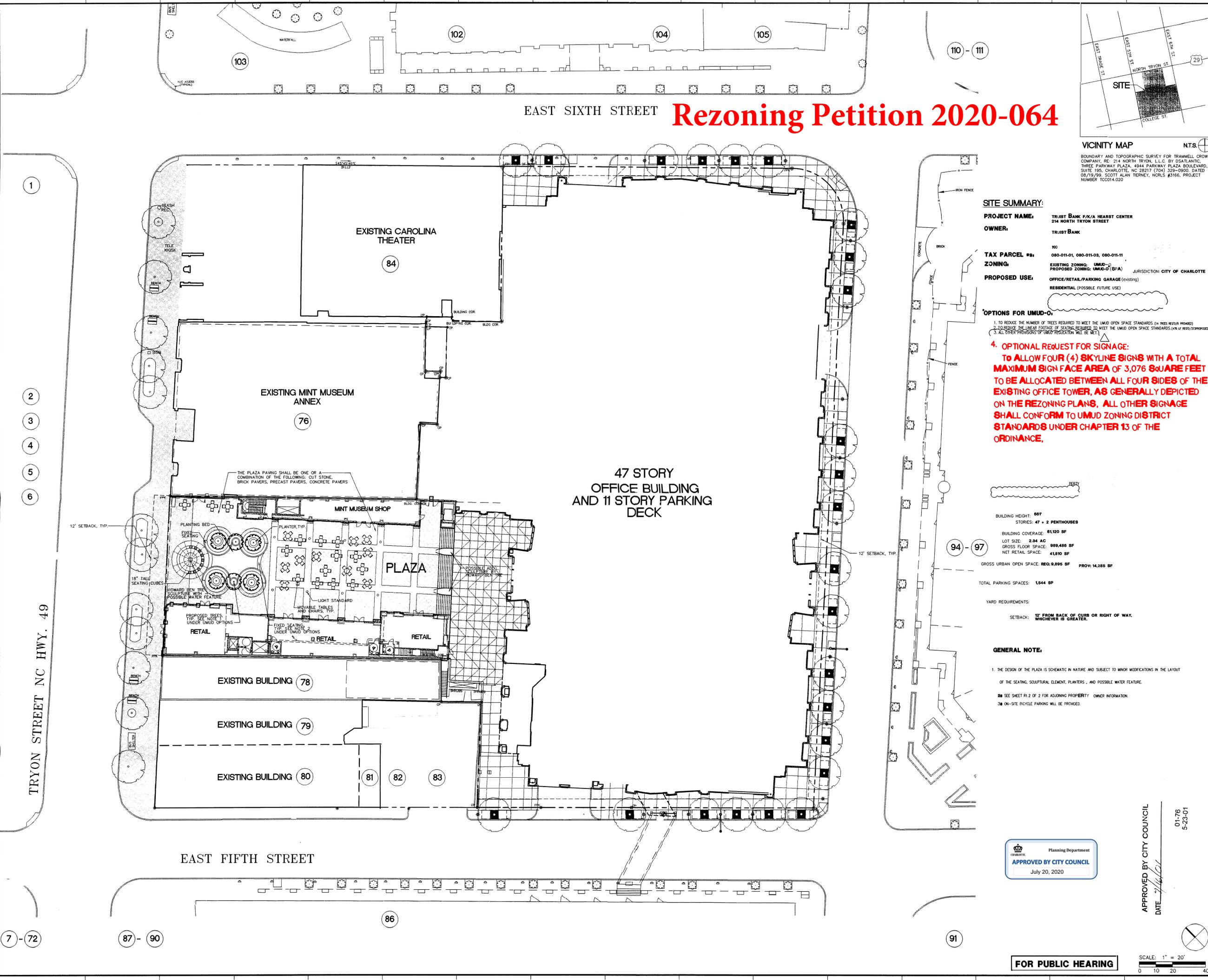


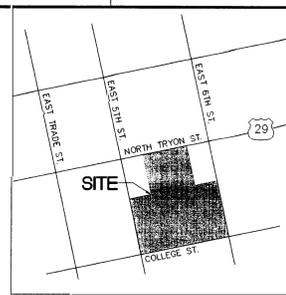
REVISIONS	
NO.	REMARKS
1	REVISED PER CITY COUNCIL COMMENTS
2	REVISED PER CITY COUNCIL COMMENTS

PRINTED	
DATE	REMARKS

DATE	03.26.01	REZONING PLAN	PETITION NUMBER # 2020-064
SHEET	R1.1	HEARST CENTER	
		214 NORTH TRYON	
		CHARLOTTE, NORTH CAROLINA	
DRAWN		JOB NO.	1810.07
CHECKED			



