

**LEGEND:**

PROJECT BOUNDARY 

PROPERTY LINE/ RIGHT-OF-WAY 

PROPOSED ZONING BOUNDARY 

**NOTE:**

1. SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL INFORMATION.

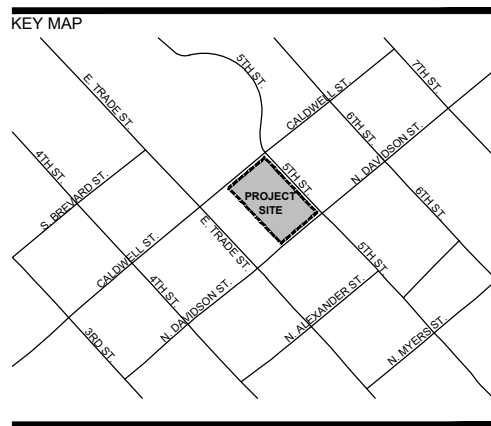
**CONTEXT/ PURPOSE FOR REZONING:**

THIS REZONING RELATES PRIMARILY TO TECHNICAL ZONING ASPECTS IN CONNECTION WITH CONTEMPLATED DEVELOPMENT OF AN INDOOR SPORTS TRAINING AND PRACTICE FACILITY AND OTHER COMMERCIAL USES AS ALLOWED BY THE UC ZONING DISTRICT ON THE SITE LOCATED BETWEEN N. CALDWELL ST. AND N. DAVIDSON AND ON THE SOUTH SIDE OF E. 5TH STREET.

FURTHERMORE, THE INDOOR SPORTS TRAINING FACILITIES AND ASSOCIATED USES CONTEMPLATED BY THE DEVELOPMENT PLANS ARE UNIQUE IN NATURE WITH DESIGN AND OTHER DEVELOPMENT STANDARDS THAT REQUIRE VARIATIONS AND EXEMPTIONS FROM THE BASE STANDARDS OF THE APPLICABLE ZONING DISTRICTS IN THE MANNER CONTEMPLATED BY THE EXCEPTION (EX) PROVISIONS OF THE ORDINANCE (I.E., UDO AS DEFINED BELOW) AND AS DESCRIBED IN THIS REZONING PLAN.

