

**SITE DEVELOPMENT SUMMARY:**

TAX PARCEL ID NUMBERS:  
 073-112-05  
 073-111-04

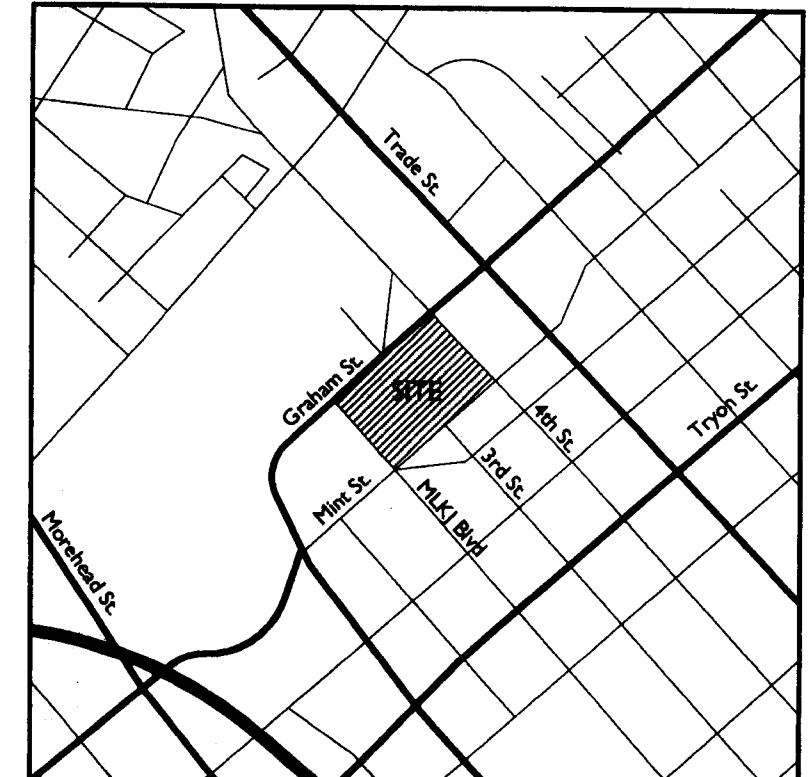
SITE SF (ACREAGE):  
 +/- 340,987.68 SQFT (7.828 AC) PARCELS  
 +/- 25,700.40 SQFT (0.590 AC) 3RD ST R.O.W.  
 +/- 366,688.08 SQFT (8.418 AC) TOTAL SITE AREA

EXISTING ZONING & USES:  
 UPTOWN MIXED USE DISTRICT (UMUD)  
 -WAREHOUSE, VACANT

GENERAL NOTES  
 PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY PROVIDED BY:  
 LANDDESIGN SURVEYING  
 223 N GRAHAM ST  
 CHARLOTTE, NC 28202  
 704.333.0325

PLANIMETRIC INFORMATION OUTSIDE OF THE PROJECT BOUNDARY AND ADJACENT PARCEL INFORMATION PROVIDED BY:  
 MECKLENBURG COUNTY  
 ENGINEERING AND BUILDING STANDARDS DEPARTMENT  
 DELD (DEMOGRAPHIC, EMPLOYMENT AND LAND DEVELOPMENT) INFORMATION SYSTEM

