

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: ±.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

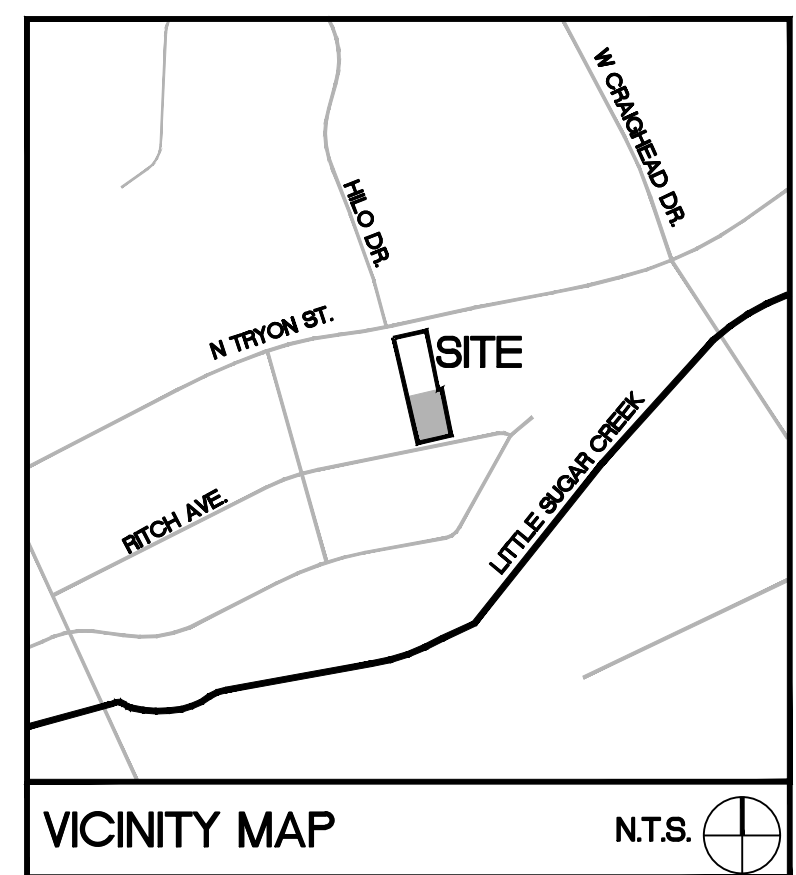
MINIMUM SIDE YARD: 5' FOR SITE BOUNDARY ABUTTING SINGLE FAMILY RESIDENTIAL

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



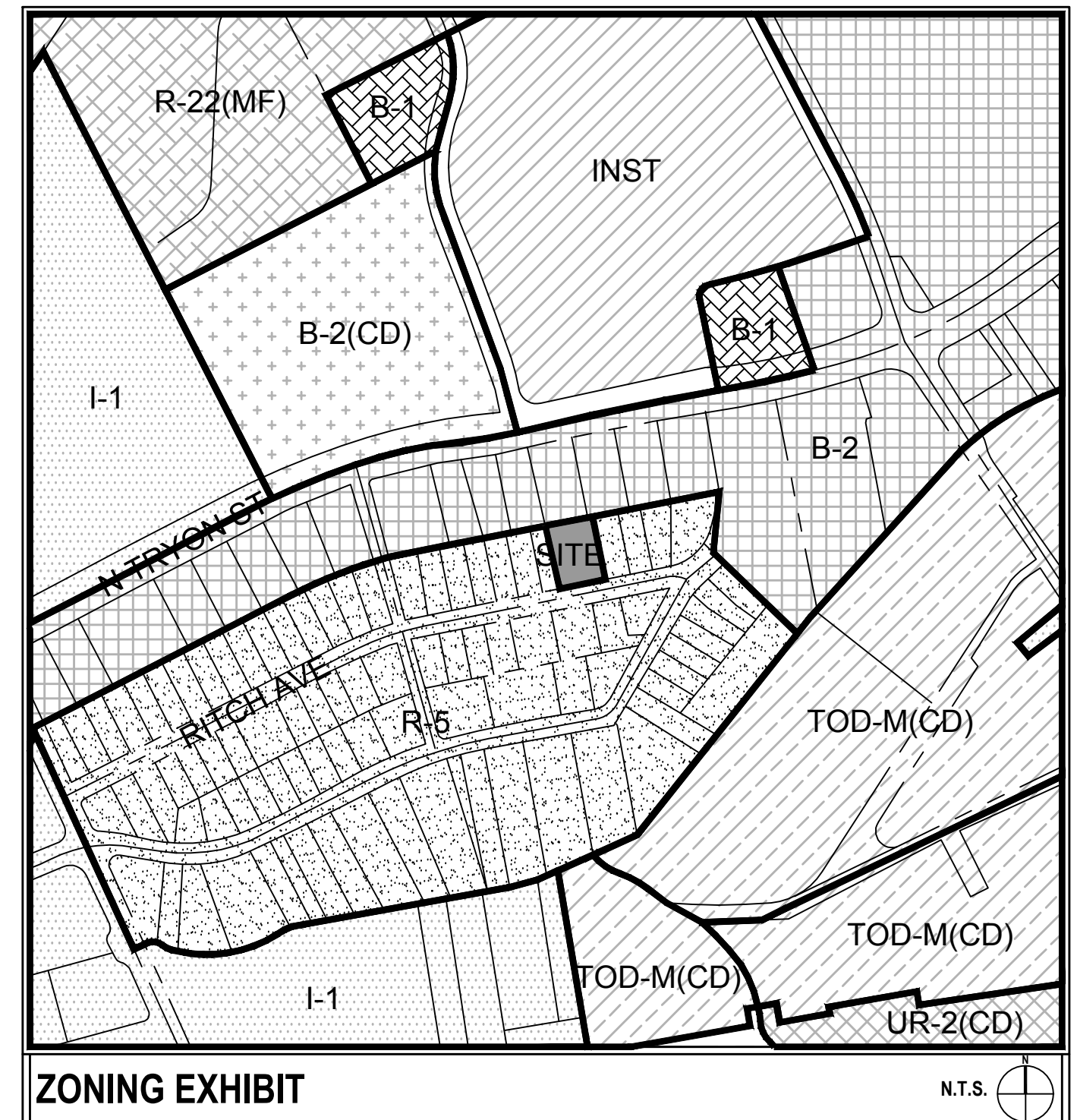
SURVEY DISCLAIMER

ALTA/ASCM LAND TITLE SURVEY ISSUED NOVEMBER 11, 2016.
PROVIDED BY CAROLINA SURVEYORS, INC. P.O. BOX 267
FINEVILLE, NC 28134, (704) 869-7601.

LEGEND

SYMBOL

- [Hatched Box] CLASS "B" BUFFER
- [Grey Box] PORTION OF SITE EXCLUDED FROM REZONING
- [Dotted Box] PROPOSED PARKING LOT



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
P: 704.376.1555 F: 704.376.7851
W: www.colejeneststone.com

NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC

3600 N TRYON ST
CHARLOTTE, NC 28206

3600 N TRYON REZONING

3600 N TRYON ST
CHARLOTTE, NC 28206

CONDITIONAL REZONING PLAN

Project No.
4526.00

Issued
03/27/2017

Revised
07/24/17 - CITY OF CHARLOTTE COMMENTS
09/18/17 - CITY OF CHARLOTTE COMMENTS

SCALE: 1"=20'

0 10' 20' 40' N

RZ-100

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A.. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2017

DEVELOPMENT STANDARDS

June 12, 2017

DEVELOPMENT STANDARDS

June 12, 2017

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the rezoning Petition filed by Ninety-Eight and Three Quarters Holdings, LLC (the "Petitioner") for the approximately 0.38 acre Ritch Avenue-fronting rear portion of Tax Parcel No. 091-114-09 located at 3600 N. Tryon Street, which site is more particularly depicted on the ezoning Plan (hereinafter referred to as the "Rezoning Site")
- B. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-2 zoning district shall govern all development taking place on the Rezoning Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Rezoning Site and, subject to the terms of these Development Standards and the Ordinance, is subject to minor alterations or modifications during the design development and construction document phases.
- D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Rezoning 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.

2. PERMITTED USES

- A. The Rezoning Site may be devoted only to off-street vehicular parking to serve uses allowed on that portion of Tax Parcel No. 091-114-09 that is zoned B-2 and fronts on N. Tryon Street. Parking or storage of large equipment shall not be permitted on the Rezoning Site.

3. TRANSPORTATION

- A. Internal vehicular access shall be as generally depicted on the Rezoning Plan. Vehicular access to the Rezoning Site (i.e. the new off-street vehicular parking area on the rear portion of Tax Parcel No. 091-114-09) will be gated and will only be allowed during the hours of operation of the use located on the front portion of Tax Parcel No. 091-114-09, but in no event shall be allowed between the hours of 9:00 p.m. and 6:00 a.m. Petitioner will provide adequate turnaround design at the location of the gate, as approved by CDOT.
- B. Vehicular access to the Rezoning Site from Ritch Avenue shall not be permitted.
- C. Off-street vehicular parking on the Rezoning Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly depicted on the Rezoning Plan.

