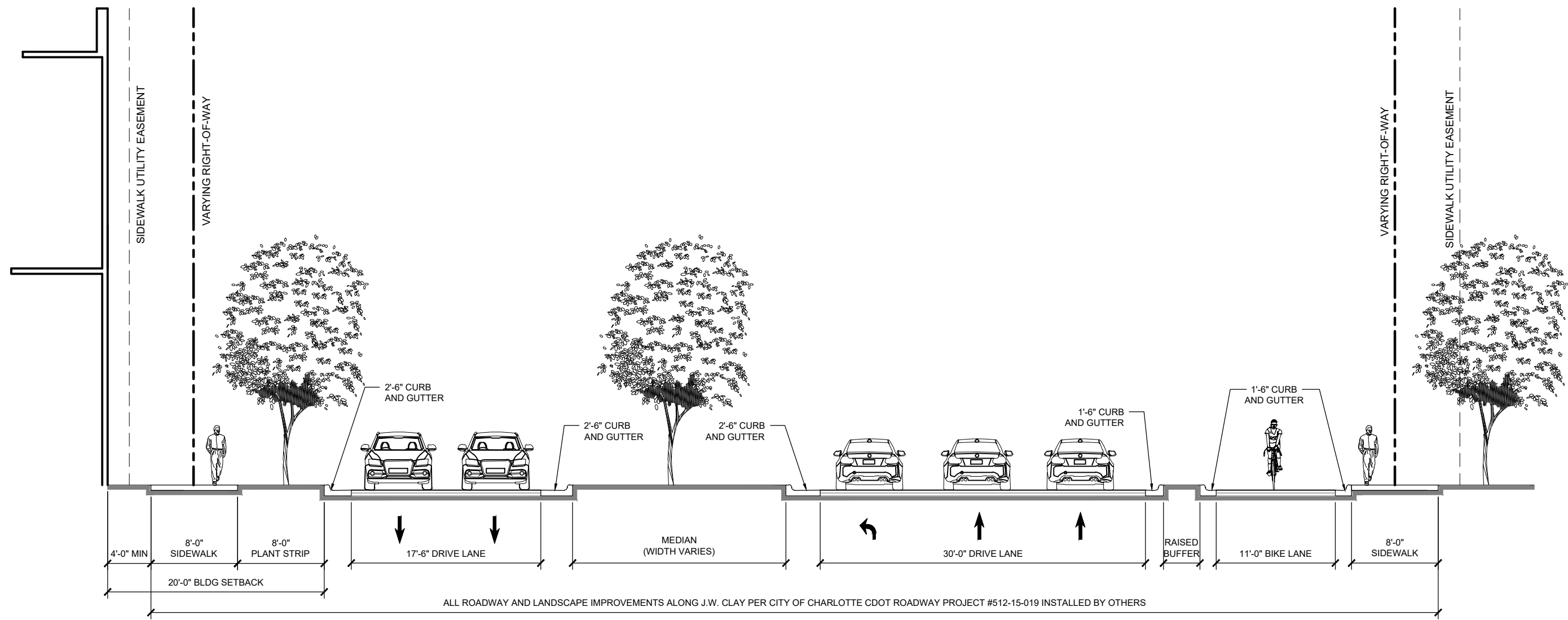
RZ-3.0



PRIVATE STREET 'C' CROSS-SECTION
SECTION 7
SCALE: 1" = 10'-0"



PRIVATE STREET 'B' CROSS-SECTION
SECTION 8
SCALE: 1" = 10'-0"



J.W. CLAY CROSS-SECTION
SECTION 9
SCALE: 1" = 10'-0"

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DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