Rezoning Petition 2020-064



SITE SUMMARY:
PROJECT NAME: TRUST BANK 6/K/A HEARST CENTER
 214 NORTH TRYON STREET
OWNER: TRUST BANK
TAX PARCEL #S: 080-011-01, 080-011-03, 080-011-11
ZONING: EXISTING ZONING: UMUD-O
 PROPOSED ZONING: UMUD-O (BPA) JURISDICTION: CITY OF CHARLOTTE
PROPOSED USE: OFFICE/RETAIL/PARKING GARAGE (existing)
 RESIDENTIAL (POSSIBLE FUTURE USE)

OPTIONS FOR UMUD-O:
 1. TO REDUCE THE NUMBER OF TREES REQUIRED TO MEET THE UMUD OPEN SPACE STANDARDS (4 TREES REQ'D/A PROVIDED)
 2. TO REDUCE THE LINEAR FOOTAGE OF SEATING REQUIRED TO MEET THE UMUD OPEN SPACE STANDARDS (40' OF REQ'D/375' PROVIDED)
 3. ALL OTHER PROVISIONS OF UMUD REGULATION WILL BE MET.
4. OPTIONAL REQUEST FOR SIGNAGE:
TO ALLOW FOUR (4) SKYLINE SIGNS WITH A TOTAL MAXIMUM SIGN FACE AREA OF 3,076 SQUARE FEET TO BE ALLOCATED BETWEEN ALL FOUR SIDES OF THE EXISTING OFFICE TOWER, AS GENERALLY DEPICTED ON THE REZONING PLANS, ALL OTHER SIGNAGE SHALL CONFORM TO UMUD ZONING DISTRICT STANDARDS UNDER CHAPTER 13 OF THE ORDINANCE.

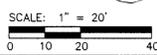
BUILDING HEIGHT: 65'
STORIES: 47 + 2 PENTHOUSES
BUILDING COVERAGE: 61,120 SF
LOT SIZE: 2.34 AC
GROSS FLOOR SPACE: 989,486 SF
NET RETAIL SPACE: 41,870 SF
GROSS URBAN OPEN SPACE REQ: 9,895 SF **PROV:** 14,285 SF
TOTAL PARKING SPACES: 1,544 SP
YARD REQUIREMENTS:
SETBACK: 12' FROM BACK OF CURB OR RIGHT OF WAY, WHICHEVER IS GREATER.

GENERAL NOTE:
 1. THE DESIGN OF THE PLAZA IS SCHEMATIC IN NATURE AND SUBJECT TO MINOR MODIFICATIONS IN THE LAYOUT OF THE SEATING, SCULPTURAL ELEMENT, PLANTERS, AND POSSIBLE WATER FEATURE.
 2. SEE SHEET R1.2 OF 2 FOR ADJOINING PROPERTY OWNER INFORMATION.
 3. ON-SITE BICYCLE PARKING WILL BE PROVIDED.



APPROVED BY CITY COUNCIL
 DATE: 7/20/20
 01-76
 5-23-01

FOR PUBLIC HEARING



REZONING PETITION 2020-064

TRUIST BANK

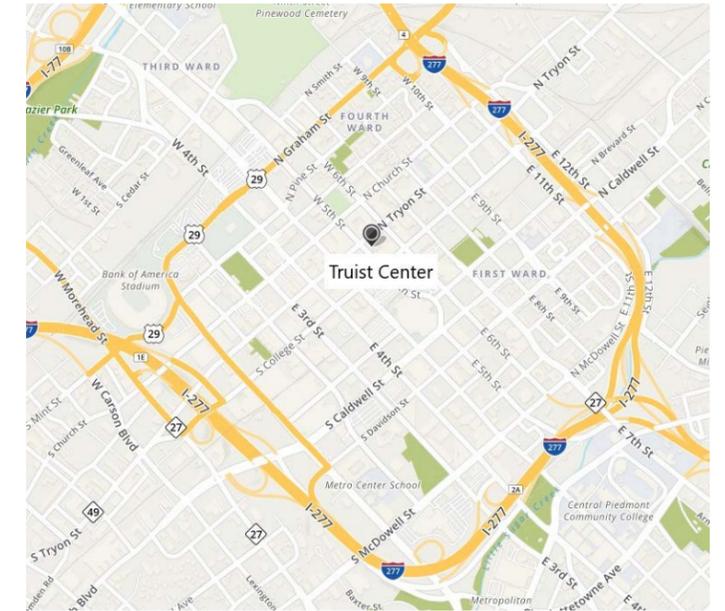
I. General Provisions:

- a. **Site Description.** The sole purpose of this Site Plan Amendment is to accommodate the signage plans for an existing office building development bound by North Tryon Street, Fifth Street, College Street, and Sixth Street in Uptown Charlotte, more particularly described as Mecklenburg County Tax Parcel 080-011-03 (the "Site").
- b. Except as provided herein, the standards established under approved Rezoning Petition 2001-076 or as otherwise applicable under the Ordinance for the UMUD zoning classification shall govern all development on the Site.