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
 PETITION NO. 2007-136

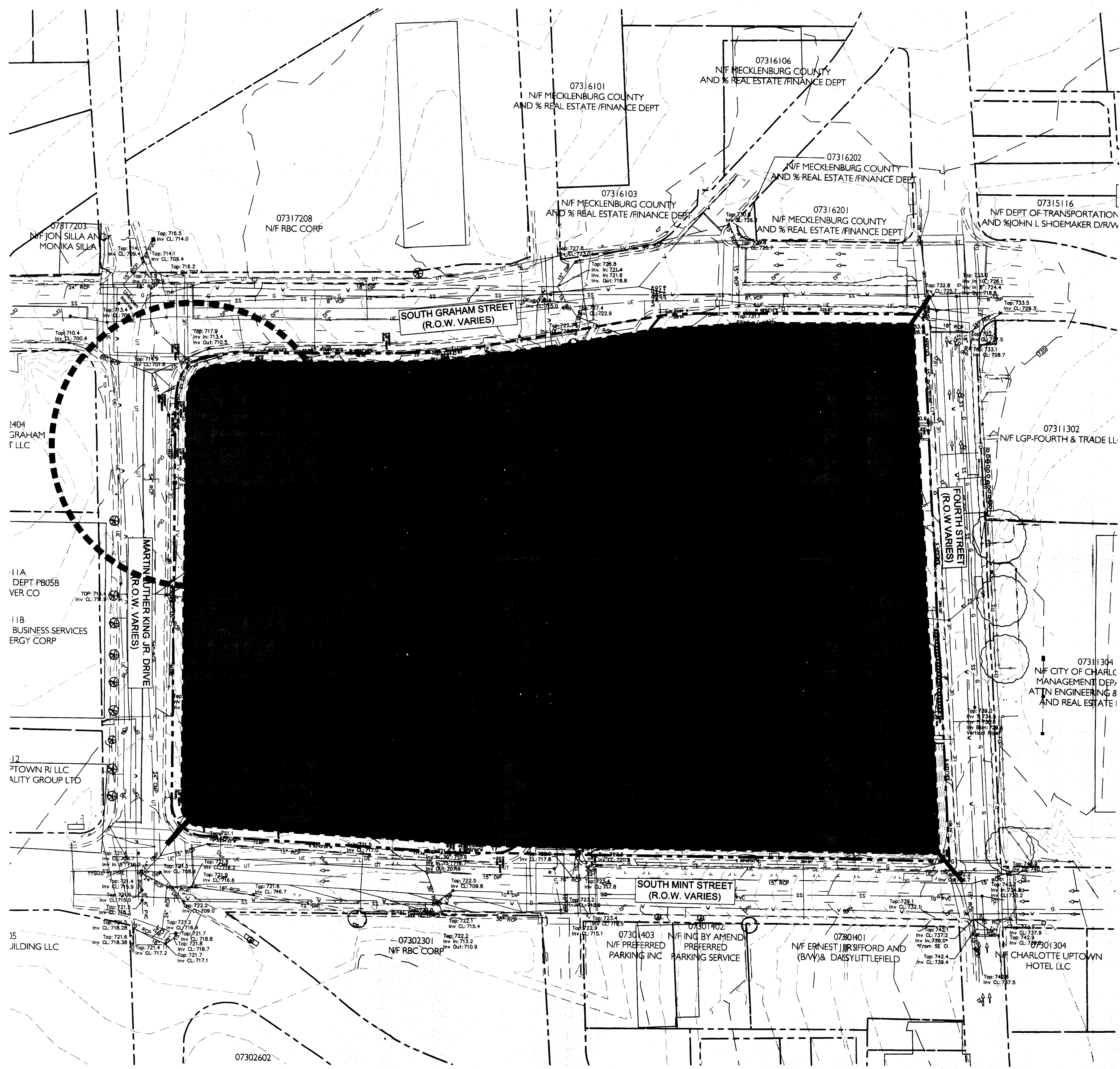
**The Charlotte Knights' Ballpark**  
**Uptown Charlotte Triple-A Ballpark**  
 The Charlotte Knights, Charlotte, North Carolina  
**EXISTING FEATURES PLAN**

REVISIONS:  
 08/27/07 REVISIONS PER CITY STAFF COMMENTS  
**APPROVED BY:**  
 CITY COUNCIL  
 SEP 24 2007

DATE: 07/31/07  
 DESIGNED BY: JPB  
 DRAWN BY: JPB  
 CHECKED BY: CHK  
 C.C. BY: JPB  
 PROJECT #: 1006130  
 SHEET #:

**RZ-1.0**





**SITE DEVELOPMENT SUMMARY:**

PETITION NO: 2007-136  
 PARCEL ID# 07311205 and 07311104  
 JURISDICTION: CITY OF CHARLOTTE  
 EXISTING ZONING: UMUD  
 PROPOSED ZONING: UMUD-O  
 TOTAL SITE ACREAGE: +/- 8.418 AC