STREET CROSS SECTIONS

SHEET NUMBER

RZ-3.1



Planning Department

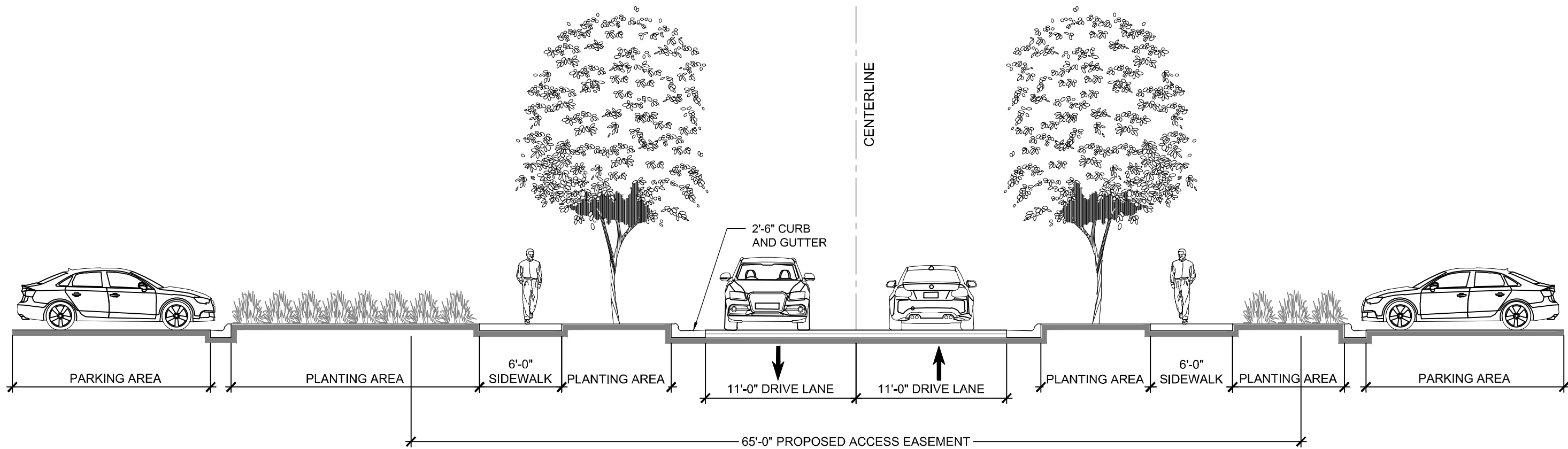
APPROVED BY CITY COUNCIL

RZP-2024-101