II. Optional Provisions for UMUD-O:

In addition to those optional provisions established in approved Rezoning Petition 2001-076, incorporated herein, the following optional provision is provided to accommodate deviation from the UMUD standards under the Ordinance:

- a. **Signage.** To allow four (4) skyline signs with a total maximum sign face area of 3,076 square feet to be allocated between all four sides of the existing office tower, as generally depicted on this Rezoning Plan. All other signage shall conform to UMUD zoning district standards under Chapter 13 of the Ordinance.



Rezoning Petition 2020-064

Revisions:	
X	X
X	X
X	X

Drawing #	C66730
OE	-----

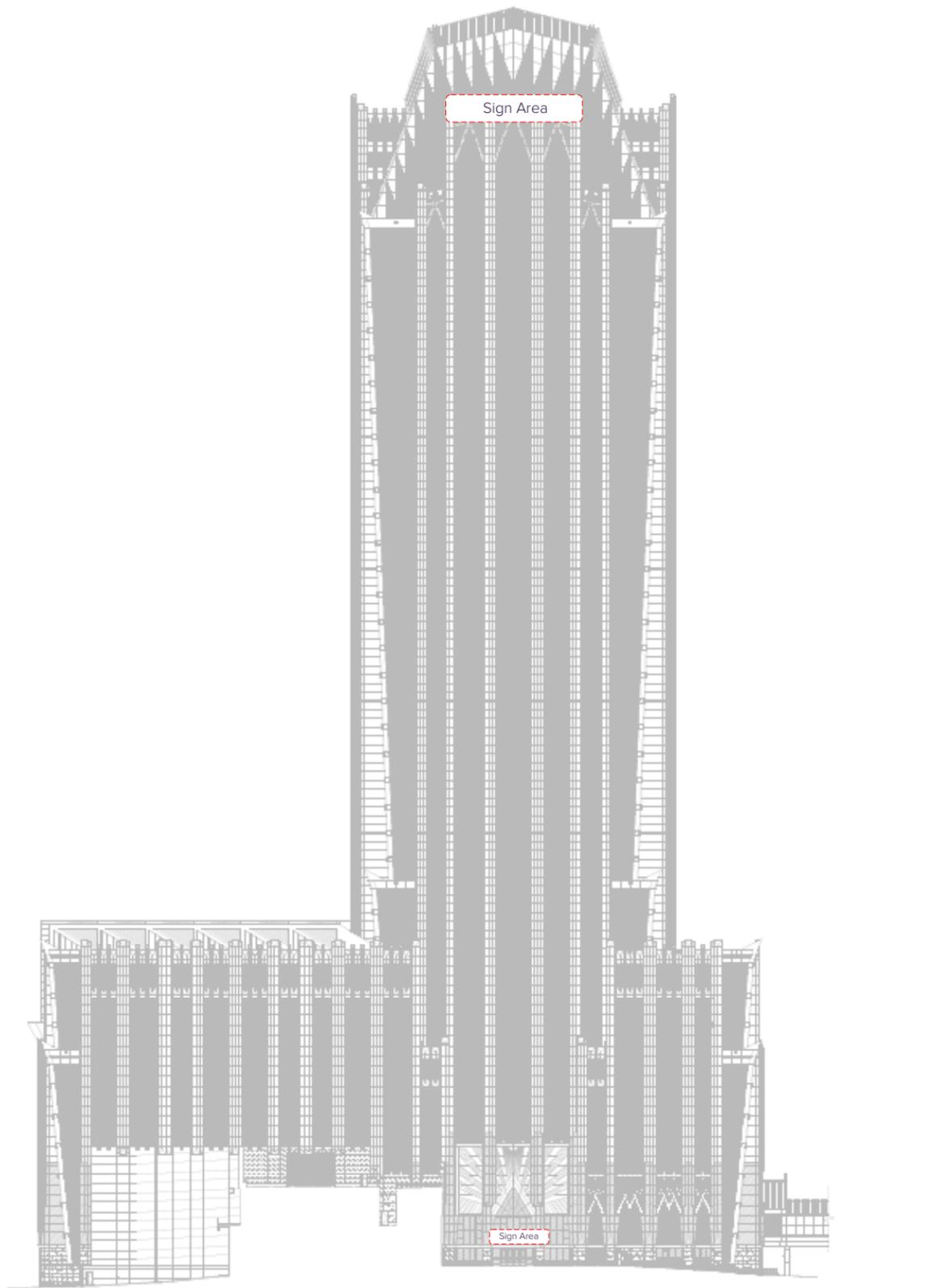
 Underwriters Laboratories, Inc.
Sign components to be in strict compliance with UL standards.

