

DEVELOPMENT STANDARDS

September 12th, 2022

I. GENERAL PROVISIONS

- SITE DESCRIPTION:** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FROM THE ZONING PLAN (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "ZONING PLAN") ASSOCIATED WITH THE ZONING PETITION FILED BY 2130 NORTH TRYON STREET, LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MULTIFAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 3.673-ACRE SITE LOCATED AT 2130 NORTH TRYON STREET, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 08301111 (THE "SITE").
- INTENT:** THIS ZONING IS INTENDED ACCOMMODATE DEVELOPMENT ON THE SITE OF A PEDESTRIAN AND TRANSIT-ORIENTED MULTIFAMILY RESIDENTIAL COMMUNITY.
- ZONING DISTRICT/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE ZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

II. PERMITTED USES

- PERMITTED USES SUBJECT TO THE MAXIMUM DEVELOPMENT PROVISIONS SET FORTH UNDER SECTION II BELOW, THE SITE MAY BE DEVOTED TO ANY USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH.

III. PERMITTED USES

- THE PRINCIPAL BUILDING(S) CONSTRUCTED MAY BE DEVELOPED WITH UP TO 367 MULTI-FAMILY RESIDENTIAL UNITS ALONG WITH ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT. NON-RESIDENTIAL USES ARE NOT PROPOSED FOR THE SITE EXCEPT AMENITIES AS ACCESSORY USES TO THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

IV. TRANSPORTATION

- VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE ZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE ZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT OR NCDOT FOR APPROVAL AS APPLICABLE.
- PETITIONER SHALL CONSTRUCT A MINIMUM EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE OF N TRYON STREET, AS GENERALLY DEPICTED ON THE ZONING PLAN.
- PETITIONER SHALL MAINTAIN THE EXISTING FIVE (5) FOOT WIDE BIKE LANE ALONG THE SITE'S FRONTAGE OF N TRYON STREET OR PROVIDE A FIVE (5) FOOT WIDE BIKE LANE IF NOT ALREADY EXISTING.
- PETITIONER SHALL CONSTRUCT A RIGHT TURN LANE WITH 100' OF STORAGE AND APPROPRIATE TAPER ON N TRYON STREET AT THE PROPOSED ACCESS POINTS PER NCDOT REQUIREMENTS, IF FEASIBLE BASED ON ADJACENT EXISTING BUILDING CONDITIONS AT THE TIME OF PERMITTING. SEE ATTACHED "INSET 1" ON THE ZONING PLAN REFLECTING CURRENT CONFLICT BETWEEN EXISTING ADJACENT BUILDING AND TURN LANE REQUEST. ALTERNATIVE ARRANGEMENTS MAY BE COORDINATED WITH NCDOT DURING PERMITTING.
- WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY, SET 2' BEHIND THE BACK OF SIDEWALK WHERE

FEASIBLE, TO THE CITY OF CHARLOTTE OR NCDOT AS APPLICABLE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

- UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.

- 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.

V. DESIGN GUIDELINES

- PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPREHEND 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.
- PROHIBITED EXTERIOR BUILDING MATERIALS:
 - VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
 - CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
- BUILDING HEIGHT SHALL BE A MINIMUM OF TWENTY-FOUR (24) FEET AND A MAXIMUM OF SEVENTY-FIVE (75) FEET. THE MINIMUM GROUND FLOOR HEIGHT (FLOOR TO FLOOR) ALONG NORTH TRYON STREET SHALL BE TWELVE (12) FEET (AT LEAST 70% OF THE TOTAL GROUND FLOOR HEIGHT SHALL MEET THE MINIMUM GROUND FLOOR HEIGHT REQUIREMENT).
- ALL GROUND FLOOR ENTRANCES SHALL INCLUDE DIRECT PEDESTRIAN CONNECTIONS BETWEEN STREET FACING DOORS AND ADJACENT SIDEWALKS.
- IF INDIVIDUAL RESIDENTIAL ENTRANCES ARE PROVIDED ON THE GROUND FLOOR OF THE BUILDING ADJACENT TO PUBLIC STREET FRONTAGES, ALL SUCH GROUND FLOOR ENTRANCES ALONG THE SIDEWALK SHALL BE BETWEEN 1' AND 7' ABOVE SIDEWALK GRADE OR 1' TO 3' BELOW SIDEWALK GRADE.
- ALL DUMPSTER ENCLOSURE AREAS SHALL BE INTERNAL TO THE BUILDING/PARKING DECK OR SCREENED FROM NETWORK REQUIRED PUBLIC OR PRIVATE STREETS WITH MATERIALS COMPLEMENTARY 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' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
- BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING:
 - BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE);
 - 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);
 - PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET;
 - DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
 - BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG

