REZONING SUMMARY

PETITIONER:
NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC
3600 N TRYON ST
CHARLOTTE, NC 28206

PROPERTY OWNER:
NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC
3600 N TRYON ST
CHARLOTTE, NC 28206

REZONING SITE AREA:
± 0.38 AC (GROSS)

TAX PARCEL #:
09111409

EXISTING ZONING:
R-5

PROPOSED ZONING:
B-2 (CD)

EXISTING USE:
VACANT

PROPOSED USE:
PARKING LOT

MINIMUM SETBACK:
17' FROM THE FUTURE BACK OF CURB

MINIMUM SIDE YARD:
5' FOR SITE BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL

MINIMUM REAR YARD:
20'

MAXIMUM BUILDING HEIGHT:
40'

PARKING RATIO:
1 SPACE PER 300 SQ FT.

DEDICATED TREE SAVE:
REQUIRED: 0.05 AC (15%)
PROVIDED: 0.05 AC

CONDITIONAL REZONING PLAN

ZONING EXHIBIT

NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC
3600 N TRYON ST
CHARLOTTE, NC 28206

REZONING:
RZ-100

NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC
3600 N TRYON ST
CHARLOTTE, NC 28206

CONTRACTOR:
Cole Jenest & Stone
3600 N TRYON ST
CHARLOTTE, NC 28206

SCALE:
1"=20'

PAGE DIMENSIONS:
1728.0 x 2592.0

PROJECT No.:
Revised
Issued

NINETY-EIGHT & STONE
3600 N TRYON
CHARLOTTE, NC 28206

2008

REZONING
RZ-100

COLE JENEST & STONE

3600 N TRYON
CHARLOTTE, NC 28206

3000 N TRYON ST
CHARLOTTE, NC 28206

3000 N TRYON
CHARLOTTE, NC 28206

CONDITIONAL REZONING PLAN

Project No.:
RZ-100

Issued:
Revised

NOTE: This is an excerpt and may not represent the entire document. For more information, please refer to the full document.
1. GENERAL PROVISIONS

A. These Development Standards have been a part of the Rezoning Plan associated with the Rezoning Petition filed by Nine-Eight and Three Quarters Holdings, LLC, the "Petitioner") for the approximately 5.9 acre block containing the parcel Tax Parcel No. 091-114-09 located at 3600 N. Tryon Street, which is a one quarter acre parcel indicated on the Rezoning Plan.

B. Unless the Rezoning Plan or these Development Standards enable more stringent standards, the regulations and requirements of these Development Standards shall govern all development activity in the Rezoning Site.

C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of area and improvements on the Rezoning Site and, subject to the terms of these Development Standards and the Ordinance, is subject to minor changes or modifications during the design development and construction document phases.

D. Any amendments to the Rezoning Plan and these Development Standards may be applied by the Petitioner at any time under the provisions of the Ordinance in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to the Petitioner's review.

2. PERMITTER LOSS

A. The Rezoning Site may be devoted solely to one or more sklcecle parking in any area currently on the parcel of Tax Parcel No. 091-114-09 and located on N. Tryon Street. Parking or storage of cargo equipment shall not be permitted on the Rezoning Site.

3. TRANSPORTATION

A. Vehicular access shall be as generally depicted on the Rezoning Plan. Vehicular access to the Rezoning Site is as shown on the Rezoning Plan and is allowed and shall not be restricted except for the access at N. Tryon Street. Vehicular access to the Rezoning Site shall be governed by the Ordinance (as defined in the Ordinance).

B. Vehicular access to the Rezoning Site from Belk Avenue shall not be permitted.

C. All vehicular parking on the Rezoning Site shall be limited to the area described herein labeled "Proposed Parking Lot," as more particularly described on the Rezoning Plan.

4. LANDSCAPING

A. A fence shall be constructed 6 feet high Class B buffer along the eastern, southern and western boundary lines of the Rezoning Site as more particularly depicted on the Rezoning Plan. Permits in Section 12.02.02 of the Ordinance reviewed and approved by the City Planning Staff and memorialized on the Rezoning Plan shall be required to construct the fence depicted on the Rezoning Plan.

B. Permits on the Rezoning Site shall be limited to the area described herein labeled "Proposed Parking Lot," as more particularly described on the Rezoning Plan.

5. ENVIRONMENTAL FEATURES

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

B. The Rezoning Site is the one-quarter acre parcels parking area in the rear portion of Tax Parcel No. 091-114-09. Parking shall be limited to the area described herein labeled "Proposed Parking Lot," as more particularly described on the Rezoning Plan.

6. REMEDIATION EFFECT OF DEPOSITING DOCUMENTS AND DEPOSITIONS

A. If the Rezoning Petition is amended or conditions are changed or additions or deletions are made to the Rezoning Site, the Petitioner will file a new amended petition to the Ordinance or the City Planning Staff and the Petitioner shall deliver or file with the City Planning Staff a revised copy of the Rezoning Plan and any responsive documents or interest and agree.

B. These Development Standards, the "Standards," shall be deemed to include the land, structures, trees, and other improvements as more particularly described on the Rezoning Site from the filing thereof to the further amendments or additions to any future development thereof.

C. Any reference to the Petitioner shall be deemed to refer to the requirements of the Ordinance as it exists at the time the Rezoning Petition is improved.