**GENERAL NOTES**

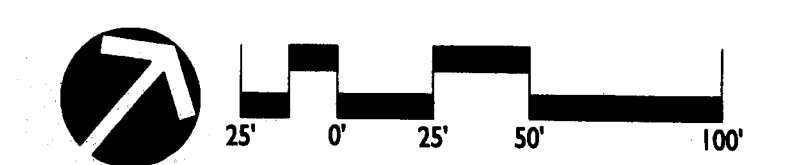
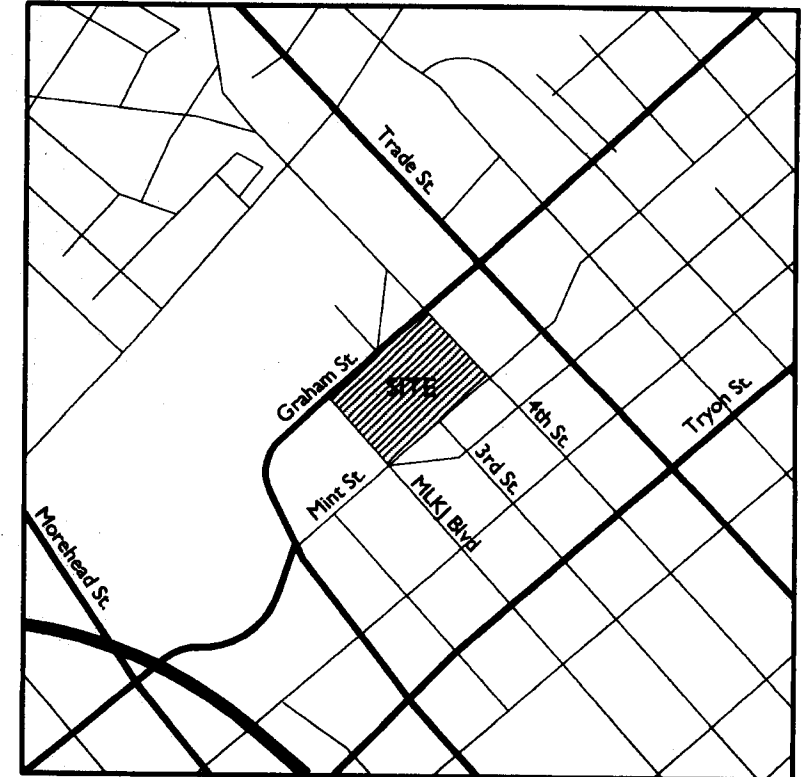
PROPERTY BOUNDARY, TOPOGRAPHIC INFORMATION AND WETLAND SURVEY PROVIDED BY:  
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**DEVELOPMENT STANDARDS -  
 CHARLOTTE KNIGHTS BASEBALL STADIUM UMUD-O (JULY 10, 2007)**