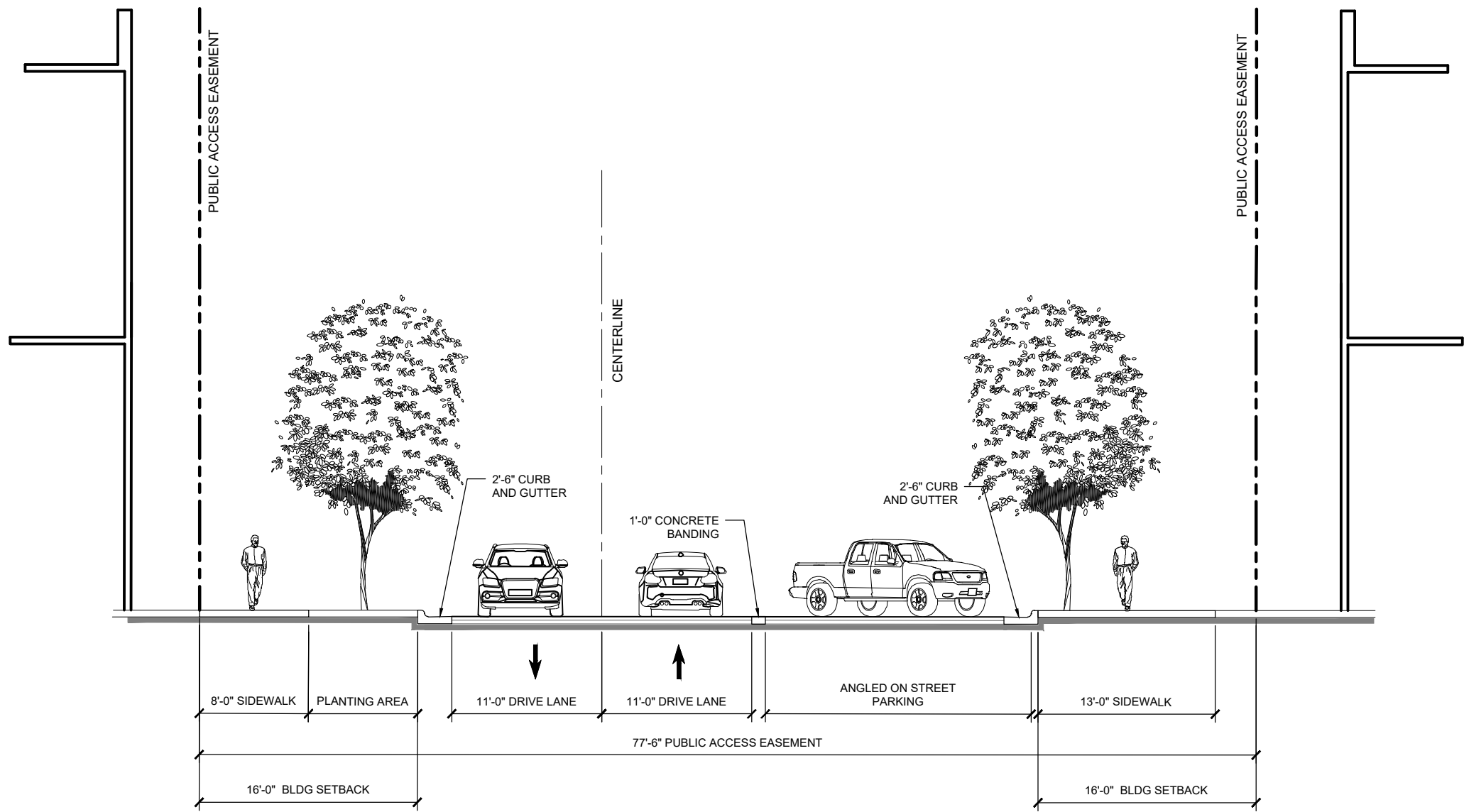
Approved: 12/16/2024

LandDesign.

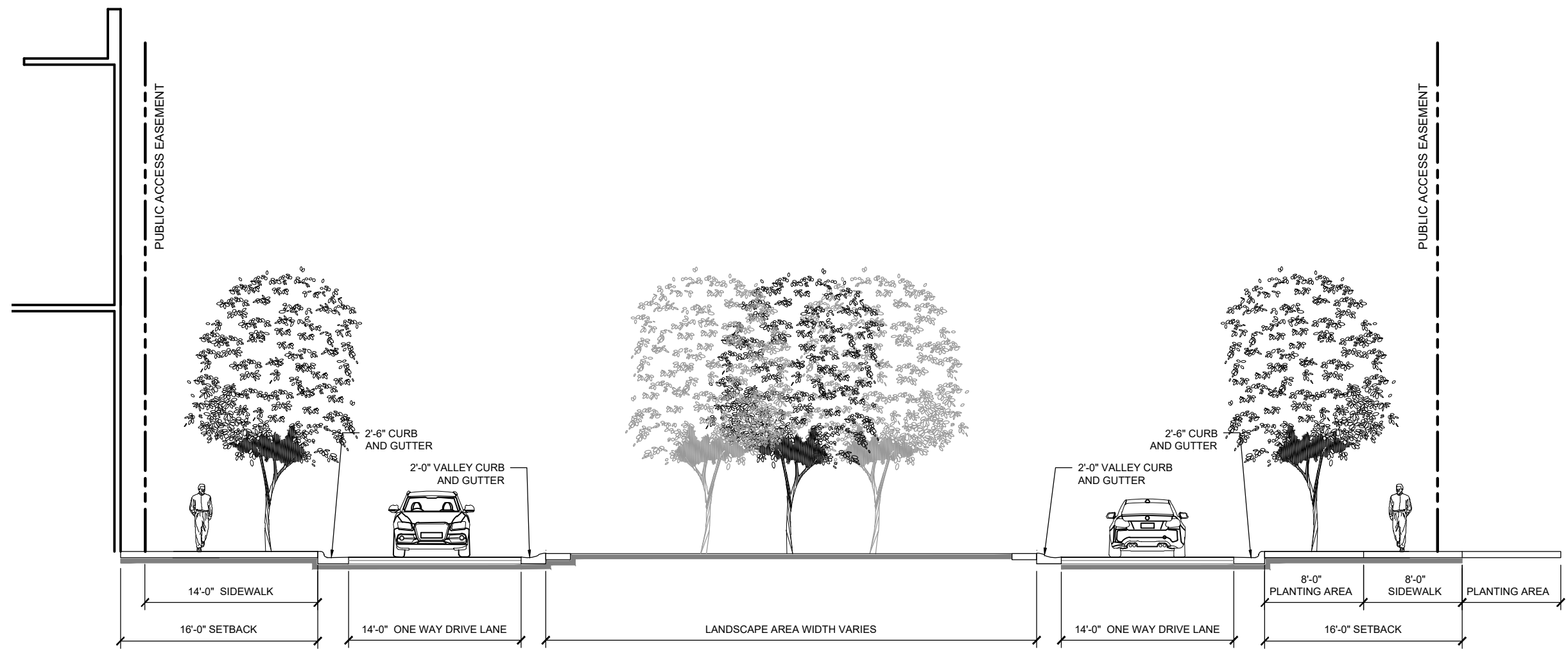
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658



