

ZONING: I-2
COMMERCIAL BUILDING (TRYON MALL)
 NO 4500
 309,200 sq. ft.
 EXISTING

1270868.43 SQ. FT. OR 29.17 ACRES

9,700 sq. ft.
 EXISTING
 BRICK WALL 10' 7"

PLAN KEY NO.	PROPERTY OWNERS	TAX PARCEL NO.	DEED NO.
1	WESTERN AUTO SUPPLY COMPANY 2137 GRAND AVENUE KANSAS CITY, MO. 64108	91-051-23	4777-0912
2	TOWER ASSOCIATES C/O PARKER EQUITIES, INC. 212 N. TRYON STREET SUITE 1020 CHARLOTTE, N.C. 28202	91-051-26	5922-864
3	TRIPLE ROSEY INVESTMENTS P.O. BOX 6132 CHARLOTTE, N.C. 28207	91-051-44	6023-122
4	NOVA J. GENERAL P.O. BOX 5237 CHARLOTTE, N.C. 28225	91-051-25	5867-162
5	CHAMPION MAP CORP. 250 PENTREYS BLVD. DAYTONA BEACH, FLA. 32014	91-051-13	4284-192
6,7,8	HELEN P. DORTON 5821 PARK RD. #405 CHARLOTTE, N.C. 28209	91-051-39 91-051-40 91-051-42	2654-243
9	ROBINSON HYDRAULIC UNITS 510 SUGAR CREEK RD. S 2219 CHARLOTTE, N.C. 28225	91-071-04	2367-475
10	SSG REALTY CO. 1222 E. BLVD. CHARLOTTE, N.C. 28203	91-071-05	5422-962
11	EXPOSAC INDUSTRIES, INC. OF N.C. P.O. BOX 2530 WINCHESTER, PA 17361	91-081-06	5732-184
12,13,14,15	SHAWCO INTERNATIONAL OF N.Y., INC. 130 N. TRYON STREET CHARLOTTE, N.C. 28202	91-051-22 91-051-23 91-051-29 91-051-31	4944-671
16	BRANCH BANKING & TRUST CO. TR-U/M EDWIN T. CANSLER 205 N. TRYON STREET CHARLOTTE, N.C. 28202	91-051-10	5922-991
17	PARK-N-SHOP, INC. 3512 WILKINSON BLVD. CHARLOTTE, N.C. 28208	91-051-15	3374-412
18,19	GREEN GARDENS, INC. P.O. BOX 25359 CHARLOTTE, N.C. 28212	89-014-15 89-014-16 89-014-46	3182-318/ 3082-335
20	JIMMY GUY INVESTMENTS 3135 EASTWAY DR. CHARLOTTE, N.C. 28205	89-016-05	4999-305
21	DEXTER R. YAGER, SR P.O. BOX 1110 PINEVILLE, N.C. 28134	89-016-35	4966-018
22			

