

~NOW OR FORMERLY~
CHRIST THE KING LUTHERAN CHURCH
DB 7912/810
ZONED: R-3

~NOW OR FORMERLY~
CHARLOTTE MECKLENBURG
HOSPITAL AUTHORITY
ZONED: O-2(CD)

~NOW OR FORMERLY~
JOHN G TSOULOS
DB 9485/168
ZONED: R-3

SOUTH TRYON STREET ~ NC HWY 49
VARIABLE PUBLIC RIGHT OF WAY PER NC HWY
PROJECT NO. 8.1673502 (DB 11989/630)

LEGEND

- BUILDING 1 ENVELOPE
- PARKING ENVELOPE
- BUILDING 2, PLAY AREA & PARKING ENVELOPE

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 21912112
 TOTAL SITE AREA: ± 3.48 ACRES
 EXISTING ZONING: R-3
 PROPOSED ZONING: O-1(CD), WITH 5-YR. VESTED RIGHTS
 PROPOSED USE: SEE DEV. NOTES
 VEHICULAR PARKING: PER ORDINANCE



1318-66 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com

George Macon
MPV Properties

521 E. Morehead St.
Suite 400
Charlotte, NC 28202

13425 SOUTH TRYON

Technical Data Sheet
Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	2.19.16	UDP	PER CITY COMMENTS
2	4.21.16	UDP	PER CITY COMMENTS

Project No: 15-100
Date: 12.28.2015
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-1.0

DEVELOPMENT STANDARDS
1. General Provisions

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MPV Properties (the "Petitioner") to accommodate an office development that could contain, among other uses, office and childcare uses on that approximately 3.48-acre site located on the south/east side of South Tryon Street more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a single parcel of land designated as Tax Parcel Number 21912112.
- 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").
- c. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. The ultimate layout, locations, and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and its site elements and they may be altered or modified within the limits prescribed by the Ordinance during the Design Development and Construction Phases. Such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- d. 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 Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.
- e. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

2. Permitted Uses

- a. The Site may be devoted to the uses and any associated incidental or accessory uses which are permitted under the Ordinance by right or under prescribed conditions in the O-1 zoning district.
- b. The buildings developed on the Site may contain a total maximum of 45,000 square feet of gross floor area.
- c. Building 1 may be dedicated to a maximum of 33,500 square feet of office and/or other uses allowable in the O-1 district. Building 2 may be dedicated to a maximum of 11,500 square feet of childcare facility or other uses allowable in the O-1 district.
- d. The proposed childcare facility is limited to a maximum of 180 children.
- e. The Petitioner reserves the right to develop and construct Building 1 and Building 2 on the site as generally depicted on the Rezoning Plan OR limit the project to the development and construction of Building 1 only. In the event the Petitioner develops and constructs Building 1 only, parking and other required site features such as a stormwater treatment facility, tree save area, etc., may be located within the Building 2, Parking, & Play Area Envelope.

3. Transportation

- a. Vehicular access to the site will be provided by a driveway connection to South Tryon Street as generally depicted on the Rezoning Plan. The exact placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation and/or the Charlotte Department of Transportation.
- b. Parking areas shall be located as generally depicted on the Rezoning Plan and within the limits of the Parking Envelope and the Building 2, Parking, & Play Area Envelope depicted on the Technical Data Sheet. Exact configuration of parking spaces and internal drives are subject to modifications or alterations required during the construction permitting process.
- c. Vehicular parking provided on site shall comply with the minimum requirements of the Ordinance.
- d. The Petitioner shall dedicate and convey additional Right of Way along the site's frontage measuring sixty seven (67) feet from the centerline of the roadway as more generally depicted on the Technical Data Sheet and Rezoning Plan. This dedication and conveyance will be recorded prior to the issuance of the first Certificate of Occupancy.