PRIVATE STREET 'A' INTERIM CONDITION
SECTION 3
SCALE: 1" = 10'-0"



PRIVATE STREET 'A' PARKING 'INTERIM CONDITION'
SECTION 5
SCALE: 1" = 10'-0"



ONE WAY INTERSECTION 'INTERIM CONDITION'
SECTION 6
SCALE: 1" = 10'-0"

KEY MAP

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UNIVERSITY CITY
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PETITIONER:
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DESIGNED BY:

DRAWN BY:

CHECKED BY:

SCALE

NORTH

VERT:

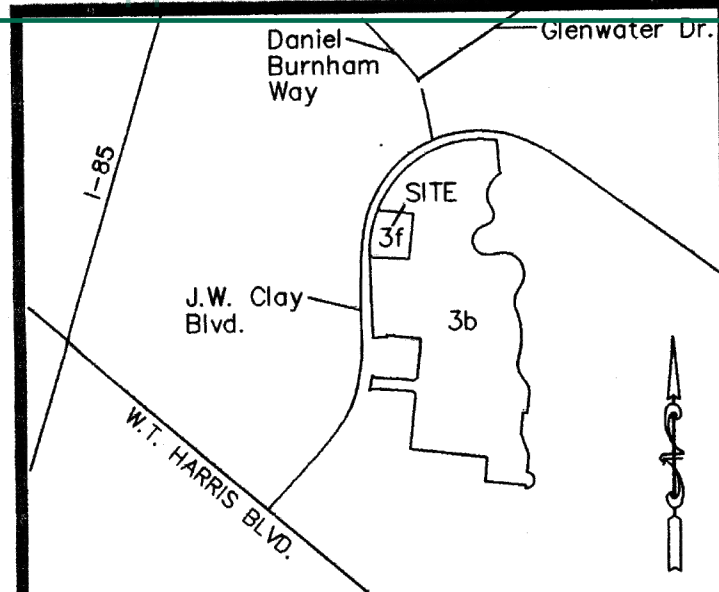
HORZ: AS NOTED

SHEET TITLE

INTERIM STREET CROSS
SECTIONS

SHEET NUMBER

RZ-3.2



VICINITY MAP (N.T.S.)