TRYON MALL REDEVELOPMENT
EXISTING CONDITIONS
FOR PUBLIC HEARING

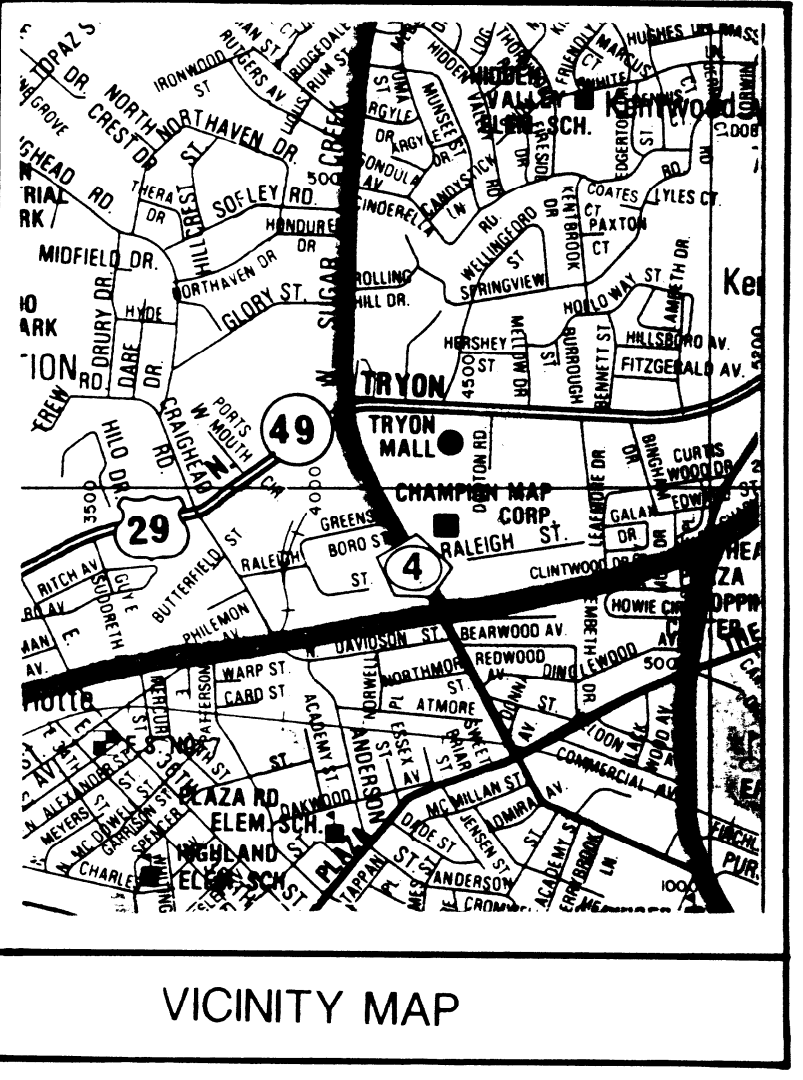
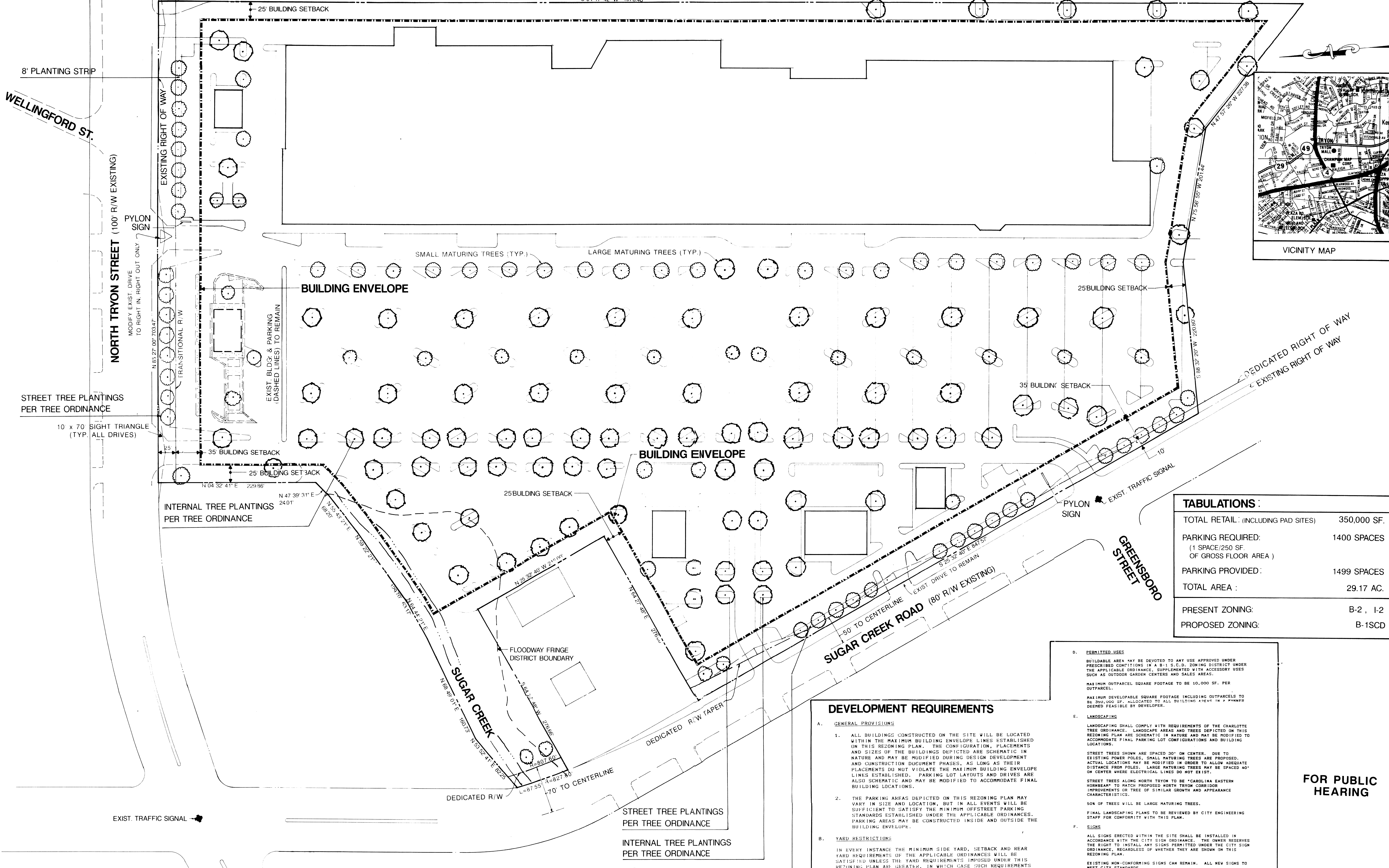
APPROVED BY CITY COUNCIL
 DATE 10/15/90

