REZONING PLAN

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)

EXISTING ZONING:
B-2 (CD)

PROPOSED ZONING:
R-5

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

EXISTING BUILDING ZONED B-2

RE-ZONED B-2 (CD)

ZONED R-5

ZONED R-5

ZONED B-2

TRAFICIC DATA

N98°28'06"E 10.67'

N98°22'24"E 100.03 (FT)

N TRYON ST
(PUBLIC R/W 100')

BENCHAMARK
SAMPA NOW E2002.51 (N4.04"

SCALE:
1"=20'

RITCH AVE
(PUBLIC R/W 50')

N TRYON ST
(PUBLIC R/W 100')

3600 N TRYON
CHARLOTTE, NC 28206

CONDITIONAL REZONING PLAN

Project No:
4256-80

Brand:
82272-80-01

Revision:
R-5-001-00
1. GENERAL PROVISIONS

A. These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition filed by Twenty-Five and Thirty-Three Holdings, LLC (the “Petitioner”) for the approximately 3.02 acres of property located at 3600 North Tryon Street, Charlotte, North Carolina, which site is more particularly depicted on the Rezoning Plan. The Rezoning Petition is subject to Section 6.207 of the Ordinance.

B. Unless the Rezoning Plan in these Development Standards establishes more stringent standards, the regulations established under the City of Charlotte Zoning Ordinance (the “Ordinance”) for the B-3 zoning district shall govern all development taking place on the Rezoning Site.

C. The development depicted on the Rezoning Plan is intended to ensure that standards and requirements of area and improvements on the Rezoning Site, and subject to the terms of these Development Standards and the Ordinance, is subject to certain permitted modifications during the design development and construction phases.

D. Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the Rezoning Site in accordance with the provisions of Chapter 1 of the Ordinance. Amendments to the Rezoning Plan and these Development Standards shall be subject to Sections 6.207 of the Ordinance.

2. PETITIONER RIGHTS

A. The Rezoning Site may be divided only on all-weather cul-de-sacs to serve new allotments on the portion of Tax Parcel No. 347-1-AP Bar. In addition to Tax Parcel No. 347-1-AP Bar, parking or storage of large equipment shall not be permitted on the Rezoning Petition.

3. TRANSPORTATION

A. Normal vehicular access shall be as generally depicted on the Rezoning Plan.

B. Vehicle access to the Rezoning Site from Black Avenue shall not be permitted.

4. LIGHTING

A. Petitioner shall maintain a minimum 20.25 feet wide Class B buffer along the eastern, southern, and western boundary lines of the Rezoning Site as per Section 6.207 of the Ordinance. Petitioner, as shown on the Rezoning Plan, has assessed the property of the Rezoning Site with a buffer approximately 20.25 feet wide along the western boundary.

B. The maximum height of any pole/fixture exceeding large fixtures shown on the Rezoning Plan, including its base, shall not exceed 15 feet.

7. REZONING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. If the Rezoning Petition is approved, all conditions applicable to the use and development of the Rezoning Site required under these Development Standards and the Rezoning Plan shall survive extended to the purpose provided under the Ordinance, to binding signs and more on the form of Petitioner and to the current and subsequent owners of the Rezoning Site and shall impose increased to interest and assigns.

B. These Development Standards shall, the year of Petition shall be deemed to include the terms, covenants, and provision of any further standards or requirements of the Ordinance as in the Ordinance.

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.