All dimensions are in inches unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

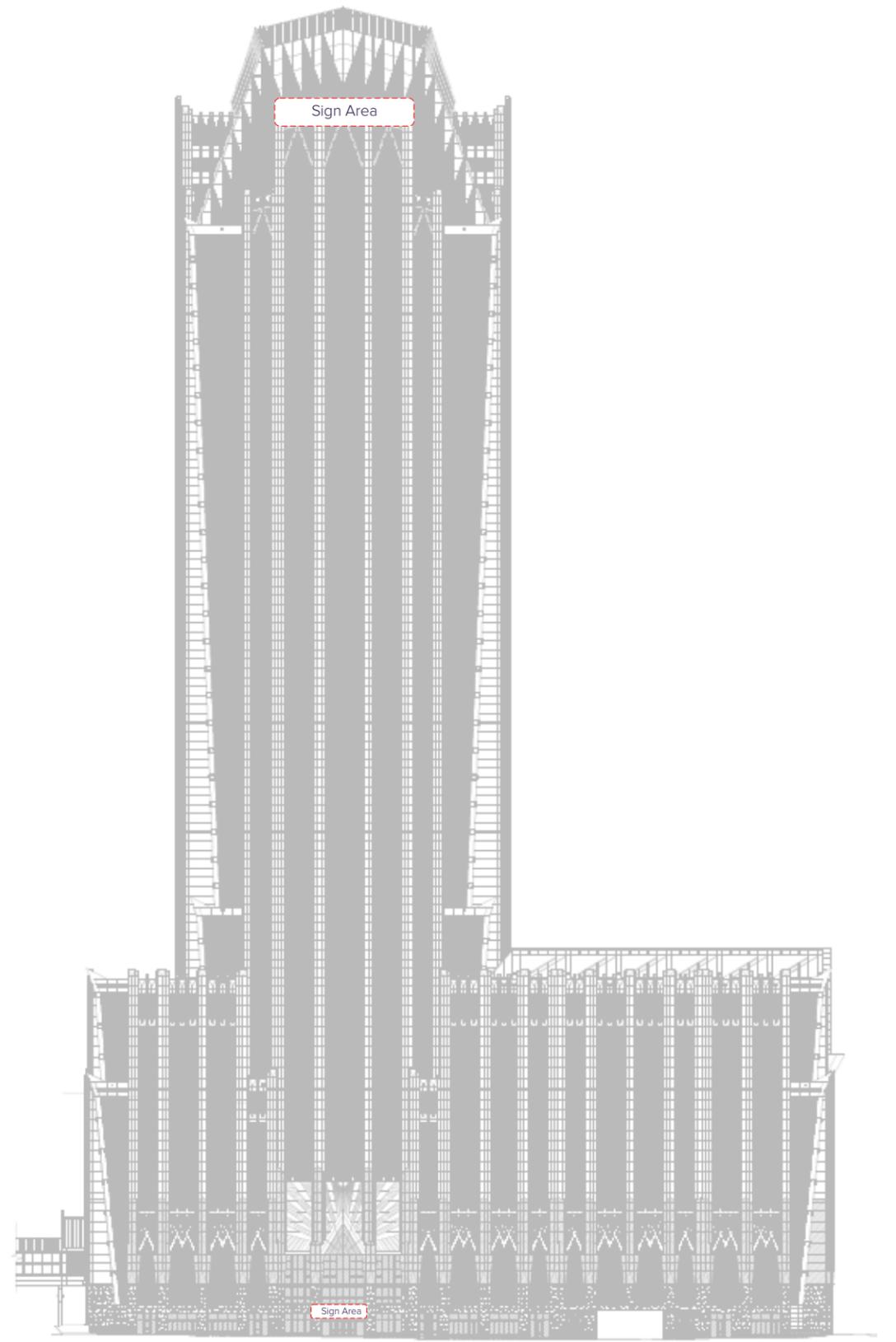
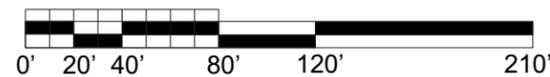
Signs must be installed in accordance with requirements of article 600 of National Electrical code and/or applicable local codes.