TOTAL AREA 1335351.54 SQ. FT. OR 30.66 ACRES

TOTAL PARKING SPACES 1060.00
 HANDICAPPED SPACES 02.00
 NET 1058.00

REVISIONS	DESCRIPTION
	BOUNDARY AND PHYSICAL SURVEY OF PROPERTY AS SHOWN CHARLOTTE, N.C. PROPERTY OF: CHILDRESS KLEIN PROPE DEED: 4662-0808
	R. B. PHARR & ASSOCIATES, P. SURVEYING & MAPPING 212 EAST HENDERSONVILLE ROAD, CHARLOTTE, N.C. SCALE 1" = 50' DATE 05-16-90 FILE NO. W

COORD. FILE: 14692 PLOT FILE: 14692
 TAX No. 091-051-14



TABULATIONS:	
TOTAL RETAIL: (INCLUDING PAD SITES)	350,000 SF.
PARKING REQUIRED: (1 SPACE/250 SF. OF GROSS FLOOR AREA)	1400 SPACES
PARKING PROVIDED:	1499 SPACES
TOTAL AREA:	29.17 AC.
PRESENT ZONING:	B-2, I-2
PROPOSED ZONING:	B-1SCD

DEVELOPMENT REQUIREMENTS

- A. GENERAL PROVISIONS**
 - ALL BUILDINGS CONSTRUCTED ON THE SITE WILL BE LOCATED WITHIN THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED ON THIS REZONING PLAN. THE CONFIGURATION, PLACEMENTS AND SIZES OF THE BUILDINGS DEPICTED ARE SCHEMATIC IN NATURE AND MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES, AS LONG AS THEIR PLACEMENTS DO NOT VIOLATE THE MAXIMUM BUILDING ENVELOPE LINES ESTABLISHED. PARKING LOT LAYOUTS AND DRIVES ARE ALSO SCHEMATIC AND MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.
 - THE PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY IN SIZE AND LOCATION, BUT IN ALL EVENTS WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF-STREET PARKING STANDARDS ESTABLISHED UNDER THE APPLICABLE ORDINANCES. PARKING AREAS MAY BE CONSTRUCTED INSIDE AND OUTSIDE THE BUILDING ENVELOPE.
- B. YARD RESTRICTIONS**

IN EVERY INSTANCE THE MINIMUM SIDE YARD, SETBACK AND REAR YARD REQUIREMENTS OF THE APPLICABLE ORDINANCES WILL BE SATISFIED UNLESS THE YARD REQUIREMENTS IMPOSED UNDER THIS REZONING PLAN ARE GREATER, IN WHICH CASE SUCH REQUIREMENTS MUST BE SATISFIED.
- C. ACCESS POINTS**