MONOLITHIC BUILDING FORMS AS FOLLOWS:

- 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.
- ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
 - 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, PLASTERS, BANDING AND CHANGE IN MATERIALS OR COLORS.
 - ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
 - 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, CORNERS OR PARAPETS EQUIVALENT).
 - FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS, AND ACCENT ROOF FEATURES LIKE GABLES, CORNERS, WHICH WOULD BE ALLOWED A SLOPE OF LESS THAN 4:12.
 - ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

VI. ENVIRONMENTAL FEATURES

- THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.
- THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

- ALL LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ON BUILDINGS, ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. HOWEVER, UPWARD FACING ACCENT/ARCHITECTURAL LIGHTING SHALL BE PERMITTED.


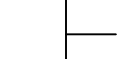

VIII. AMENDMENTS TO THE ZONING PLAN

- FUTURE AMENDMENTS TO THE ZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE LOT OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF SECTION 6207 OF THE ORDINANCE.

IX. BINDING EFFECT OF THE ZONING APPLICATION

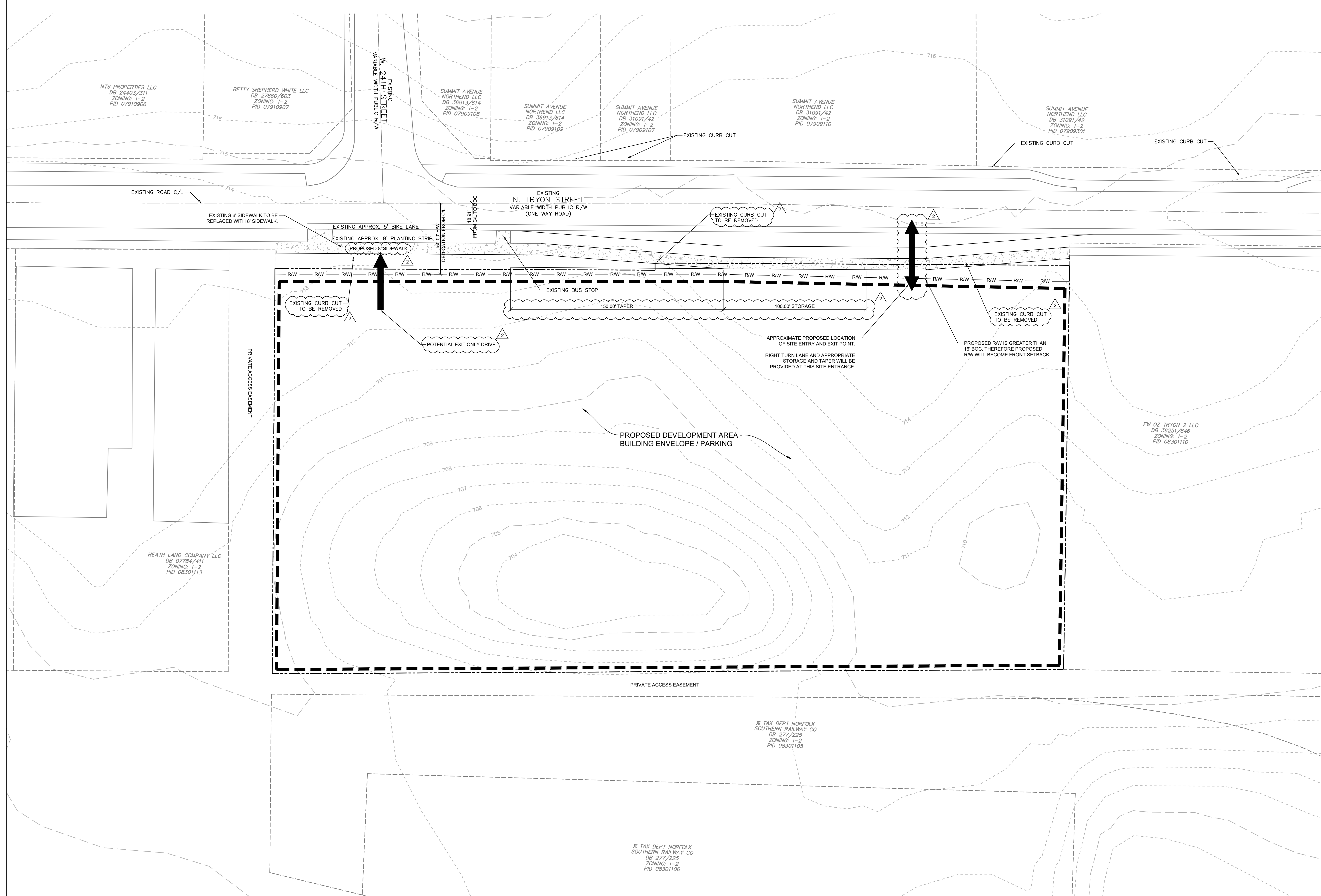
- IF THIS ZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE (OR LOTS), AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