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SEAL

**NOT FOR CONSTRUCTION**

PROJECT

**PERFORMANCE ENHANCEMENT CENTER - 5TH STREET REZONING**

CHARLOTTE PEC, LLC.  
501 E. TRADE ST.  
CHARLOTTE, NC 28202

LANDDESIGN PROJ.# 1024112

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING 1	05.15.2024

SCALE NORTH

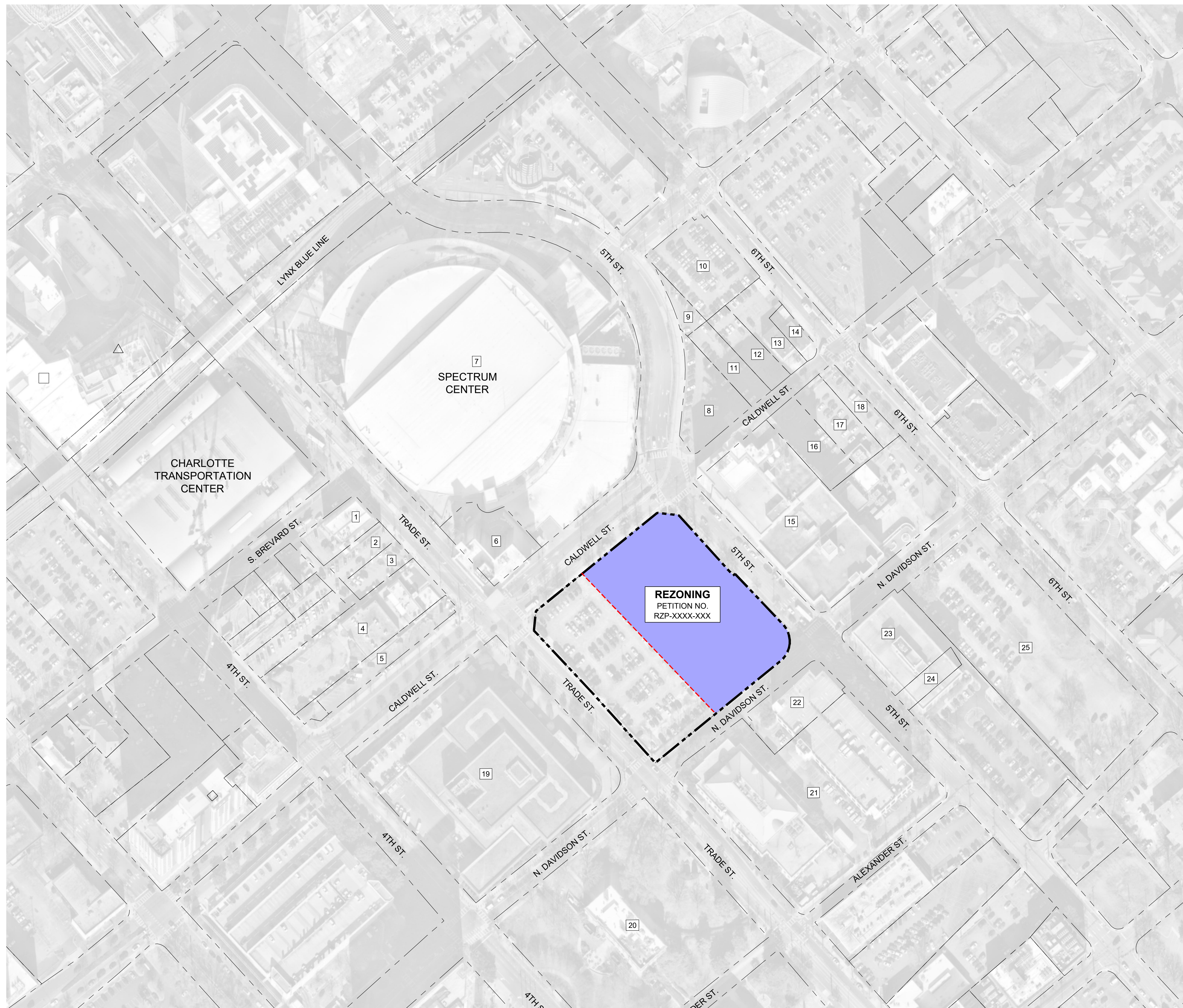
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HORZ: 1" = 100'