- A. General Provisions**  
 These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Mecklenburg County to accommodate redevelopment of that approximately 8.418 acre site consisting of a two parcels and abandoned public road right-of-way, bounded on four sides by Graham St., Mint St., Martin Luther King Jr. Blvd., and Fourth St. The Petitioner contemplates development of a minor league baseball stadium together with other possible uses permitted in the UMUD zoning district. The Site is currently zoned UMUD, which permits the uses contemplated by the Petitioner. The development contemplated by the Petitioner generally depicted on the Technical Data Sheet and the Conceptual Schematic Site Plan is referenced herein as "Development Alternative" (as described below), and the Petitioner seeks certain variation(s) from the minimum standards of UMUD for the Site in connection with "Development Alternative". As described below, other development alternatives for the Site that do not seek variation(s) from the minimum UMUD standards are permitted.
- Development of the Site in accordance with Development Alternative will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD zoning classification shall govern all development taking place on the Site, subject, however, to the "Optional" provision(s) provided below. Development of the Site in accordance with the Other Development Alternatives (as described below) will be governed by the regulations established under the Ordinance for the UMUD zoning classification without regard to the "Optional" provision(s) provided below with respect to Development Alternative.
- B. Permitted Uses**  
 The Site may be devoted to any uses (including any accessory uses) permitted in the UMUD Zoning Classification. Development and/or redevelopment may occur in phases over an extended time frame.
- C. UMUD-Optional Provisions**  
 The Petitioner is requesting the following variation(s) from the UMUD minimum standards for design and development as part of this UMUD (Optional) application in connection with development of the Site in accordance with the Technical Data Sheet and the Conceptual Schematic Site Plan to which these Development Standards are attached (i.e. "Development Alternative"):
- 1. Vehicular/Truck Manoeuvring, Loading Areas and Martin Luther King Jr. Boulevard.** Certain variations in the requirements of the Ordinance, including without limitation Section 12.216, regarding loading and the maneuvering of trucks and cars in the area generally depicted on the Conceptual Schematic Site Plan for Martin Luther King Jr. Boulevard and the building envelope shall be permitted. Exact location regarding loading and maneuvering of trucks and cars is subject to change along Martin Luther King Jr. Boulevard.
- D. Other Development Alternatives Under UMUD Without Optional Variations**  
 It is understood that the variation(s) from the UMUD minimum standards requested by this Petition are optional in nature and relate solely to development contemplated in connection with Development Alternative. This Petition also contemplates development of the Site, and/or portions thereof, without the benefit of the Optional provision(s) in accordance with UMUD requirements and minimum standards. In other words, the Petitioner, its successors and assigns, reserves the right to develop the Site, and/or portions thereof, in a manner wholly different from the development depicted on the Technical Data Sheet and Schematic Site Plan (collectively, "Other Development Alternatives") without the benefit of the Optional provision(s), provided that Other Development Alternatives are in accordance with UMUD requirements and minimum standards in effect at the time of application of the first building permit for the first building to be located on the Site.
- E. Unified Development; Applicable Standards**  
 (a) The Site shall be viewed as a unified development plan as to the building elements and development components generally depicted on the Technical Data Sheet. Petitioner reserves the right to subdivide the Site and create lots within the interior of the development of the Site with no side, and/or rear yards or other internal separation standards, provided, however, all such yard and separation standards along the exterior of the Site shall be adhered to.  
 (b) Additionally, upon approval of this UMUD-O Petition for development generally in accordance with the Technical Data Sheet and the Conceptual Schematic Site Plan (i.e. Development Alternative), subject to application of the Optional Provisions set forth in Section C. above, development of the entire Site in such manner shall adhere to all applicable Ordinances, land development, storm water and other related regulations in effect as of the date of approval of this UMUD-O Petition, provided that application for a building permit for the first building to be developed on the Site in accordance with Development Alternative is filed within two (2) years from such approval. In the event the first building permit application for the first building to be developed on the Site is not filed within said 2-year period, development of the Site, whether in accordance with the Technical Data Sheet and Conceptual Site Plan (i.e. Development Alternative) or in accordance with Other Development Alternatives, shall adhere to all such Ordinances and regulations in existence at the time of the application for the first building permit for the first building on the Site.
- F. Amendments to Rezoning Plan**  
 Subject to the provisions of Section D above, future amendments to the Technical Data Sheet, the Conceptual Schematic Plan and these Development Standards in accordance with Development Alternative may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- G. Binding Effect of the Rezoning Documents and Definitions**  
 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet in accordance with Development Alternative will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- H. 2010 Center City Vision Plan**  
 1. Approval of this rezoning by City Council serves to amend the 2010 Center City Plan to acknowledge placement of a baseball stadium in the "Sports and Entertainment District" within Third Ward.
- Statement With Respect To The Graphics Which Are Set Forth On Exhibits Accompanying The Technical Data Sheet for Development Alternative**  
 The graphic representations set forth on this rezoning plan are intended to describe the conceptual plans proposed for development in accordance with Development Alternative. However, it should be noted that such plans are schematic in nature and relate only to development in accordance with Development Alternative. Accordingly, the concepts may be altered during design development phases for development in accordance with Development Alternative.

