

**REZONING SUMMARY**

**PETITIONER:** NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC  
3600 N TRYON ST  
CHARLOTTE, NC 28206

**PROPERTY OWNER:** NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC  
3600 N TRYON ST  
CHARLOTTE, NC 28206

**REZONING SITE AREA:** ±.38 AC (GROSS)

**TAX PARCEL #:** 09111409

**EXISTING ZONING:** R-5

**PROPOSED ZONING:** B-2 (CD)

**EXISTING USE:** VACANT

**PROPOSED USE:** PARKING LOT

**MINIMUM SETBACK:** 17' FROM THE FUTURE BACK OF CURB

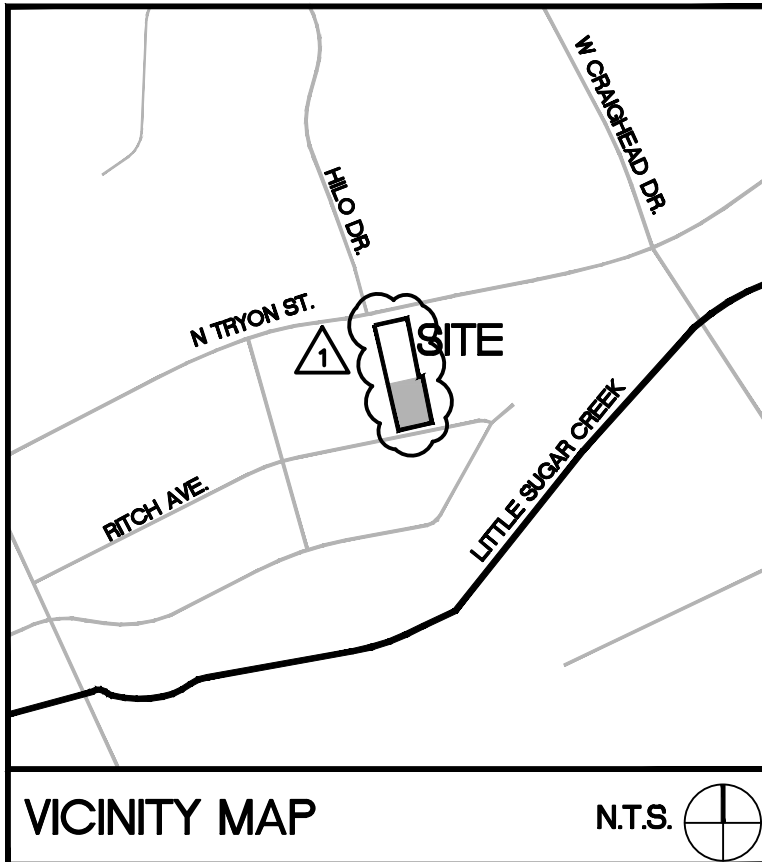
**MINIMUM SIDE YARD:** 5' FOR SITE BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL

**MINIMUM REAR YARD:** 20'

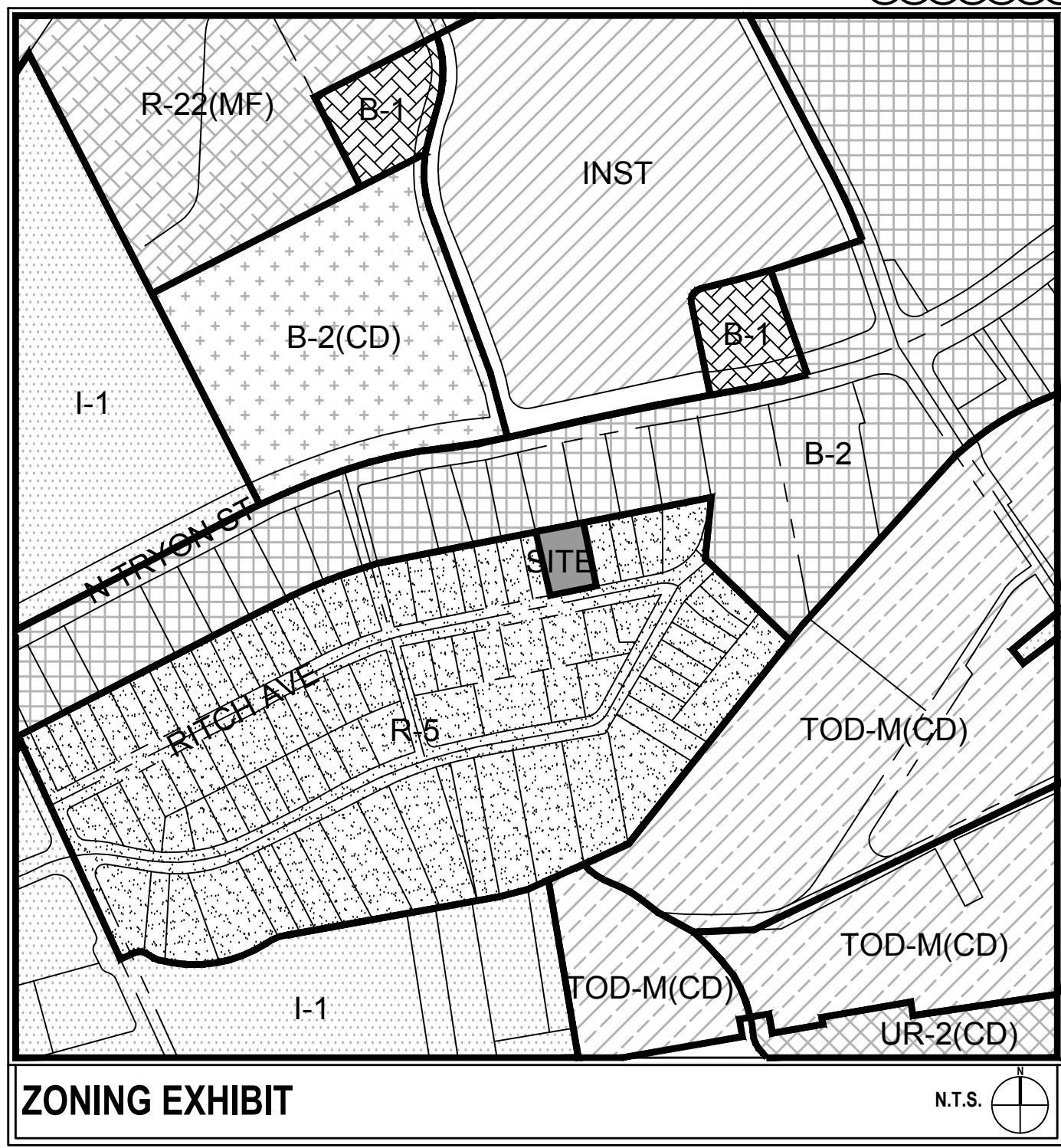
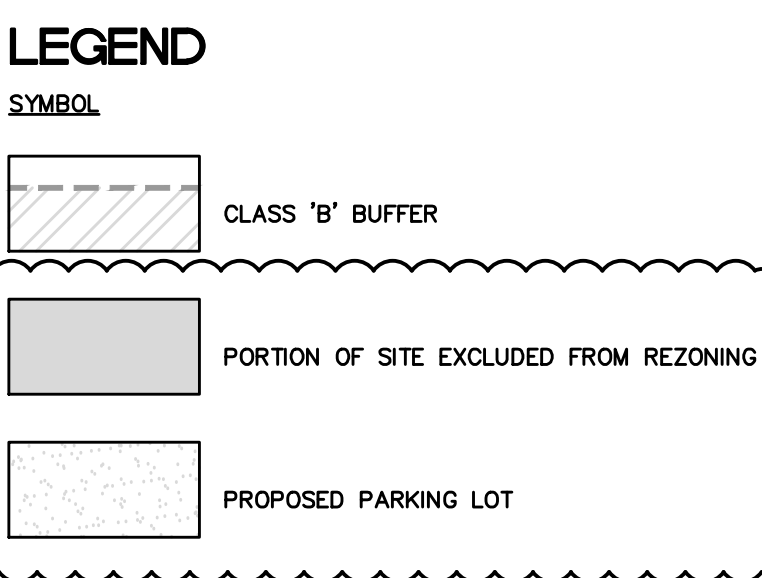
**MAXIMUM BUILDING HEIGHT:** 40'

**PARKING RATIO:** 1 SPACE PER 300 SQ. FT.

**DEDICATED TREE SAVE:** REQUIRED: .05 AC (15%)  
PROVIDED: .05 AC



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ALTA/ASCM LAND TITLE SURVEY ISSUED NOVEMBER 11, 2016.  
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**3600 N TRYON REZONING**

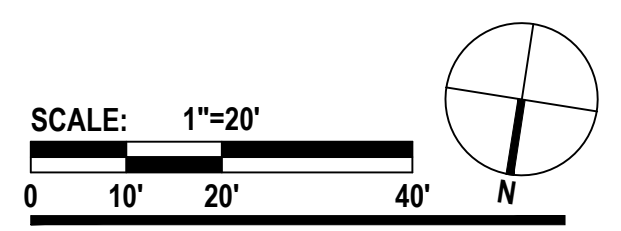
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**CONDITIONAL REZONING PLAN**

**Project No.**  
4526.00

**Issued**  
03/27/2017

**Revised**  
07/24/17 - CITY OF CHARLOTTE COMMENTS



**RZ-100**

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**DEVELOPMENT STANDARDS**

June 12, 2017

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**1. GENERAL PROVISIONS**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ninety-Eight and Three Quarters Holdings, LLC (the "Petitioner") for the approximately 0.38 acre Ritch Avenue-fronting rear portion of Tax Parcel No. 091-114-09 located at 3600 N. Tryon Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site").
- B. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-2 zoning district shall govern all development taking place on the Rezoning Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Rezoning Site and, subject to the terms of these Development Standards and the Ordinance, is subject to minor alterations or modifications during the design development and construction document phases.
- D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Rezoning Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

**2. PERMITTED USES**

- A. The Rezoning Site may be devoted only to off-street vehicular parking to serve uses allowed on that portion of Tax Parcel No. 091-114-09 that is zoned B-2 and fronts on N. Tryon Street. Parking or storage of large equipment shall not be permitted on the Rezoning Site.