LEGEND:

- IP = EXISTING IRON PIN
- IES = IRON PIN SET
- R.F.F. = FINISH FLOOR ELEVATION
- R/W = RIGHT OF WAY
- RWM = RIGHT OF WAY MONUMENT
- EX = EXISTING
- M.B. = MAPBOOK
- PG. = PAGE
- EX = EXISTING
- ⊙ = EXISTING IRON PIN
- ☆ = LIGHT POLE
- ⊙ = CATCH BASIN
- ⊙ = STORM MANHOLE
- ⊙ = SEWER MANHOLE
- h = HANDICAPPED PARKING
- EL = ELECTRICAL METER
- EB = ELECTRICAL BOX
- CO = CLEAN OUT
- U/C = UNDER CONSTRUCTION
- WV = WATER VALVE
- TEL = TELEPHONE
- Ⓟ = NO. OF PARKING SPACES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	34.50'	26.99'	14.23'	26.31'	N64°28'22" W	44°49'27"
C2	550.00'	225.08'	114.14'	227.51'	N11°00'40" E	23°26'51"

LAWYERS TITLE INSURANCE CORPORATION ORDER No: CH021365LT-30736 EFFECTIVE DATE: MAY 9, 2005
Amended May 26, 2005 SCHEDULE B-SECTION 2 EXCEPTIONS

- As to all Tracts of Parcel 1 and 2.
3. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 4894, Page 645, Mecklenburg County Registry. (AFFECTS ALL PARCELS) (BLANKET EASEMENT)
4. Easement(s) to Duke Power Company recorded in Book 4870, Page 422, Mecklenburg County Registry. (AFFECTS ALL PARCELS) (BLANKET EASEMENT)
5. Restrictions, reservations, or other covenants or conditions contained in instrument recorded in Book 4894, Mecklenburg County Registry. This policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture of the property. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
6. University Place Owner's Association Declaration of Easements, Restrictions and Protective Covenants contained in instrument recorded in Book 5078, Page 2/7, Mecklenburg County Registry. This policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or reversion of title. (AFF: IS NOT A FUTURE VIOLATION) (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
7. Easement(s) in and to the property of the University Place Owner's Association Agreement between Wadmont Stores, Inc. and University Place Mall recorded in Book 8038, Page 573, Mecklenburg County Registry. (SHOW HEREON)
- (a) In part (c) in position of the word "undertaken" insert(s) (NOT SURVEY RECORDED)
8. Mutual Restrictive Covenant Agreement dated as of August 15, 1986 by and between Village Place, Inc. and Village Place, Inc. recorded in Book 5047, Page 1, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)

11. Easements with Covenants and Restrictions Affecting the Land recorded in Book 7442, Page 728, amended by First Amendment to Easements with Covenants and Restrictions Affecting the Land recorded in Book 7869, Page 441; Second Amendment recorded in Book 8038, Page 578, re-recorded in Book 8224, Page 848; Third Amendment recorded in Book 8325, Page 879; Fourth Amendment recorded in Book 11174, Page 536 and Fifth Amendment recorded in Book 12637, Page 235, Mecklenburg County Registry.
(GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)

As to Tract 1 of Parcel 2

14. Parking easement and access easement contained in Deed to R & M Properties recorded in Book 7818, Page 772, Mecklenburg County Registry. (SHOWN HEREON)

As to Tract I and II of Parcel 2

15. Joint Parking Agreement recorded in Book 5673, Page 892, amended by Amendment to Joint Parking Agreement recorded in Book 7226, Page 877 and Restatement of Amendment recorded in Book 8047, Page 877. (GENERAL PARKING EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
16. Declaration of Restrictions and Grant of Nonexclusive Easements for Village of Charlotte recorded in Book 8078, Page 150, and Declaration of Restrictions and Grant of Nonexclusive Easements recorded in Book 8078, Page 150. (DECLARATION OF RESTRICTIONS & GRANT OF NONEXCLUSIVE EASEMENTS IS NOT SPECIFICALLY LOCATABLE)
17. Permanent Utility Easement to City of Charlotte recorded in Book 8203, Page 202. (DECLARATION OF RESTRICTIONS & GRANT OF NONEXCLUSIVE EASEMENTS IS NOT SPECIFICALLY LOCATABLE)
18. Permanent Utility Easement to City of Charlotte recorded in Book 8078, Page 150. (DECLARATION OF RESTRICTIONS & GRANT OF NONEXCLUSIVE EASEMENTS IS NOT SPECIFICALLY LOCATABLE)
19. Equipment Easement recorded in Book 8078, Page 150. (DECLARATION OF RESTRICTIONS & GRANT OF NONEXCLUSIVE EASEMENTS IS NOT SPECIFICALLY LOCATABLE)
20. Building restriction line's, easement's, and other matters as shown on plat recorded in Map Book 40 and 567 and Map Book 27, Page 824, Members County Registry. (SHOWING HEREON)