4. Architectural Standards

- a. Buildings will utilize 4-sided architecture.
- b. The buildings constructed on the Site may be one, two, or three floors.
- c. The maximum height of buildings to be constructed on the site shall be 50'. Height increase allowances above the base height of 40' shall comply with provisions set forth in the Ordinance.
- d. Buildings shall be located on the Site as generally depicted on the Rezoning Plan and within the limits of the Building Envelopes and Building/Parking Envelopes depicted on the Technical Data Sheet.
- e. Building architecture will comply with architectural guidelines as established and outlined in the Steele Creek Area Plan. Blank walls will not exceed 20 feet horizontally or 10 feet vertically. Transparent windows will be used on elevations visible from the public right-of-way for a minimum of 50% of the facade. Pedestrian entrances will feature prominent architectural elements, including, but not limited to canopies.

5. Streetscape and Landscaping

- a. The Petitioner shall install a minimum 8 foot wide planting strip and 10 foot wide sidewalk along the Site's frontage on South Tryon Street. The sidewalk will fulfill the required sidewalk requirement as well as provide an overland connector for the Walker Branch Tributary Greenway as requested by Mecklenburg County Park and Recreation Department.
- b. Any portion of the 10 foot wide sidewalk that is located on the Site and not within the public Right of Way will be within a sidewalk easement.
- c. A 22 foot wide Class C buffer shall be established along those portions of the Site's northern boundary line as more particularly depicted on the Rezoning Plan and Technical Data Sheet. Pursuant to Section 12.302(8) of the Ordinance, the Petitioner may reduce the required width of this buffer by up to 25% to a total width of 16.5 feet by installing a wall, fence, or berm that meets the standards of Section 12.302(8) of the Ordinance.
- d. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, the Petitioner may reduce or eliminate, as the case may be, the buffer areas accordingly.
- e. Any dumpsters located on the Site shall be screened from view by a solid enclosure with gate.

6. Environmental Features

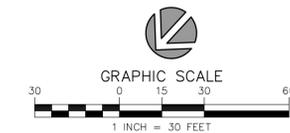
- a. The Site will comply with the City of Charlotte Tree Ordinance. Tree save area shall be provided on site, primarily along the northern boundary where trees and vegetation exist. The exact location of the tree save area(s) will be determined during the construction document review and permitting phase.
- b. The Site will comply with the City of Charlotte Post Construction Ordinance for stormwater. Above ground Water Quality and Detention BMPs will be aesthetically appealing through the use of grass, landscaping, water features, rain gardens, or other like forms. The Petitioner reserves the right to provide BMPs as above ground or underground facilities. If above ground, the BMP will be located in the northeast portion of the site.
- c. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approvals as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- d. The Petitioner agrees to provide at a minimum a permanent 20 foot wide access easement through a portion of the 35' SWIM buffer along the entire length of the Site's northern boundary for future greenway use. The final location of the easement will be determined during the Design Development and Construction and Permitting phases of the project.