**3. TRANSPORTATION**

- A. Internal vehicular access shall be as generally depicted on the Rezoning Plan. Vehicular access to the Rezoning Site (i.e. the new off-street vehicular parking area on the rear portion of Tax Parcel No. 091-114-09) will be gated and will only be allowed during the hours of operation of the use located on the front portion of Tax Parcel No. 091-114-09. Petitioner will provide adequate turnaround design at the location of the gate, as approved by CDOT.
- B. Vehicular access to the Rezoning Site from Ritch Avenue shall not be permitted.
- C. Off-street vehicular parking on the Rezoning Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly depicted on the Rezoning Plan.

**4. LANDSCAPING**

- A. Petitioner shall establish a minimum 20.25 foot wide Class B buffer along the eastern, southern and western boundary lines of the Rezoning Site as more particularly depicted on the Rezoning Plan. Pursuant to Section 12.302(8) of the Ordinance, this Class B buffer has been reduced in width by 25% from 27 feet to 20.25 feet as a result of Petitioner's commitment to install a fence in the Class B buffer that meets the requirements of Section 12.302(8) of the Ordinance.
- B. Pavement on the Rezoning Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly depicted on the Rezoning Plan.

**5. ENVIRONMENTAL FEATURES**

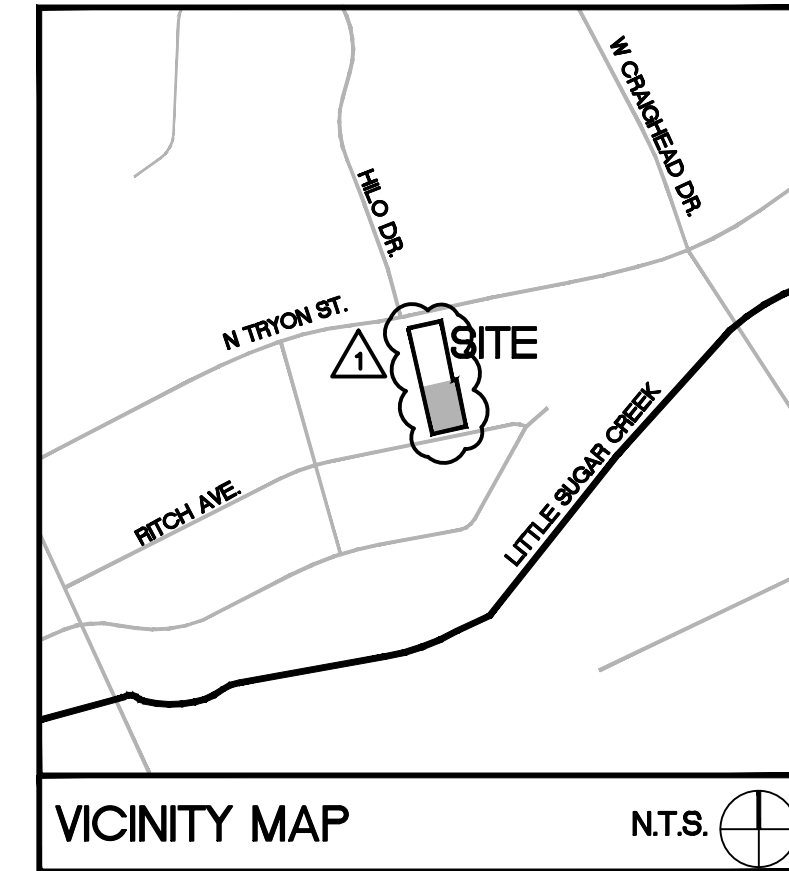
- A. Development of the Rezoning Site shall comply with the City of Charlotte Tree Ordinance.

**6. LIGHTING**

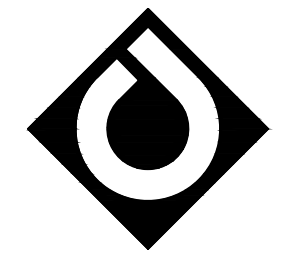
- A. The Rezoning Site (i.e. the new off-street vehicular parking area on the rear portion of Tax Parcel No. 091-114-09) will not be lighted.

**7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Rezoning Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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STANDARDS**

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**RZ-200**

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