SHEET TITLE

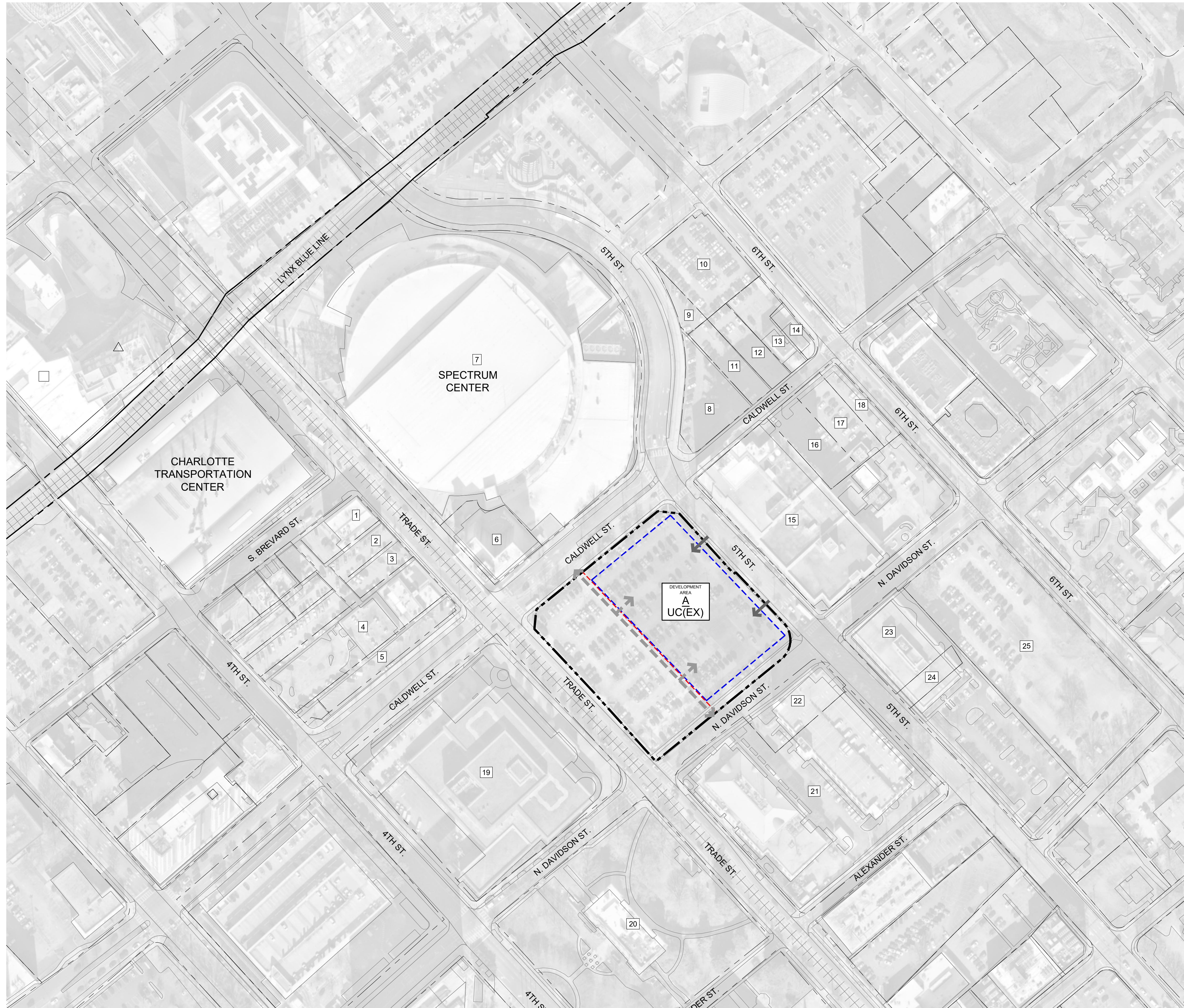
CONTEXT AND PURPOSE STATEMENT

SHEET NUMBER

**RZ-0.0**

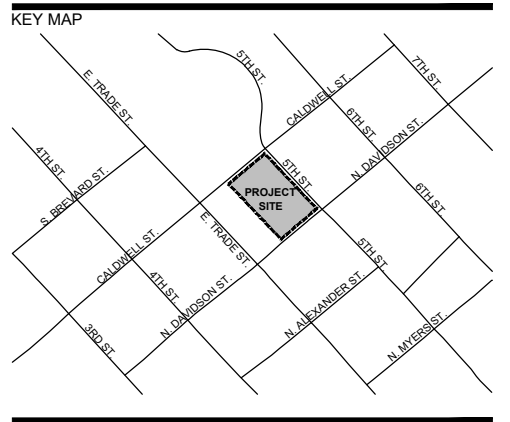






**SITE DEVELOPMENT DATA:**

- ZONING ACREAGE: ±1.90 ACRES
- TAX PARCEL #: 080-054-01 (PORTION OF)
- EXISTING ZONING: UC (UPTOWN CORE)
- PROPOSED ZONING: UC(EX) (UPTOWN CORE, EXCEPTION)
- EXISTING USES: SURFACE PARKING
- PROPOSED USES: THE SITE MAY BE DEVELOPED WITH ALL USES PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND ACCESSORY USES UNDER THE UC (UPTOWN CORE) DISTRICT, INCLUDING WITHOUT LIMITATION: AN INDOOR SPORTS TRAINING AND PRACTICE FACILITIES/COURTS; SPORTS OPERATIONS, ACTIVITIES, EVENTS; RESTAURANT/BAR; RETAIL; PERSONAL SERVICES; GENERAL AND MEDICAL OFFICE USES; PARKING; AND OTHER USES AS MAY BE SET FORTH IN ORDINANCE AND AS MORE PARTICULARLY DESCRIBED IN SECTION 2 BELOW WHICH SHALL CONTROL, AND WITH THE BENEFIT OF THE EX PROVISIONS SET FORTH IN THE DEVELOPMENT STANDARDS SHEET RZ-3.0.
- MAX. GROSS SQUARE FEET OF DEVELOPMENT: MAXIMUM GROSS FLOOR AREA OF DEVELOPMENT SHALL BE AS ALLOWED BY THE UC ZONING DISTRICT.