Address: 214 N Tryon Street
City: Charlotte, NC

Date: March 20, 2020
Designer: JAS



N. Tryon Street Elevation



N. College Street Elevation



Rezoning Petition 2020-064

Revisions:		X
	X	
	X	
	X	

Drawing # **C66730**
 OE -----

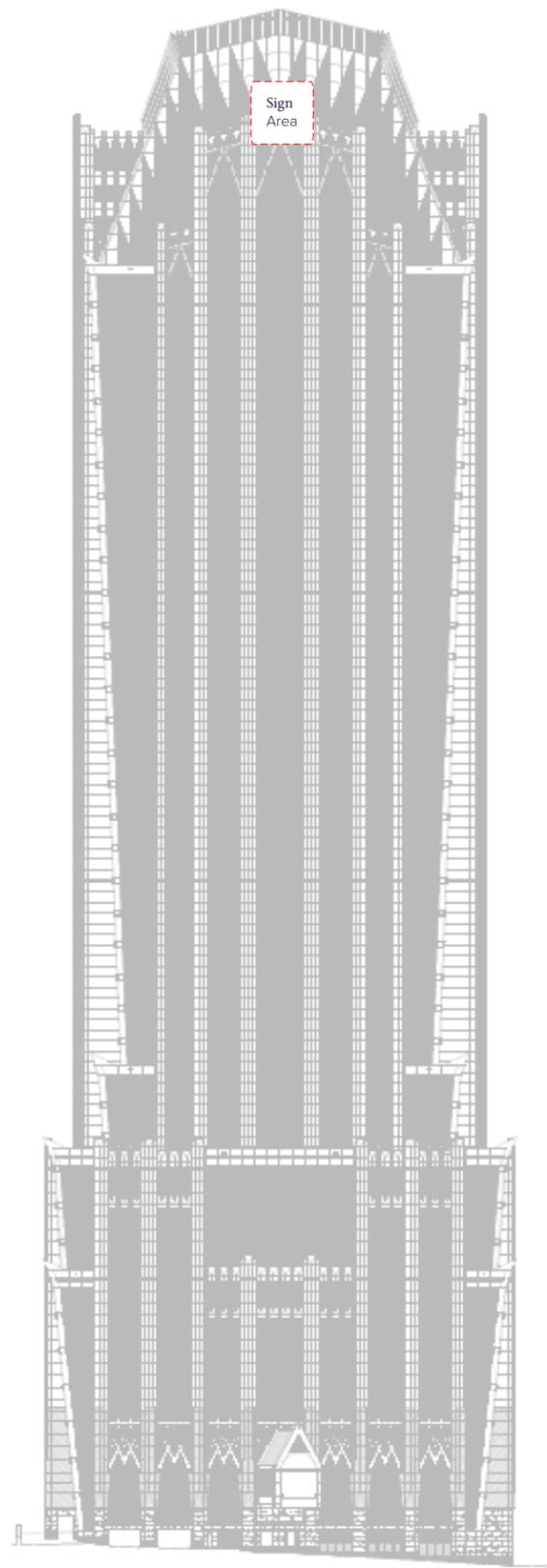
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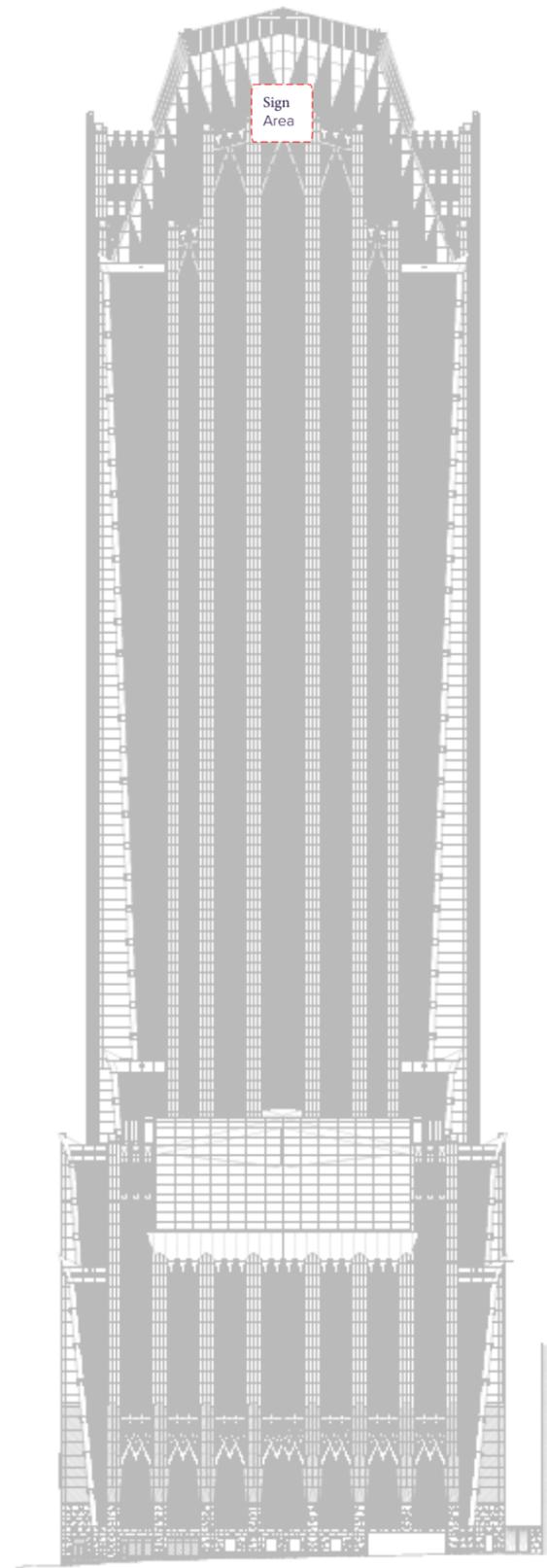
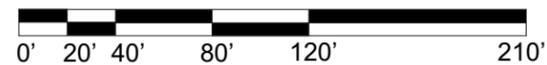
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Address: 214 N Tryon Street
 City: Charlotte, NC

