NINETEEN AND THREE QUARTERS HOLDINGS, LLC
3600 N TRYON ST
CHARLOTTE, NC 28206

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

REZONING SUMMARY
PETITIONER:
NINETEEN AND THREE QUARTERS HOLDINGS, LLC
3600 N TRYON ST
CHARLOTTE, NC 28206

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

REZONING SITE AREA:
±.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: .05 AC (15%)
PROVIDED: .05 AC

CONDITIONAL REZONING PLAN

Project No. RZ-100
Issued: 04/23/2009

Legend

ZONING EXHIBIT

SITE
N TRYON ST
RITCH AVE

CONSTRUCTION INFORMATION

COURTYARD - 90' X 90' X 10 FT
Rpping Area

REVISIONS

Initials: DJR

Date: 04/23/09
1. GENERAL PROVISIONS
A. These Development Standards have been a part of the Rezoning Petition filed by Cole-Jenest and Ritch, Denovan, LLC, the "Petitioner") for the amendments to the existing use and zoning ordinances allowing new parcels of Tax Parcel No. 091-114-09 located at 3600 N Tryon Street, which are to issue permits to develop the Rezoning Plan (hereafter referred to as the "Rezoning Site").
B. Unless the Rezoning Plan or these Development Standards conflicts with the regulations established by the City of Charlotte Ordinance (the "Ordinance"), the Rezoning Plan shall govern the development and construction on 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 process.
D. The development described in the Rezoning Plan and these Development Standards may be updated to respond to the land use or changes in the Rezoning Site in accordance with the provisions of Chapter 6 of the Ordinance. Amendments to the Rezoning Plan are subject to the Ordinance.

2. PERMITTER LIENS
A. The Rezoning Site may be devoted only to all-off-street parking as more particularly depicted on the Rezoning Plan. Petitioners agree to file an agreement with NC Street Parking or any other parking company to manage this parking area.
B. Petitioners will provide adequate design at the location of the gate, as approved by CDOT.

3. TRANSPORTATION
A. Vehicle access shall be as generally depicted on the Rezoning Plan. Vehicle access to the Rezoning Site is the vehicle access depicted on the Rezoning Plan. No vehicle access or egress is permitted from the Rezoning Site.

4. LANDSCAPING
A. Petitioners shall maintain a minimum of 150 square feet of Class B buffer along the eastern, southern, and western boundaries of the Rezoning Site in accordance with the Rezoning Plan. Petitioners agree to file an agreement with NC Street Parking or any other parking company to manage this parking area.

5. ENVIRONMENTAL FEATURES
A. Development of the Rezoning Site shall comply with the City of Charlotte Tree Ordinance.
B. Lighting:

6. DEVELOPMENT STANDARDS
A. LIGHTING:

7. RESOURCE EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
A. If the Rezoning Petition is approved, all conditions pertaining to the use and development of the Rezoning Site shall be subject to the Ordinance. The Ordinance shall be issued in the Ordinance and adopted as a part of the Rezoning Site and shall supersede any agreements in interest and assign.