7. Lighting

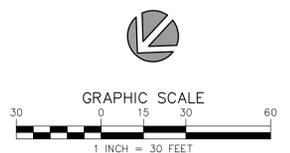
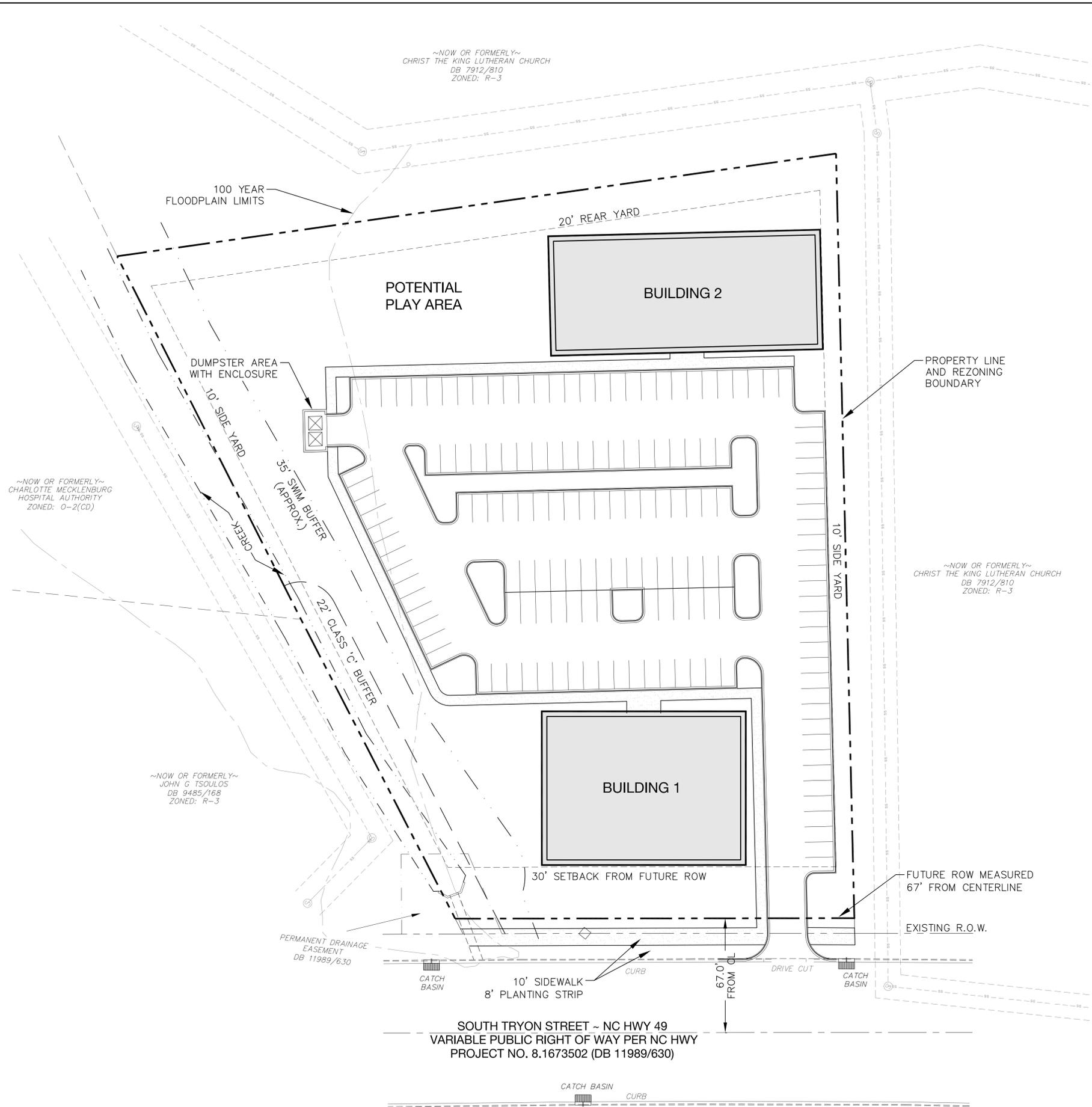
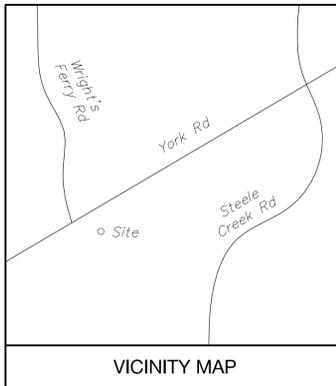
- a. Freestanding lighting fixture, including the base, shall not exceed 25 feet in height. Fixtures shall utilize full cut-off luminaires. Architectural lighting such as sconces and other decorative fixtures on the exterior of buildings will be permitted.

8. 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 interests 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.



REZONING PETITION #2016-039



URBAN DESIGN PARTNERS
1318-66 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

George Macon
MPV Properties
521 E. Morehead St.
Suite 400
Charlotte, NC 28202

13425 SOUTH TRYON
Rezoning Site Plan
Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	2.19.16	UDP	PER CITY COMMENTS
2	4.21.16	UDP	PER CITY COMMENTS

Project No: 15-100
Date: 12.28.2015
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-2.0

REZONING PETITION #2016-039