- BUILDING HEIGHT: AS ALLOWED UNDER THE UC (UPTOWN CORE) DISTRICT.
- PARKING: AS PERMITTED BY THE UDO.



**LEGEND:**

- PROJECT BOUNDARY
- PROPOSED ZONING BOUNDARY
- PROPERTY LINE/ RIGHT-OF-WAY
- DEVELOPMENT AREA
- POTENTIAL FULL MOVEMENT VEHICULAR ACCESS
- LIMITED ACCESS DRIVEWAY

**NOTE:**

1. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.
2. SEE TABLE ON SHEET RZ-4.0 FOR ADJACENT PARCEL INFORMATION.

**NOT FOR CONSTRUCTION**

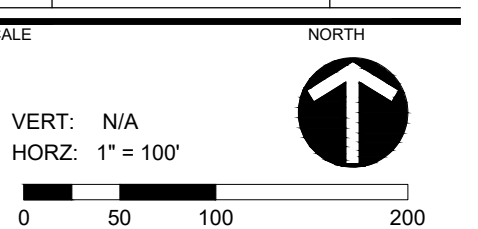
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TECHNICAL DATA SHEET

SHEET NUMBER  
**RZ-1.0**

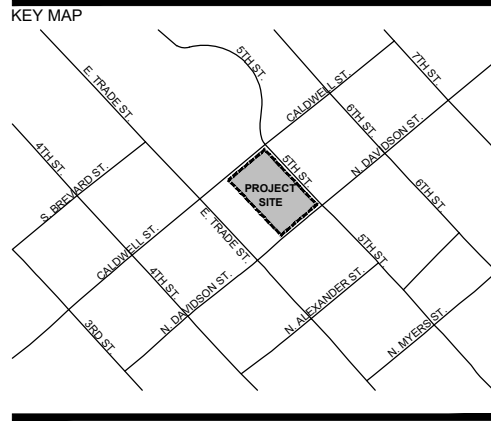


**LEGEND:**

- PROJECT BOUNDARY ---
- PROPOSED ZONING BOUNDARY - - - - -
- PROPERTY LINE/ RIGHT-OF-WAY ---
- DEVELOPMENT AREA [ ]
- POTENTIAL STRUCTURE ENVELOPE (INCLUDES POTENTIAL NEW BUILDINGS PARKING DECKS + SIMILAR) [ ]
- PROPOSED STREETSCAPE IMPROVEMENTS ---
- SETBACK - - - - -
- BUILD-TO-ZONE ---
- POTENTIAL FULL MOVEMENT VEHICULAR ACCESS ➔
- LIMITED ACCESS DRIVEWAY - - - ➔