TOTAL PARKING SPACES
2 - HANDICAPPED SPACES
45 - REG. SPACES
47 - TOTAL SPACES
(40 REG. SPACE REQUIRED)
(1 HANDICAPPED SPACE REQUIRED)

MAP REFERENCES
 MAP BOOK 25, PAGES 633 & 950
 MAP BOOK 21, PAGE 74
 MAP BOOK 26, PAGES 40, 264, 567 & 390
 MAP BOOK 21, PAGES 474, 480 & 747

The undersigned, being a registered surveyor of the State of North Carolina certifies to AEGON USA Realty Advisors, Inc., Transamerica Life Insurance Company, CS University Place II, LLC, Lawyer's Title Insurance Corporation, and Squire, Sanders & Dempsey L.L.P.:

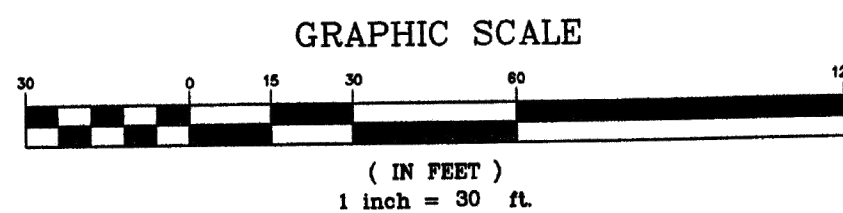
This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(17)(c), 8, 9, 10, 11(b), 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standard as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

GPA Professional Land Surveyors of NC

James Timothy Thomas PLS #4330

DATE:

CS University Place II, LLC
c/o CASTO 191 West Nationwide Boulevard,
Suite 200 Columbus, Ohio 43215
DB.19063 PG.52
PARCEL #3b
M.B. 26 PG. 567
TAX#047-252-04



LEGAL DESCRIPTION (Pier 1 Imports)

Being all of Parcel 3f as described in Plat of "University Place Map 5 recorded at Map Book 27, Page 604, Mecklenburg County Register of Deeds, North Carolina. Situate in the City of Charlotte, N.C., Said property is also described as follows:

Beginning at an X-Mark in the sidewalk, said X-Mark in the sidewalk being on the right of way of J.W. Clay Boulevard (having a variable right of way), and being a common corner of Parcel 30 as recorded in the Public Records of the County of Santa Clara, California, and being the POINT OF BEGINNING, thence S00°00'00"E 170.78 feet to an iron pin, said iron pin being the point of curve of a non tangent curve to the right, having a radius of 34.50 feet, and having a chord bearing of N64°28'22"W, and a chord distance of 26.31 feet, thence northwesterly along the arc of said curve a distance of 26.99 feet to an X-Mark in the sidewalk, said X-Mark in the sidewalk being on the Eastern right of way of J.W. Clay Boulevard (having a variable right of way), and also being the point of curve of a non tangent curve to the right, having a radius of 550.00 feet and having a chord bearing of N110°04'02"E, and a chord distance of 223.51 feet, thence northerly along the arc of said curve a distance of 225.08 feet to the POINT OF BEGINNING. Containing 43,992 square feet or 1.005 acres, more or less.

