

Rezoning Petition - 2023-129

550 South Tryon Street

1. **General Provisions:**

a. **Site Description.** The sole purpose of this Site Plan Amendment is to accommodate signage plans for an existing office building development bound by South Church Street, West Brooklyn Village Avenue (previously West Stonewall Street), South Tryon Street, and Levine Avenue of the Arts (previously West First Street) in Uptown Charlotte, more particularly described as Mecklenburg County Tax County Parcel 073-031-121 (the "Site")

b. Except as provided herein, the standards established under approved Rezoning Petition 2010-008 (**attached for reference**) or as otherwise applicable under the Ordinance for the UMUD-O SPA zoning classification shall govern all development on the Site.

2. **Optional Provisions for UMUD-O SPA:**

In addition to those optional provisions established in approved Rezoning Petition 2010-008, incorporated herein, the following optional provision is provided to accommodate deviation from the UMUD-O SPA standards under the Ordinance.

a. **Signage.** To allow two (2) **1,880 square feet** skyline signs with a total maximum sign area of 3,760 square feet to be allocated between two sides of the existing office tower, generally as depicted on this Rezoning Plan. **Such signs will be face-lit channel letters.**

3. **Site Data:**

Address: 550 South Tryon Street, Charlotte, NC 28202

Tax Parcel: 073-031-121

Zoning: UMUD-O-SPA

Proposed Zoning: UMUD-O-SPA

Proposed Use: Existing - Commercial - General - Office

Building Height: 786'

Stories: 48 Floors (54 in total with mechanical floors)

Size (Acres): 1.48 Acres or 64,721 sf

REGISTERED PLANNING Department
 CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN
APPROVED BY CITY COUNCIL
 Approved: 02/19/2024

R.B.C. CORPORATION SUBDIVISION
 500 BLOCK OF S. TRYON ST., SHEET 3 OF 6
 ELEVATION 740 FT AND ABOVE

Perkins&Will

330 South Tryon St.
 Suite 300
 Charlotte, NC 28203
 1 704 972 5600
 1 704 972 5601
 www.perkinswill.com

REZONING PETITION - 2023-129

PROJECT
550 SOUTH TRYON STREET

550 South Tryon Street
 Charlotte, NC, 28202

PROJECT NAME: 550 SOUTH TRYON STREET
TAX PARCEL: 073-031-121
ZONING: UMUD-O SPA
PROPOSED USE: EXISTING - COMMERCIAL - GENERAL OFFICE
OPTIONS FOR UMUD-O SPA
 1. ALLOW MULTIPLE BANNERS PER ESTABLISHMENT WITH MAXIMUM OF 3 PER WALL ELEVATION THAT MAY NOT BE ATTACHED IN TOTAL TO THE BUILDING WALL OR CANOPY ON A PERMANENT BASIS. ALL BANNERS THAT ARE PROJECTING WILL BE LOCATED AT LEAST TEN (10) FEET ABOVE GRADE.
 2. EACH BANNER MAY NOT EXCEED 10% OF THE TOTAL WALL AREA WITH A MAXIMUM OF 800 SQUARE FEET PER BANNER.
 3. ADVERTISEMENT IS LIMITED TO 10 PERCENT OF THE BANNER TOTAL AREA OR A MAXIMUM OF 30 SQUARE FEET WHICHEVER IS LESS.
 4. VIDEO SIGNS - DETACHED OR ATTACHED. MAXIMUM SIZE 200 SQUARE FEET.
 5. **OPTIONAL REQUEST FOR SIGNAGE TO ALLOW TWO (2) 1,800 SQUARE FEET SKYLINE SIGNS WITH A TOTAL MAXIMUM SIGN AREA OF 3,760 SQUARE FEET TO BE ALLOCATED BETWEEN TWO SIDES OF THE EXISTING OFFICE TOWER, GENERALLY AS DEPICTED ON THIS REZONING PLAN. SUCH SIGNS WILL BE FACE-LIT CHANNEL LETTERS.**
BUILDING HEIGHT: 78'
STORIES: 48 FLOORS (54 IN TOTAL WITH MECHANICAL FLOORS)
SIZE (ACRES): 1.48 ACRES OR 64,721 SF
SETBACKS: 20' AT SOUTH TRYON STREET, 12' AT SOUTH CHURCH STREET, 12' AT WEST BROOKLYN VILLAGE AVENUE (PREVIOUSLY WEST STONEWALL STREET), NOTE - ALL SET BACKS FROM BACK OF CURB.