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SEAL

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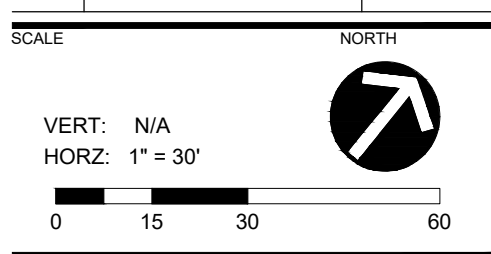
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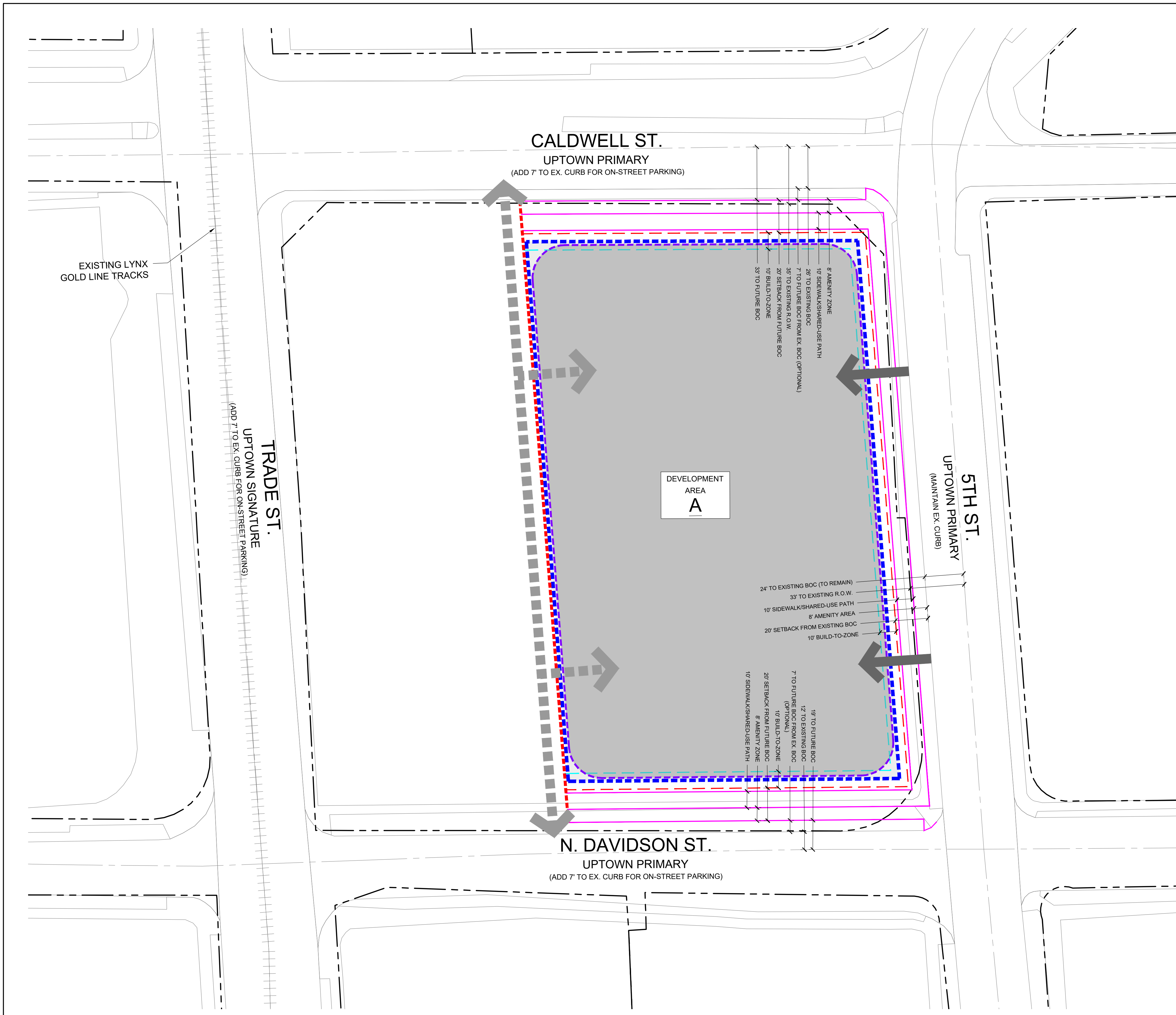
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**SCHEMATIC SITE PLAN**

