



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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SOUTH END WEST SYNDICATE, LLC

115-D East Park Avenue
Charlotte
North Carolina 28203

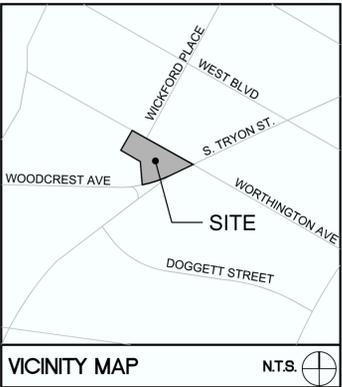
1900 S. TRYON MULTI-FAMILY

1900 S. Tryon St.
Charlotte
North Carolina 28203

TECHNICAL DATA SHEET

Project No.
4576
Issued
12/18/17

Revised
00/00/00



VICINITY MAP N.T.S.

SURVEY DISCLAIMER
ALTA/ASCM LAND TITLE SURVEY ISSUED NOVEMBER 2, 2017.
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LEGEND

SYMBOL

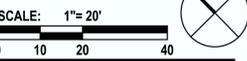
- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- VEHICULAR ACCESS
- PROPERTY LINE
- BUILDING SETBACKS/
BUILDING ENVELOPE

REZONING SUMMARY:

PETITIONER:	SOUTHEAST WEST SYNDICATE, LLC
PROPERTY OWNER:	SOUTH TRYON VENTURES, LLC AND TAG VENTURES, LLC
REZONING SITE AREA:	0.75± ACRES
TAX PARCEL #:	119-076-23 119-076-24 119-076-25
EXISTING ZONING:	B1, R8
PROPOSED ZONING:	MUDD-0
PREVIOUS PETITION NO.:	N/A
EXISTING USE:	VACANT (FORMERLY CHURCH, COMMERCIAL & PARKING)
PROPOSED USE:	FOR-SALE CONDOS COMMERCIAL
BUILDING SETBACK: (ALONG WORTHINGTON)	20' FROM FUTURE BOC
BUILDING SETBACK: (ALONG S. TRYON ST)	16' FROM FUTURE BOC 21' FROM EXISTING BOC
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. BUILDING HEIGHT:	120'
MAX. FLOOR AREA RATIO: (F.A.R.)	NONE
PARKING RATIO:	1/UNIT MINIMUM RESIDENTIAL 1/600sf COMMERCIAL
PROPOSED DENSITY:	45 UNITS RESIDENTIAL +/- 3,500 SF COMMERCIAL
REQUIRED OPEN SPACE:	1sf/150sf GROSS FLOOR AREA

- GENERAL REZONING NOTES**
- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
 - SEE SHEET RZ-2 FOR ZONING EXHIBIT

*THIS SPACE WILL BE DESIGNED FOR ACTIVE USES (COMMERCIAL AND AMENITY USES)



RZ-1

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SOUTH END WEST SYNDICATE, LLC
DEVELOPMENT STANDARDS
12/15/17
REZONING PETITION NO. 2017-

SITE DEVELOPMENT DATA:

- ACREAGE:** ± .75 ACRES
- TAX PARCEL #S:** 119-076-23, 119-076-24, AND 119-076-22
- EXISTING ZONING:** B-1 AND R-8
- PROPOSED ZONING:** MUDD - OPTIONAL
- EXISTING USES:** VACANT (FORMERLY CHURCH, COMMERCIAL, PARKING)
- PROPOSED USES:** RESIDENTIAL DWELLINGS UNITS; RETAIL; EATING, DRINKING, ENTERTAINMENT, ESTABLISHMENTS (EDEE); GENERAL AND MEDICAL OFFICE USES; AND PERSONAL SERVICE USES, ALL AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:** UP TO 45 MULTI-FAMILY RESIDENTIAL DWELLING UNITS AND UP TO 3,500 SQUARE FEET OF GROSS FLOOR AREA ON NON-RESIDENTIAL PERMITTED USES; PROVIDED, HOWEVER, LOADING DOCKS (OPEN OR ENCLOSED), OUTDOOR DINING AREAS AND SURFACE AND STRUCTURE PARKING AREAS SHALL NOT BE COUNTED TOWARD THE ALLOWED "GROSS FLOOR AREA"
- MAXIMUM BUILDING HEIGHT:** MAXIMUM BUILDING HEIGHT OF FIVE (5) STORIES. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.
- PARKING:** AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SOUTH END WEST SYNDICATE, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL MIXED-USE COMMUNITY ON AN APPROXIMATELY .75 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF S. TRYON ST. AND W. WORTHINGTON AVE. (THE "SITE").

b. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, PERMISSIBLE BUILDING AREAS (AS DEFINED BELOW) AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

e. **PERSONAL SERVICE USES.** THE TERM "PERSONAL SERVICE USES" WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISE BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND EXERCISE STUDIOS, NAIL SALONS, MASSAGE SHOPS, MARTIAL ART TRAINING STUDIOS, DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, AND ALIKE.

[2. OPTIONAL PROVISIONS.]

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

a. TO NOT REQUIRE SURFACE AND STRUCTURE PARKING AREAS, OUTDOOR DINING AREAS, AND LOADING DOCK AREAS (OPEN OR ENCLOSED) TO BE COUNTED AS PART OF THE ALLOW GROSS FLOOR AREA (GROSS FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 45 MULTI-FAMILY RESIDENTIAL DWELLINGS UNITS AND UP TO 7,500 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO: RETAIL, EDEE, GENERAL AND MEDICAL OFFICE USES, AND PERSONAL SERVICE USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND PER THE OPTIONAL PROVISIONS ABOVE, TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT.

b. THE ALLOWED NON-RESIDENTIAL USES WILL BE LOCATED ON THE GROUND FLOOR OF THE BUILDING LOCATED AT THE INTERSECTION OF S. TRYON STREET AND WORTHINGTON AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. THE FOLLOWING USE WILL NOT BE ALLOWED: ADULT ESTABLISHMENTS, GASOLINE SERVICE STATIONS WITH OR WITHOUT A CONVENIENCE STORE, CAR WASHES (EXCEPT FOR A CAR WASH(ES) FOR THE RESIDENTS OF THE SITE THAT ARE PART OF THE AMENITIES/ACCESSORY USES ASSOCIATED WITH THE PROPOSED APARTMENTS).

4. ACCESS:

a. ACCESS TO THE SITE WILL BE FROM WORTHINGTON AVE AS GENERALLY DEPICTED ON THE REZONING PLAN, PROVIDED THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

b. THE PETITIONER MAY PROVIDE PARALLEL ON-STREET PARKING ALONG WORTHINGTON AVENUE.

5. STREETScape, BUFFER, LANDSCAPING OPEN SPACE AND SCREENING:

a. A 20 FOOT SETBACK AS MEASURED FROM THE FUTURE BACK OF CURB ALONG WORTHINGTON AVENUE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

b. A 21 FOOT SETBACK AS MEASURED FROM THE BACK OF CURB ALONG TRYON STREET WILL BE PROVIDED ALL AS GENERALLY DEPICTED ON THE REZONING PLAN.

c. CARS PARKED IN THE PROPOSED PARKING STRUCTURE WILL BE SCREENED FROM THE ADJACENT PUBLIC STREETS AND THE ADJOINING PROPERTIES.

d. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

e. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL.

6. GENERAL DESIGN GUIDELINES:

BUILDINGS CONSTRUCTED ON THE SITE SHALL ADHERE TO THE FOLLOWING ARCHITECTURAL STANDARDS DESCRIBED HEREIN:

a. THE PETITIONER SHALL CREATE A FOCAL POINT AT THE CORNER OF S. TRYON STREET AND WORTHINGTON AVENUE, AS GENERALLY DEPICTED ON THE REZONING PLAN. IN ORDER TO STIMULATE PEDESTRIAN ACTIVITY AND INTEREST AT THIS LOCATION, THE FIRST FLOOR (STREET LEVEL) OF THE BUILDING AT THAT INTERSECTION SHALL BE DESIGNED TO ADDRESS THE CORNER AND PROMOTE A VISUAL RELATIONSHIP TO THE STREET AND ENCOURAGE MOVEMENT AND ACTIVITY AT STREET LEVEL.