ACCESS POINTS TO NORTH TRYON STREET AND SUGAR CREEK ROAD ARE PERMITTED AS SHOWN ON THIS REZONING PLAN. ACCESS POINTS TO ADJOINING LAND PARCELS ARE PERMITTED AS CURRENTLY SHOWN OR AS LATER MAY BE AGREED UPON BY THE LAND OWNERS. THE CONFIGURATIONS OF ACCESS POINTS TO THE SITE ARE SUBJECT TO MINOR SHIFTS OR OTHER MODIFICATIONS THAT MAY BE REQUIRED TO ACCOMMODATE FINAL SITE ENGINEERING AND CONSTRUCTION PLANS.
- D. PERMITTED USES**

BUILDABLE AREA MAY BE DEVOTED TO ANY USE APPROVED UNDER PRESCRIBED CONDITIONS IN A B-1 S.C.D. ZONING DISTRICT UNDER THE APPLICABLE ORDINANCE, SUPPLEMENTED WITH ACCESSORY USES SUCH AS OUTDOOR GARDEN CENTERS AND SALES AREAS.

MAXIMUM OUTPARCEL SQUARE FOOTAGE TO BE 10,000 SF. PER OUTPARCEL.

MAXIMUM DEVELOPABLE SQUARE FOOTAGE INCLUDING OUTPARCELS TO BE 200,000 SF. ALLOCATED TO ALL CONFIGURATIONS IN A MANNER DEEMED FEASIBLE BY DEVELOPER.
- E. LANDSCAPING**

LANDSCAPING SHALL COMPLY WITH REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE. LANDSCAPE AREAS AND TREES DEPICTED ON THIS REZONING PLAN ARE SCHEMATIC IN NATURE AND MAY BE MODIFIED TO ACCOMMODATE FINAL PARKING LOT CONFIGURATIONS AND BUILDING LOCATIONS.

STREET TREES SHOWN ARE SPACED 30' ON CENTER. DUE TO EXISTING POWER POLES, SMALL MATURING TREES ARE PROPOSED. ACTUAL LOCATIONS MAY BE MODIFIED IN ORDER TO ALLOW ADEQUATE DISTANCE FROM POLES. LARGE MATURING TREES MAY BE SPACED 40' ON CENTER WHERE ELECTRICAL LINES DO NOT INTERFERE.

STREET TREES ALONG NORTH TRYON TO BE 'CAROLINA EASTERN HORNBARK' TO MATCH PROPOSED NORTH TRYON CORRIDOR IMPROVEMENTS OR TREE OF SIMILAR GROWTH AND APPEARANCE CHARACTERISTICS.

50% OF TREES WILL BE LARGE MATURING TREES.

FINAL LANDSCAPING PLANS TO BE REVIEWED BY CITY ENGINEERING STAFF FOR CONFORMITY WITH THIS PLAN.
- F. SIGNS**

ALL SIGNS ERECTED WITHIN THE SITE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY SIGN ORDINANCE. THE OWNER RESERVES THE RIGHT TO INSTALL ANY SIGNS PERMITTED UNDER THE CITY SIGN ORDINANCE, REGARDLESS OF WHETHER THEY ARE SHOWN ON THIS REZONING PLAN.

EXISTING NON-COMFORMING SIGNS CAN REMAIN. ALL NEW SIGNS TO MEET CITY STANDARDS.
- G. UTILITIES**

ALL ON-SITE UTILITIES TO BE UNDERGROUND, I.E., SECONDARY LINES. UTILITIES PRESENTLY ADJACENT TO RIGHT-OF-WAY MAY REMAIN OVERHEAD.
- H. FIRE HYDRANTS**

FIRE HYDRANTS TO BE LOCATED ON-SITE TO MEET BUILDING/FIRE CODES.
- I. SIDEWALKS**

5' (FIVE FOOT) SIDEWALK TO BE PROVIDED ALONG NORTH TRYON STREET AND SUGAR CREEK ROAD.

FOR PUBLIC HEARING

TRYON MALL REDEVELOPMENT REZONING PLAN