SHEET NUMBER  
**RZ-2.0**

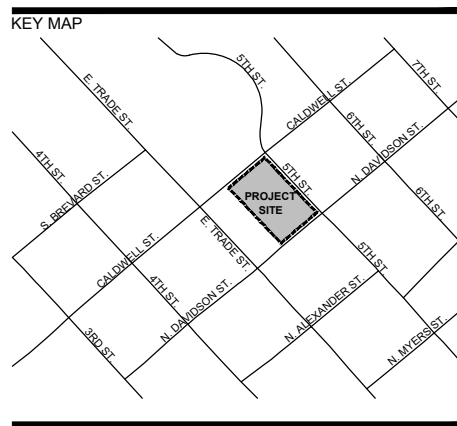
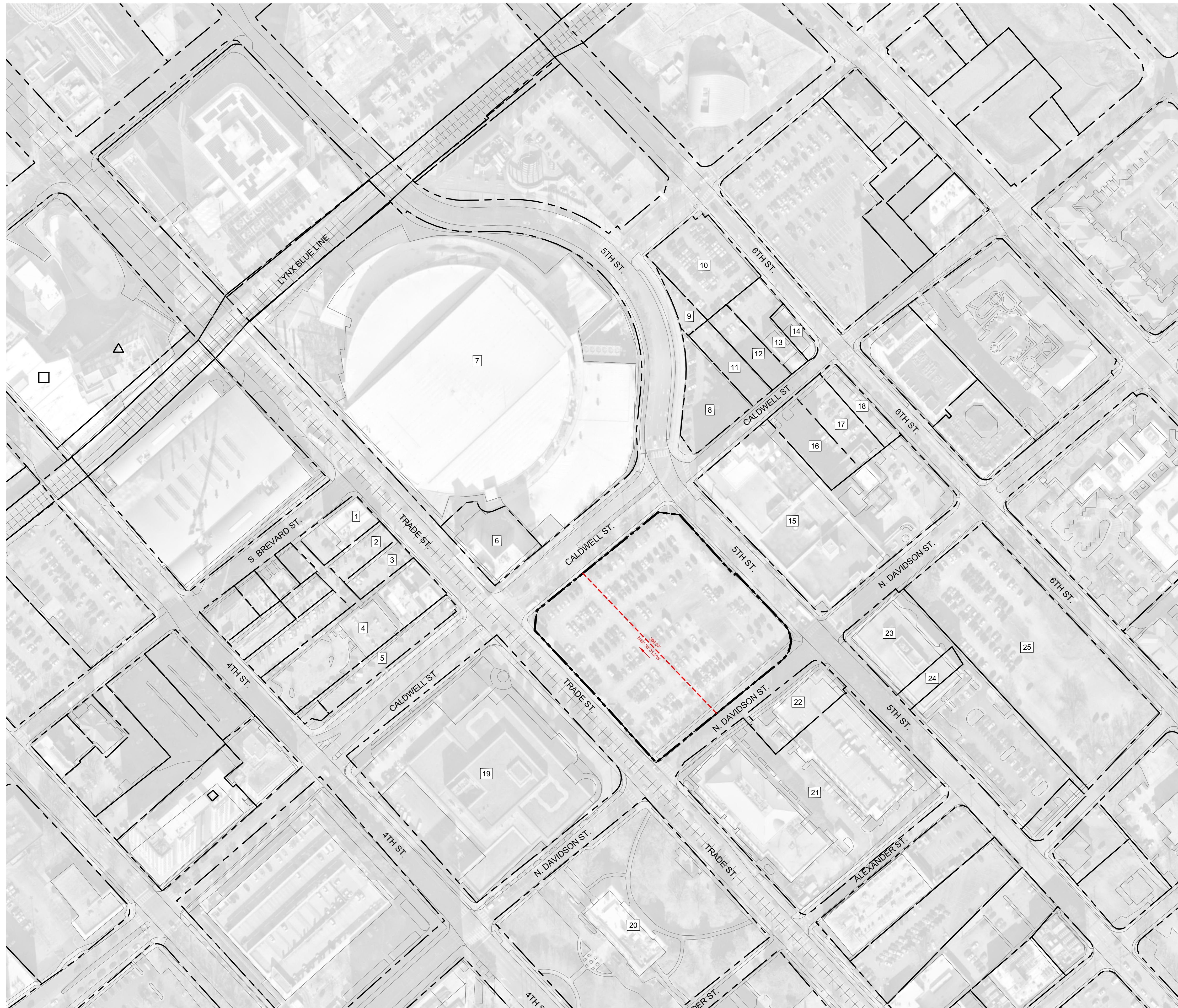