Date: March 20, 2020
 Designer: JAS



E. 5th Street Elevation



E. 6th Street Elevation



Rezoning Petition 2020-064

Revisions:	
X	X
X	X
X	X

Drawing #	C66730
OE	-----

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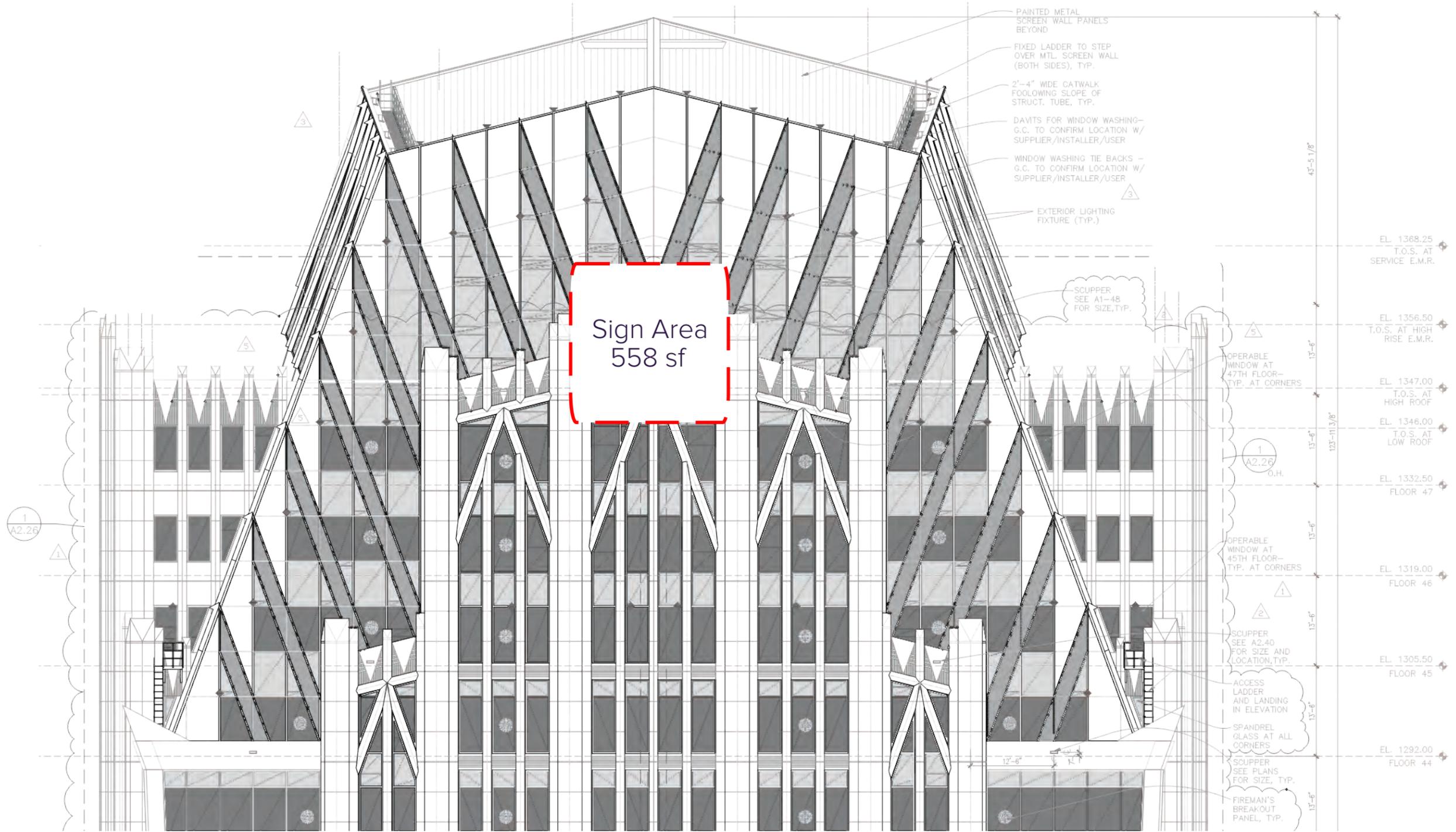
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Address: 214 N Tryon Street
City: Charlotte, NC