LEGEND

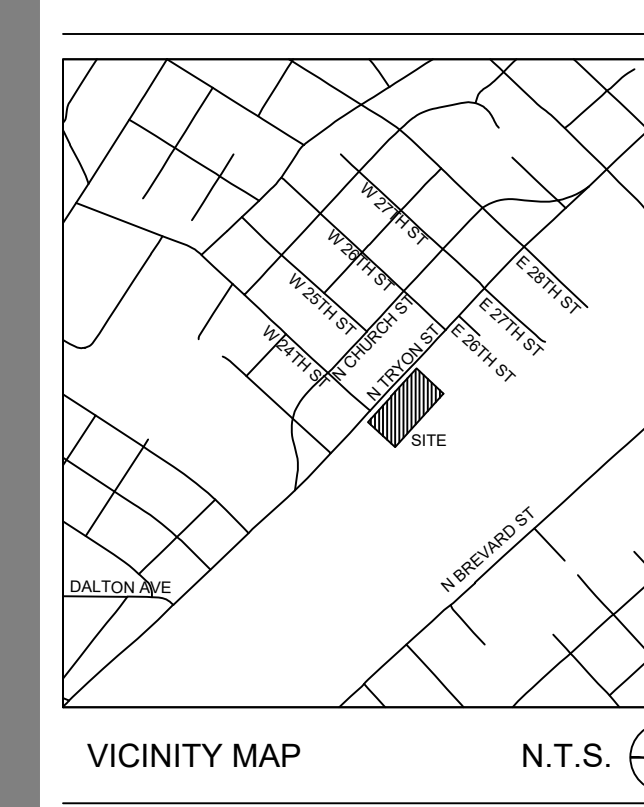
- SYMBOL**
-  PROPERTY LINE
 -  PROPOSED RIGHT-OF-WAY LINE
 -  PROPOSED BUILDING ENVELOPE/ PARKING

DEVELOPMENT SUMMARY:

OWNER NAME: 2130 NORTH TRYON STREET LLC
OWNER ADDRESS: 4760 WOODLARK LN, CHARLOTTE, NC 28211
OWNER PHONE: 704-226-6728
DEVELOPER NAME: 2130 NORTH TRYON STREET, LLC
DEVELOPER ADDRESS: 228 BALDWIN AVE, CHARLOTTE, NC 28204
TAX PARCEL NUMBER: 08301111
TOTAL PARCEL SIZE: 3.673 ACRES (GIS)
EXISTING ZONING: I-2
EXISTING USE: LIGHT INDUSTRIAL
PROPOSED ZONING: MUDD (CD)
PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE ZONING PLAN
PROPOSED ZONING REQUIREMENTS:
 MINIMUM FRONT SETBACK: 14' FROM EXISTING BACK OF CURB
 MINIMUM REAR YARD: 0'
 MINIMUM SIDE YARDS: 0'
 MAXIMUM BUILDING HEIGHT: 75'
 MIN. BUILDING SEPARATION: 10' WHEN ADJACENT TO A RESIDENTIAL USE
OPEN SPACE REQUIREMENTS:
 REQUIRED: 1 SF OF OPEN SPACE PER 100 SF LOT AREA
 PROVIDED: 160,000 SF/ 100 SF = 1,600 SF OF OPEN SPACE
PROPOSED DEVELOPMENT:
 PROPOSED UNIT TOTAL: 367
 PROPOSED GROSS DENSITY: 100 UNITS/AC
TREE SAVE REQUIREMENTS:
 WILL COMPLY WITH TREE ORDINANCE



2130 NORTH TRYON MULTIFAMILY
 2130 North Tryon Street
 Charlotte, NC 28206



VICINITY MAP N.T.S.

BACKGROUND INFORMATION FROM MECKLENBURG COUNTY GIS

FOR REVIEW ONLY
 (Seal of the City of Charlotte Planning Department)

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SCALE: 1" = 30'
 0 15' 30' 60'

DATE: 03/04/2022 MPMC: WLL
 DRAWN BY: MJA REVIEWED BY: RAC

PROJECT NUMBER: 51279.22

CONCEPTUAL SITE PLAN

REVISIONS:		
1	09.12.22	CITY COMMENTS
2	10.20.22	CITY COMMENTS