VICINITY MAP - NOT TO SCALE

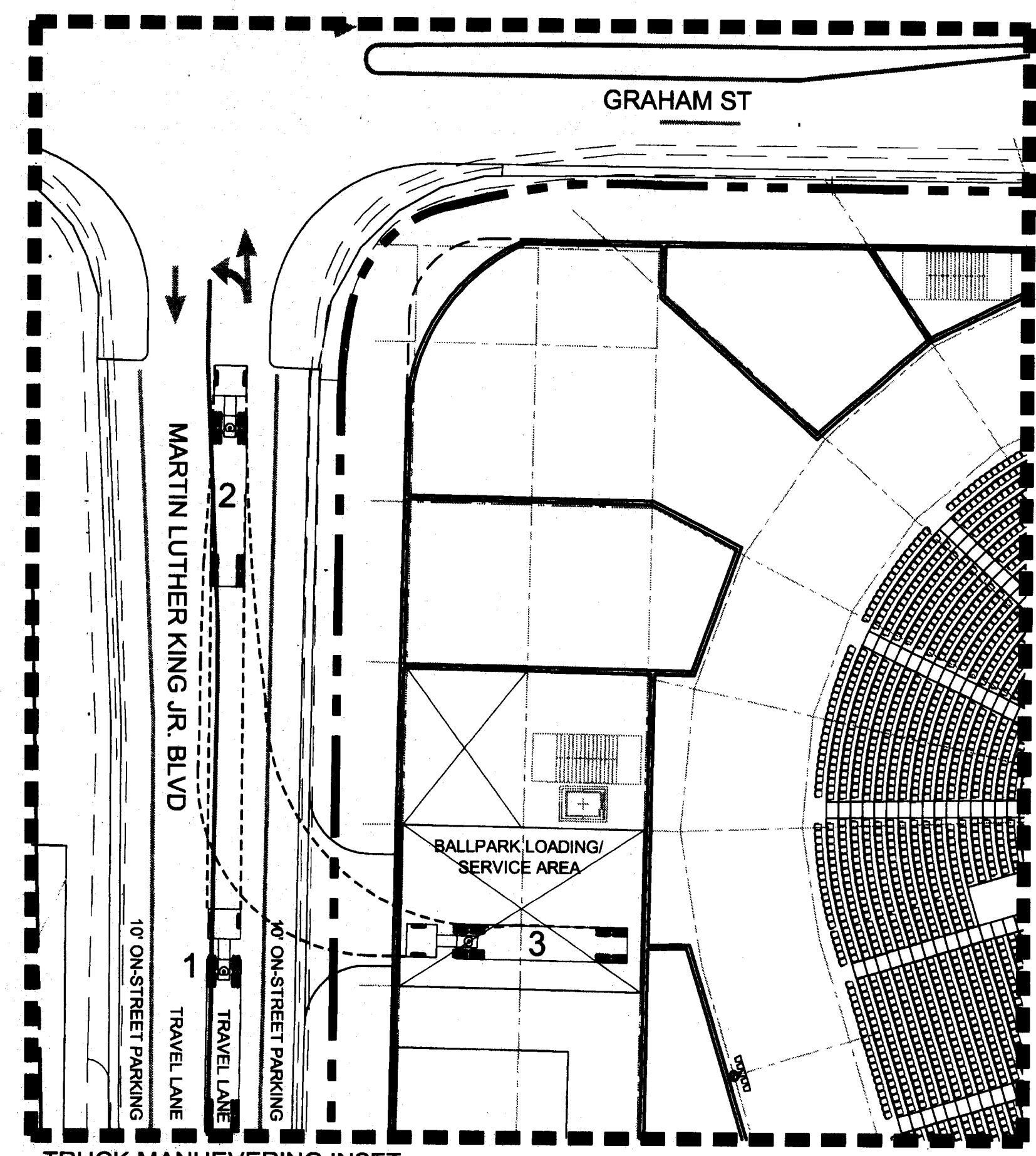