Date: March 20, 2020
Designer: JAS

Elevation Scale | 1/16" = 1'



Sign Area
558 sf

FUTURE TOWER PARAPET SIGNS
E 5th Street / E 6th Street

Rezoning Petition 2 020-064

Revisions:	
X	X
X	X
X	X

Drawing # **C66730**
OE

Underwriters Laboratories, Inc.
Sign components to be in strict compliance with UL standards.

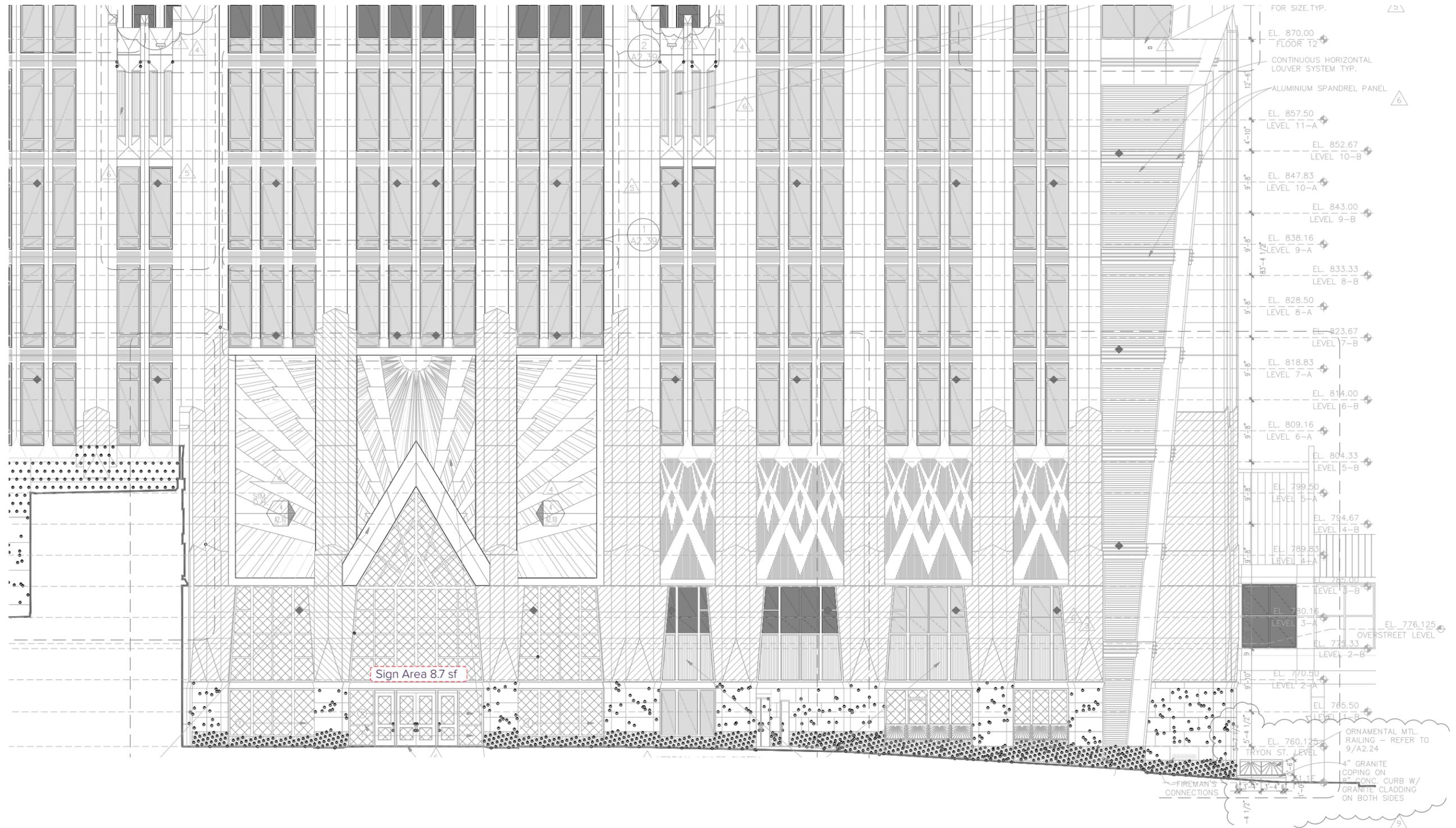
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Address: 214 N Tryon Street
City: Charlotte, NC