TOGETHER WITH appurtenant easements and rights established and created in that certain University Place Owners' Association Declaration of Easements, Restrictions and Protective Covenants recorded in Deed Book 5678 at Page 277 in the Mecklenburg County, North Carolina, Public Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Joint Parking Agreement recorded in Book 5673 at Page 892 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain Amendment to Joint Parking Agreement recorded in Deed Book 7226 at Page 977 in said Registry and by that certain Restatement of Amendment to Joint Parking Agreement recorded in Deed Book 8047 at Page 754 in said Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 7815 at Page 234 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain First Amendment to Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 8078 at Page 150 in said Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Easement Agreement between Wal-Mart, Stores, Inc. and University Place Mall, Inc. recorded in Deed Book 8038 at Page 573 in the Mecklenburg County, North Carolina, Public Registry.

TOGETHER ALSO WITH all right, title and interest of University Place Mall, Inc. In and to the Right of
First Refusal Offer, as contained in special warranty deed to Chick-Fil-A, Inc. dated September 27,
1994 and recorded in Deed Book 7924 at Page 89, Mecklenburg County, North Carolina, Public Registry
relating to Parcel 020 (Pad J) (approximately 1.01 acres) as shown on Map of University Place Map 3
dated March 29, 1994, as last revised April 19, 1994, recorded in Map Book 26, at Page 40,
Mecklenburg County, North Carolina, Public Registry, and all easements appurtenant to each parcel.

[illegible]

KEY MAP

SEAL

PROJECT

UNIVERSITY CITY REZONING

PETITIONER:
EB ARROW

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
	4SR SUBMITTAL	04/20/2019
	5RB SUBMITTAL	05/19/2019
	5RB SUBMITTAL	08/24/2019
	7TH SUBMITTAL	08/26/2019
	8TH SUBMITTAL	09/09/2019
	APR SUBMITTAL AMENDMENT	09/09/2019
	A&D SUBMITTAL AMENDMENT	02/08/2019
	2ND SUBMITTAL AMENDMENT	06/01/2020
	SITE PLAN AMENDMENT	08/01/2024
	SITE PLAN AMENDMENT - ADD CIRCULATION	10/01/2024

DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

SCALE NORTH

VERT:
HORZ: AS NOTED

SHEET TITLE

SITE SURVEY

SHEET NUMBER

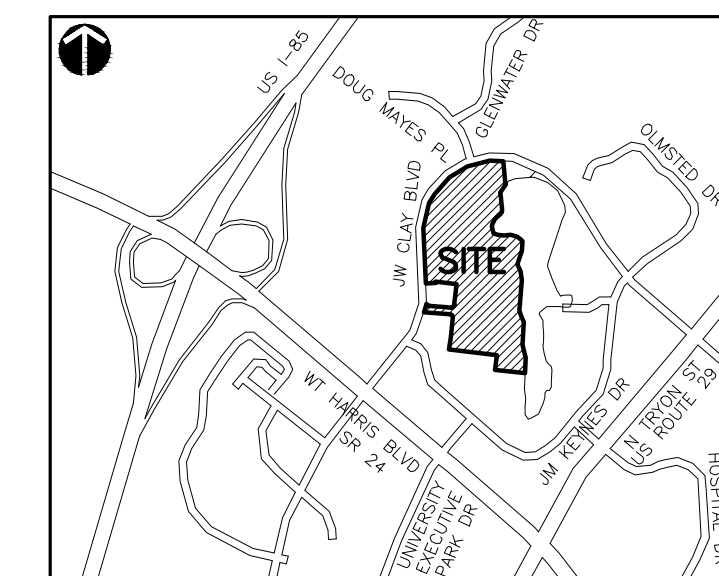
RZ-4.1



~~APPROVED BY CITY COUNCIL~~

RZP-2024-101

~~Approved: 12/16/2024~~



VICINITY MAP
NOT TO SCALE

LandDesign.

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DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

NORTH

VERT:

HORIZ: 1"=60'



0 30' 60' 120'

REZONING SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-5.0

10/14/2024 1:09 PM BRETT SEWARD P:\CIT\2018\1018377\CAD\EXHIBITS\ZONING PLANS\8377-REZONING PLAN CWA

ORIGINAL SHEET SIZE: 24" X 36"