







1. General Provisions

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Integra Land Company to accommodate the development of that approximately 3.574 acre site located on the west side of North Tryon Street between West 26th Street and West 27th Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 079-087-01 and 079-087-02.

B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the conditions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.

C. The total number of buildings to be developed on the Site shall not exceed one (1). The building developed on the Site shall be located within the "Building Envelope" depicted on the Rezoning Plan. The structured parking facilities developed on the Site shall be located within the "Parking Envelope" depicted on the Rezoning Plan.

D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprint as well as the internal open space and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.

E. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

2. Permitted Uses

A. Subject to the development limitations set out herein, the Site may be devoted to any use or uses (including any combination of such uses) permitted by right or under prescribed conditions in the MUDD zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district, including, without limitation, a residential community containing a maximum of 350 multi-family dwelling units.

B. No less than 2,500 square feet of gross floor area facing North Tryon Street in the first floor of the building to be constructed on the Site shall be reserved for non-residential uses; provided, however, that a leasing and management office and amenities for the multi-family residential community located on the Site may be located within such 2,500 square feet.

C. Notwithstanding the terms of Paragraph 2.A above, the uses set out below shall be prohibited on the Site.

- (1) Adult establishments.
(2) Auction sales or auction houses.
(3) Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes.
(4) Bed and breakfasts.
(5) Boarding houses.
(6) Buildings for dramatic, musical or cultural activities.
(7) Building material sales, retail.
(8) Bus passenger stations.
(9) Car washes.
(10) Commercial rooming houses.
(11) Conference centers, exhibit halls, merchandise marts and other similar uses.
(12) Equipment rental and leasing within an enclosed building.
(13) Group homes for up to 10 residents.
(14) Non-commercial public recreation parks and playgrounds and recreation centers.
(15) Outdoor seasonal sales.
(16) Repair or servicing of any article, the sale of which is permitted in the district, within an enclosed building.
(17) Stadiums, coliseums and arenas.
(18) Theatres, motion pictures.
(19) Warehousing within an enclosed building.

3. Transportation

A. Vehicular access to the Site shall be from West 27th Street, as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation. In the event that any of the driveways to the Site on West 27th Street that are existing as of the date of this Rezoning Petition are not utilized by the project developed on this Site, Petitioner shall close those existing driveways on West 27th Street.

B. Prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site, Petitioner shall dedicate and convey in fee simple to the City of Charlotte (subject to a reservation for any necessary utility easements) the following rights-of-way:

- (a) those portions of the Site located immediately adjacent to North Tryon Street as required to provide right-of-way measuring 40 feet from the center line of existing North Tryon Street, to the extent that such right-of-way does not already exist;
(b) those portions of the Site located immediately adjacent to North Church Street as required to provide right-of-way measuring 36 feet from the center line of existing North Church Street, to the extent that such right-of-way does not already exist;

(c) those portions of the Site located immediately adjacent to West 26th Street as required to provide right-of-way measuring 34 feet from the center line of existing West 26th Street, to the extent that such right-of-way does not already exist; and

(d) those portions of the Site located immediately adjacent to West 27th Street as required to provide right of way measuring 37.4 feet from the center line of existing West 27th Street, to the extent that such right of way does not already exist.

C. All transportation improvements will be approved and constructed prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

D. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

4. Architectural Standards

A. The maximum height of the building constructed on the site shall be 75 feet as measured under the Ordinance.

B. The area along North Church Street more particularly identified on the Rezoning Plan as "OPEN SPACE ENVELOPE," and containing a minimum of 3,000 square feet, shall include a hardscape and landscape entry feature to the building.

C. The architectural standards set out below shall apply to the building constructed on the Site:

(a) Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire facade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material of comparable quality approved by the Planning Director.

(b) Prohibited Exterior Building Materials:

(1) Vinyl siding (but not vinyl hand rails, windows or door trim); and

(2) Concrete Masonry Units not architecturally finished.

(c) All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.

(d) Arcades, galleries, colonnades, outdoor plazas, outdoor dining areas, or similar pedestrian-oriented ground floor designs may be incorporated into facades. When provided, such features that are in line with the building facade above the ground floor are considered to meet any required build-to percentage.

(e) All dumpster enclosure areas shall be internal to the building/parking deck or screened from network required public or private streets with materials complimentary to the principal structure. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10 feet in depth at all above grade perimeter not paved for access.

(f) Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

(1) Buildings shall be placed so as to present a front or side facade to all network required streets (public or private);

(2) Buildings shall front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities);

(3) Parking lots shall not be located between any building and any network required public or private street; and

(4) Driveways intended to serve single units shall be prohibited on all network required streets.

(g) Building Massing and Height shall be designed to break up long monolithic building forms as follows:

(1) Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building

(h) Architectural Elevation Design: Elevations shall be designed to create visual interest as follows:

(1) Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

(2) Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls

(i) Roof Form and Articulation: Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

(1) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

(2) For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls, and accent roof features like gables, dormers, which would be allowed a slope of less than 4:12.

(3) Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

5. Streetscape

A. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West 26th Street and along the Site's frontage on West 27th Street, as generally depicted on the Rezoning Plan.

B. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on North Tryon Street and along the Site's frontage on North Church Street, as generally depicted on the Rezoning Plan.

C. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way (as set forth in Paragraph 3.B above). The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

5. Environmental

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

B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

6. 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 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 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 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.



CLIENT

INTEGRA LAND COMPANY
1525 INTERNATIONAL PARKWAY
SUITE 2001
LAKE MARY, FLORIDA 32746

N. TRYON + W 27TH
MULTI-FAMILY
REZONING PETITION # 2021-259
2325 N. TRYON STREET
CHARLOTTE, NORTH CAROLINA, 28206

REVISIONS

Table with 4 columns: NO., DATE, PER CITY COMMENTS. Row 1: 1, 05.16.2022, PER CITY COMMENTS. Row 2: 2, 06.23.2022, PER CITY COMMENTS.

PLAN INFORMATION

PROJECT NO. ILA-21001
FILENAME ILA21001-RZ1
CHECKED BY EM
DRAWN BY JDS
SCALE
DATE 11.10.2021

SHEET

REZONING NOTES

RZ.02