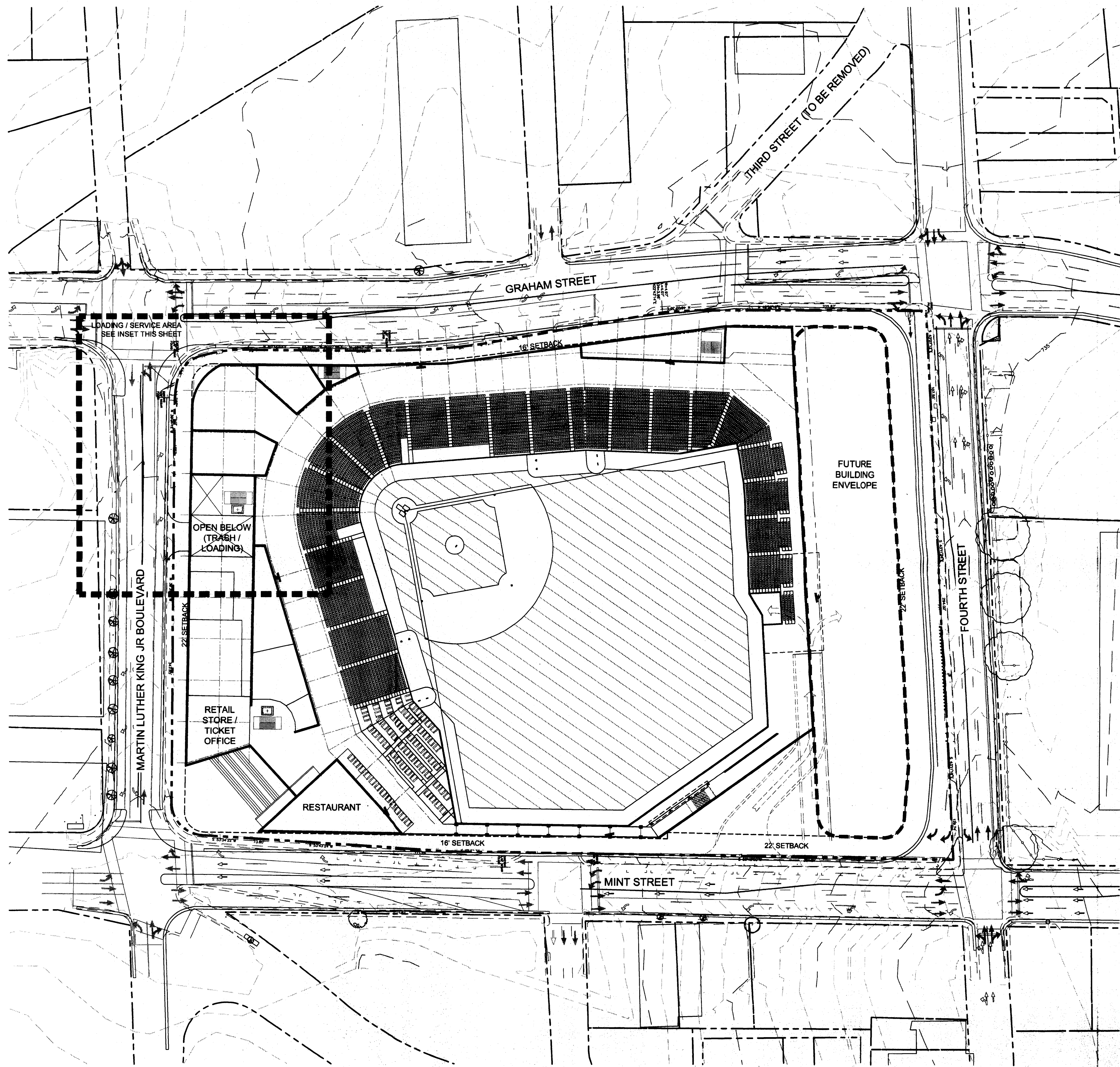