b. THE BUILDING MAY BE CONSTRUCTED WITH SOME COMBINATION OF THE FOLLOWING MATERIALS: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS.

c. THE GROUND FLOOR SHALL BE TALLER THAN AND ARCHITECTURALLY DIFFERENT THAN UPPER FLOORS; THIS STANDARD WILL ONLY APPLY TO BUILDING WALLS LOCATED ALONG PUBLIC STREETS.

d. THE WINDOWS SHALL HAVE SLIGHT INSETS TO AVOID MONOLITHIC AND DULL FACADES.

e. FACADES OVER 50 FEET IN LENGTH SHALL BE DIVIDED INTO SHORTER SEGMENT BY MEANS OF FAÇADE MODULATION, REPEATING WINDOW PATTERNS, CHANGE IN MATERIALS, CANOPIES OR AWNINGS, VARYING ROOF LINES AND/OR OTHER ARCHITECTURAL TREATMENTS.

f. TENANT SPACE LOCATED ALONG PUBLIC STREETS SHALL BE A MINIMUM OF 20 FEET DEEP.

g. PRIMARY BUILDING ENTRANCES SHALL BE PROVIDED AT A MINIMUM OF EVERY 100'. EACH OPERABLE PEDESTRIAN ENTRANCE (DEFINED AS AN ENTRANCE DESIGN TO PROVIDE CUSTOMERS ACCESS TO THE PROPOSED NON-RESIDENTIAL USES) WILL BE DESIGNED TO BE CLEARLY IDENTIFIABLE AND PROMINENT ELEMENTS WITHIN THE BUILDING FACADES IN WHICH THEY ARE LOCATED SHALL INCLUDE AT LEAST 3 OF THE FOLLOWINGS:

1. DECORATIVE PEDESTRIAN LIGHTING;
2. ARCHITECTURAL DETAILS CARRIED TO UPPER STORIES;
3. COVERED PORCHES, CANOPIES, AWNINGS OR SUNSHADES;
4. ARCHWAYS;
5. TRANSOM WINDOWS;
6. TERRACED OR RAISED PLANTERS THAT CAN BE UTILIZED AS SEAT WALLS;
7. COMMON OUTDOOR SEATING ENHANCED WITH SPECIALTY DETAILS, PAVING, LANDSCAPING OR WATER FEATURES; OR
8. DOUBLE DOORS.

h. A TRANSITION ZONE WITH AN AVERAGE DEPTH FOUR (4) FEET WILL BE ESTABLISHED BETWEEN BUILDING FACE AND THE BACK OF THE SIDEWALK ALONG S. TRYON STREET AND W. WORTHINGTON AVENUE. THE TRANSITION ZONE MAY BE USED FOR ENHANCED LANDSCAPING, STAIRS, PORCHES, STOOPS, ARCHITECTURAL FEATURES OR SIMILAR AND SUCH FEATURES MAY ENCRGOACH INTO THIS TRANSITION ZONE.

i. IF BALCONIES ARE PROVIDED, THEY WILL BE DESIGNED SO THAT THEIR SIZE AND LOCATION MAXIMIZE THEIR INTENDED USE FOR OPEN SPACE. THE BALCONIES MAY ENCRGOACH INTO THE TRANSITION ZONE PROVIDED ALONG WORTHINGTON AVENUE AND S. TRYON STREET ABOVE THE FIRST STORY OF THE BUILDING.

7. ENVIRONMENTAL FEATURES:

a. THE SITE WILL COMPLY WITH THE TREE ORDINANCE AND THE POST CONSTRUCTION ORDINANCE.

8. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE.

9. LIGHTING:

a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

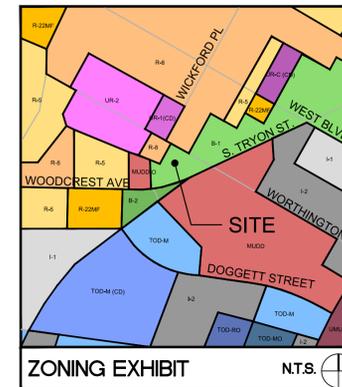
b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

10. AMENDMENTS TO THE REZONING PLAN:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



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DEVELOPMENT STANDARDS NOTES

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RZ-2

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