4. LANDSCAPING

- A. Petitioner shall establish a minimum 20.25 foot wide Class B buffer along the eastern, southern and western boundary lines of the Rezoning Site as more particularly depicted on the Rezoning Plan. Pursuant to Section 12.302(8) of the Ordinance, this Class B buffer has been reduced in width by 25% from 27 feet to 20.25 feet as a result of Petitioner's commitment to install a fence in the Class B buffer that meets the requirements of Section 12.302(8) of the Ordinance.
- B. Pavement on the Rezoning Site shall be limited to the area delineated and labeled "Proposed Parking Lot," as more particularly depicted on the Rezoning Plan.

5. ENVIRONMENTAL FEATURES

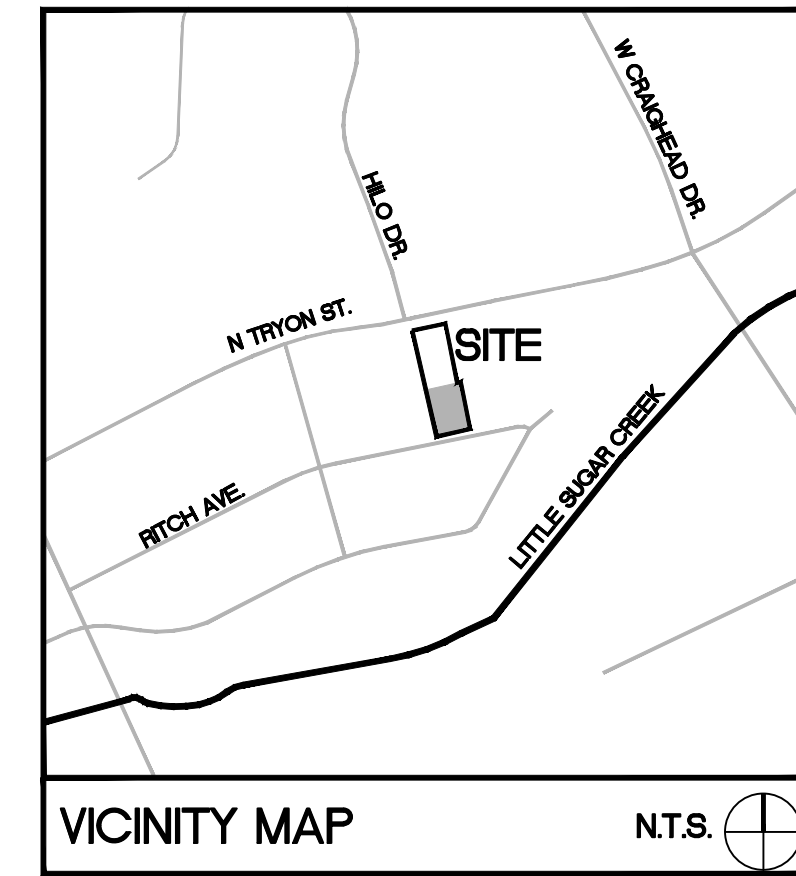
- A. Development of the Rezoning Site shall comply with the City of Charlotte Tree Ordinance.

6. LIGHTING

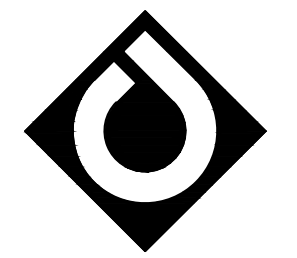
- A. The Rezoning Site (i.e. the new off-street vehicular parking area on the rear portion of Tax Parcel No. 091-114-09) will not be lighted.

7. 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 Rezoning 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 Rezoning Site and their respective successors in interest 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 Rezoning 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.



SURVEY DISCLAIMER
 ALTA/ASCM LAND TITLE SURVEY ISSUED NOVEMBER 11, 2016.
 PROVIDED BY CAROLINA SURVEYORS, INC. P.O. BOX 267
 PINEVILLE, NC 28134, (704) 889-7601.



ColeJenest & Stone

Shaping the Environment
 Realizing the Possibilities

- Land Planning
- Landscape Architecture
- Civil Engineering
- Urban Design

200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 p# 704.376.1555 f# 704.376.7851
 url# www.colejeneststone.com

NINETY-EIGHT AND THREE QUARTERS HOLDINGS, LLC

3600 N TRYON ST
 CHARLOTTE, NC 28206

3600 N TRYON REZONING

3600 N TRYON ST
 CHARLOTTE, NC 28206

DEVELOPMENT STANDARDS

Project No.

4526.00

Issued

03/27/2017

Revised

- 07/24/17 – CITY OF CHARLOTTE COMMENTS
- 09/18/17 – CITY OF CHARLOTTE COMMENTS



RZ-200

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.