Date: March 20, 2020
Designer: JAS

Elevation Scale | 1/16" = 1'



FUTURE GROUND LEVEL AWNING SIGN ABOVE ENTRANCE

N Tryon Street

Rezoning Petition 2020-064

Revisions:	X
X	X
X	X
X	X

Drawing #	C66730
OE	-----

 Underwriters Laboratories, Inc.
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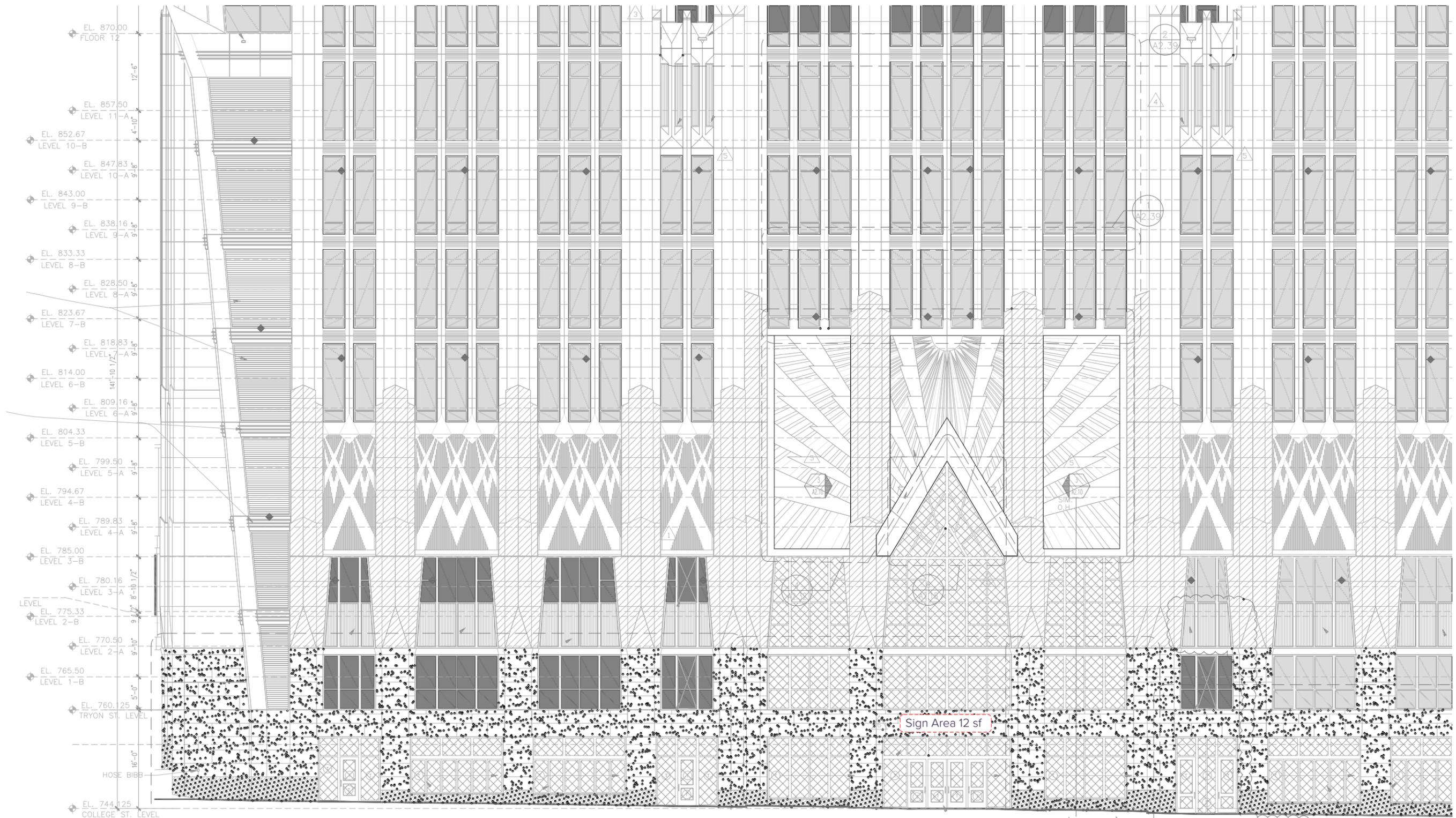
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City: Charlotte, NC

Date: March 20, 2020
Designer: JAS

Elevation Scale | 1/16" = 1'



FUTURE GROUND LEVEL SIGN ABOVE ENTRANCE

N College Street

Rezoning Petition 2020-064

Revisions:	
X	X
X	X
X	X
X	X

Drawing # **C66730**
 OE

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