**FOR PUBLIC HEARING  
 PETITION NO. 2007-136**

REVISIONS:  
 08/27/07 REVISIONS PER CITY STAFF COMMENTS

DATE: 07-31-07  
 DESIGNED BY: JMB  
 DRAWN BY: JMB  
 CHECKED BY: CHK  
 SCALE: 1" = 50'  
 PROJECT #: 1006130  
 SHEET #:  
**RZ-2.0**



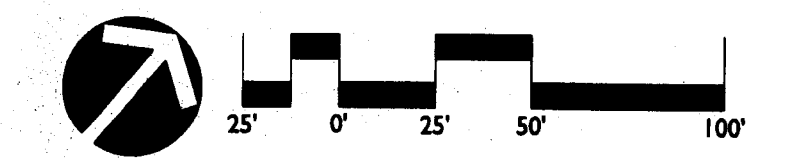
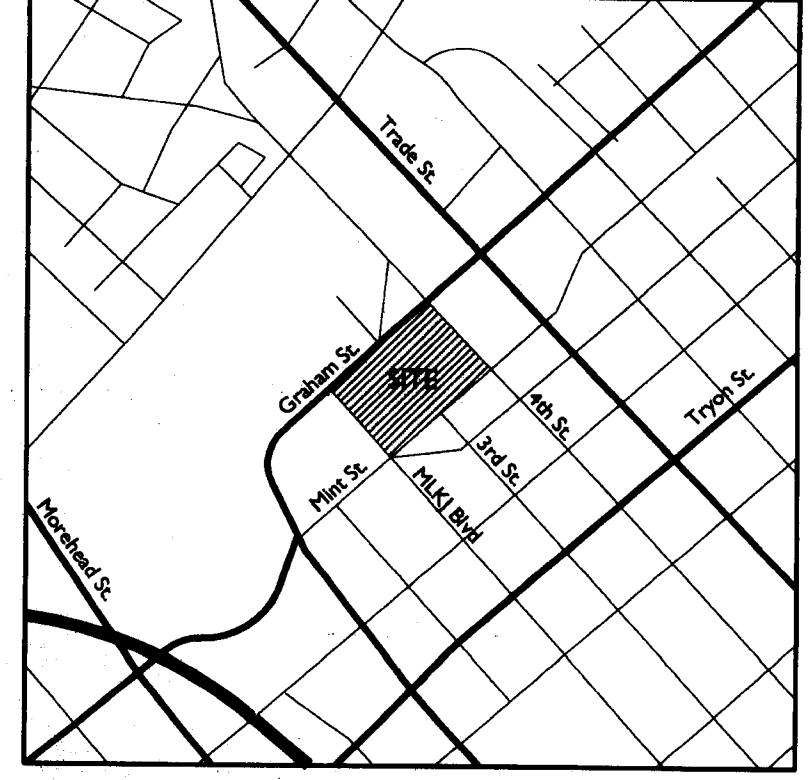


TRUCK MANUEVERING INSET SCALE: 1"=30'  
 EXACT LOCATION REGARDING LOADING AND MANUEVERING OF TRUCKS AND CARS IS SUBJECT TO CHANGE ALONG MARTIN LUTHER KING JR. BOULEVARD.

NOTES:  
 1. SCHEMATIC STREET IMPROVEMENTS SHOWN ARE PROVIDED BY CDOT.

NOTE: THIS CONCEPTUAL SCHEMATIC SITE PLAN IS FOR ILLUSTRATIVE PURPOSES AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS ONLY.

VICINITY MAP - NOT TO SCALE



FOR PUBLIC HEARING  
 PETITION NO. 2007-136

The Charlotte Knights' Ballpark  
 Uptown Charlotte Triple-A Ballpark  
 The Charlotte Knights; Charlotte, North Carolina  
 CONCEPTUAL SCHEMATIC SITE PLAN

REVISIONS:  
 08/27/07 REVISIONS PER CITY STAFF COMMENTS

DATE: 07/31/07  
 DESIGNED BY: JMB  
 DRAWN BY: JMB  
 CHECKED BY: CHK  
 SCALE: 1"=50'  
 PROJECT #: 1006130  
 SHEET #:  
**RZ-3.0**