REZONING PETITION - 2023-129

MARK | **ISSUE** | **DATE**
 Job Number | 9/21/23
 TITLE

ISSUE CHART

SITE PLAN

SHEET NUMBER

G01-01

REZONING PETITION - 2023-129

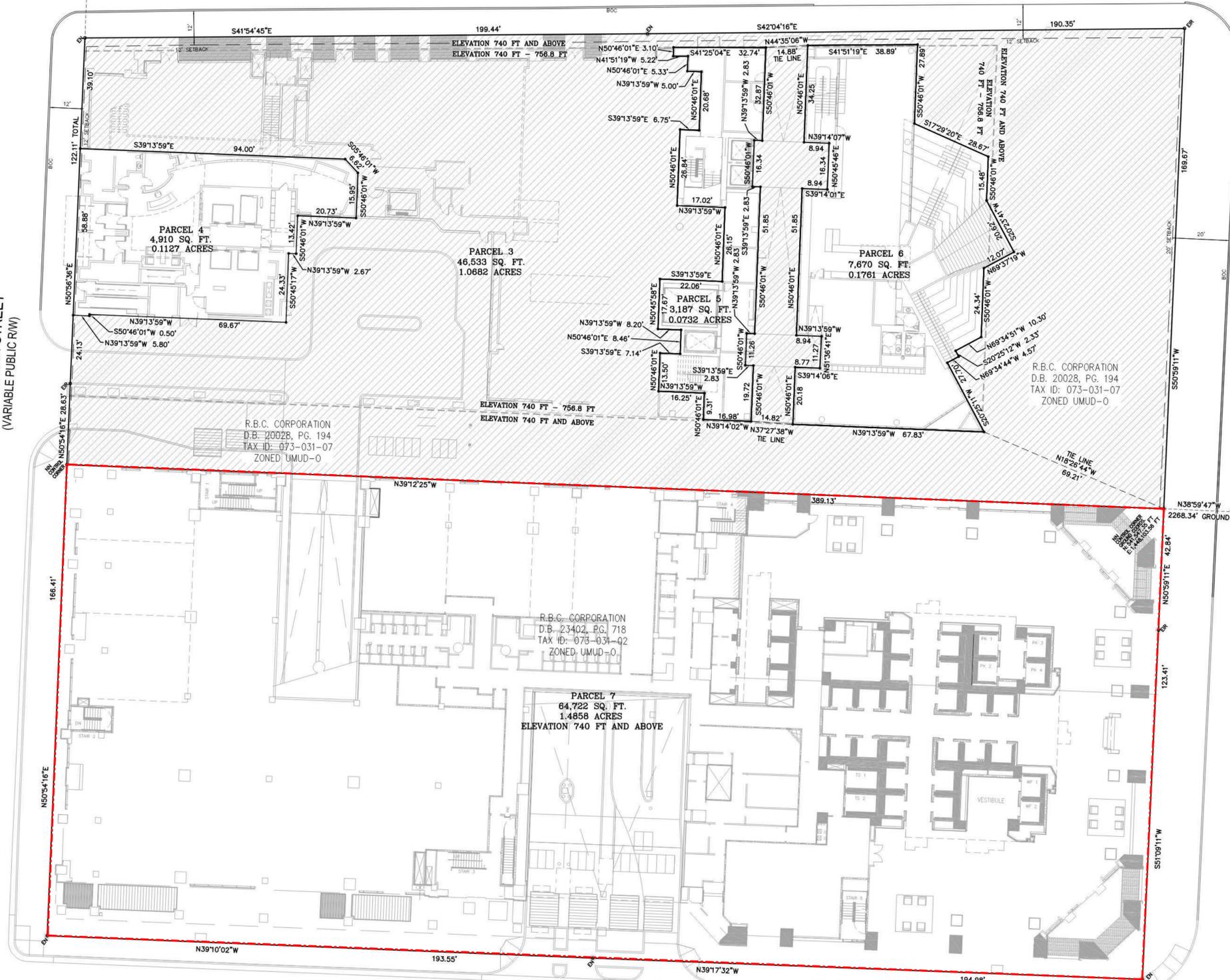
ISSUE CHART

SITE PLAN

SHEET NUMBER

G01-01

© 2021 Perkins and Will



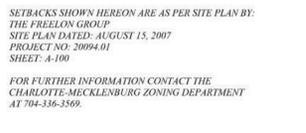
- LEGEND:**
- BOC - BACK OF CURB
 - CP - CALCULATED POINT
 - D.B. - DEED BOOK
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EMM - EXISTING METAL MONUMENT
 - EN - EXISTING NAIL
 - EPH - EXISTING PUNCH HOLE
 - (M) - MEASURED
 - M.B. - MAP BOOK
 - N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - (P) - PLATTED
 - PG - PAGE
 - PH - PUNCH HOLE
 - (R) - RECORDED
 - R/W - RIGHT-OF-WAY
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EASEMENT
 - SETBACK

- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - S. TRYON ST. IS SHOWN AS A "MINOR THOROUGHFARE" INSIDE RT. 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
 - W. STONEWALL ST., S. CHURCH ST., AND W. FIRST ST. ARE SHOWN AS A "MAJOR THOROUGHFARE" INSIDE RT. 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
 - THE PURPOSE OF THIS PLAN IS TO RECOMBINE AND SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
 - PARCEL 3 ELEVATION 740 FT AND ABOVE AS SHOWN HEREON.

ZONING:
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
 SUBJECT PROPERTY ZONED: UMUD-O
 MINIMUM SETBACK: 12' FROM BACK OF CURB ON FIRST CHURCH AND STONEWALL STREETS
 20' FROM BACK OF CURB ON TRYON STREET
 MINIMUM SIDE YARD: NONE REQUIRED
 MINIMUM REAR YARD: NONE REQUIRED
 SETBACKS SHOWN HEREON ARE AS PER SITE PLAN BY: THE FREELON GROUP
 SITE PLAN DATED: AUGUST 15, 2007
 PROJECT NO: 20094.01
 SHEET: A-100

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

VICINITY MAP
 NOT TO SCALE



CREW:	DRAWN:	REVISED:
ME	CEB	
R.B. PHARR & ASSOCIATES, P.A.		
SURVEYING & MAPPING		
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186		
SCALE:	DATE:	FILE NO. W-3517
1"=20'	SEPTEMBER 4, 2007	JOB NO. 71761

SURVEYOR'S CERTIFICATE:
 STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG
 I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION D.B. 10124, PG. 757 AND D.B. 10120, PG. 140. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAN. THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET. THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____ A.D. 20____.

THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
 PROFESSIONAL LAND SURVEYOR _____ DATE _____

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.
 COMMUNITY PANEL NO: COMMUNITY PANEL NO: 3701580186E

9/21/2023 11:38:33 AM C:\Users\mstead\OneDrive - Perkins and Will\Desktop\Wells Fargo DEC Sign\ARCH-Wells Fargo-550 S Tryon TOB Signage.rvt

10-08

SIGNAGE REGULATIONS ANALYSIS

A general analysis of the applicable signage requirements follows:

Charlotte Municipal City Code Chapter 13 covers signs and allows in a UMUD zoned area:

- 1) One "wall sign" (such as the NAME OF CULTURAL FACILITY inscription) up to 200 square feet per wall. This calculation would include the space between the characters, and would allow a 10% increase in area to 220 square feet, where there is no defined "field" to the lettering.
- 2) Canopy signs are allowed, but are included in the calculation for wall signs above. Thus the aggregate of both wall and canopy signs on any wall may not exceed the maximum areas of 200 or 220 square feet referred to above.
- 3) Projecting Signs may be up to 200 square feet per wall and may project up to 4 feet into the required setback from the curb but may not project more than 6 feet. They must have a minimum of 9 feet clearance below them to grade.
- 4) Cultural or religious buildings are also allowed one sign measuring 32 square feet and two additional signs each measuring 16 square feet for primary identification, and as "bulletin boards".
- 5) Other parts of the code refer to "Banners" but all of these are considered as temporary and may not be erected on any kind of permanent basis.

Based on the above requirements the following exceptions are requested:

UMUD – Optional for Cultural Facilities

1. Allow multiple banners per establishment with a maximum of 3 per wall elevation that may not be attached in total to the building wall or canopy on a permanent basis. All banners that are projecting will be located at least ten (10) feet above grade.
2. Each banner may not exceed 10% of the total wall area with a maximum of 800 square feet per banner.
3. Advertisement is limited to 10 percent of the banner total area or a maximum of 30 square feet whichever is less.
4. Video Signs - Detached or attached. Maximum size 200 square feet.

**APPROVED BY
CITY COUNCIL**

DEC 21 2009

[Faint, illegible text]