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- PROPERTY LINE/RIGHT-OF-WAY
- PROPOSED ZONING BOUNDARY



SCALE

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PROJECT

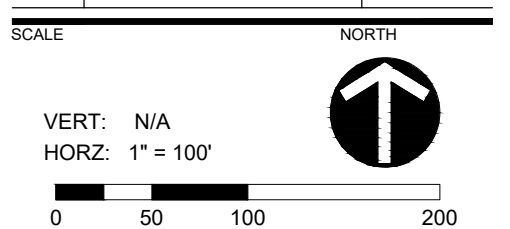
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SHEET TITLE  
**LOCATOR MAP AND PARCEL OWNERSHIP**

SHEET NUMBER

**RZ-4.0**

LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	EX. ZONING
1	125-023-01	INNERVISION REAL ESTATE FOUNDATION LLC		UC
2	125-023-15	EFG ENTERPRISES LLC		UC
3	125-023-14	TUCSON MOON NUMBER SIX LLC		UC
4	125-023-10	WEDDINGTON PROPERTIES LLC ROSWELL 12031 LLC		UC
5	125-023-12	CALDWELL HOLDINGS LLC		UC
6	080-053-24	RLJ HYH CHARLOTTE LLC		UMUD-O
7	080-013-20	CITY OF CHARLOTTE		UMUD-O
8	080-052-12	PREFERRED PARKING SERVICE INC NEW AMERICAN INVESTMENTS LLC		UC
9	080-052-09	G. HOWARD JR.	WEBB	UC
10	080-052-08	SOUTHLAND OIL CO.		UC
11	080-052-04	PREFERRED PARKING SERVICE INC		UC
12	080-052-05	221 N CALDWELL ST LLC		UC
13	080-052-06	221 N CALDWELL ST LLC		UC
14	080-052-07	221 N CALDWELL ST LLC		UC
15	080-055-01	CO TAX DEPT SOUTHERN BELL TEL & TEL		UC
16	080-055-04	INC BELLSOUTH TELECOMMUNICATIONS		UC
17	080-055-03	INC BELLSOUTH TELECOMMUNICATIONS C/O TAX DEPT 16H02 CAMPANILE		UC
18	080-055-02	INC BELLSOUTH TELECOMMUNICATIONS C/O TAX DEPT 16H02 CAMPANILE		UC
19	125-022-01	FEDERAL RESERVE BANK OF RICHMOND		UC
20	125-021-01	CITY OF CHARLOTTE C/O REAL ESTATE DIVISION		UC
21	080-083-04	CITY OF CHARLOTTE C/O REAL ESTATE DIVISION		UMUD-O
22	080-083-10	CITY OF CHARLOTTE C/O REAL ESTATE DIVISION		UMUD-O
23	080-082-01B	CENTER INC CHILDREN AND FAMILY SERVICES		MUDD-O
24	080-082-06	CITY OF CHARLOTTE C/O REAL ESTATE DIVISION		MUDD-O
25	080-082-15	CITY OF CHARLOTTE HOUSING AUTHORITY		CAC-2