

-TAX PARCEL ID: 12512101
-OWNER 1:
601 SOUTH TRYON, LLC,
227 WEST TRADE STREET, SUITE 10000
CHARLOTTE, NC 28202
-ACRES: ±3.5340
-ZONING: UMUD-O
-LAND USE: OFFICE - DOWNTOWN SUBMARKET

DEVELOPMENT STANDARDS
LINCOLN HARRIS, LLC
REZONING PETITION NO. 2018-119
SEPTEMBER 24, 2018

DEVELOPMENT DATA TABLE

SITE AREA: ±2.18 ACRES
TAX PARCELS: SEE ATTACHED CONDOMINIUM PLAT SHEET RZ-1
EXISTING ZONING: UMUD
PROPOSED ZONING: UMUD-O
EXISTING USES: VACANT / GRADED
PROPOSED USE: ALL USES PERMITTED IN THE UMUD DISTRICT

URBAN OPEN SPACE TABULATIONS

*SHARED WITH 620 LEGACY UNION PROJECT
-PROVIDED 620 LEGACY UNION URBAN OPEN SPACE: ±18,044 SF
-REQUIRED 620 LEGACY UNION: ±10,000 SF
-REQUIRED 650 SOUTH TRYON: ±3,872 SF
REMAINDER URBAN OPEN SPACE: 18,044 SF - 10,000 SF = ±4,172 SF

1. GENERAL PROVISIONS

The sole purpose of this Rezoning Plan is to accommodate a cantilevered building design in order to allow upper-level floors to extend out over a portion of the streetscape on an approximately 2.18 acre site at the intersection of West Hill Street and South Tryon Street comprised of Mecklenburg County Tax Parcel number 073-032-02 (the "Site"). If the Petitioner seeks to take advantage of any of the "Optional" provisions approved as part of the Rezoning Petition, development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any Optional provisions utilized) and the applicable provisions Ordinance. The development depicted on the Technical Data Sheet is intended to reflect in general terms, the arrangement, location and design of the component parts and street improvements for the Site as if the Optional provisions requested in these Development Standards are implemented. However, any deviations from the UMUD minimum standards are Optional in nature and relate only to the development and street improvements proposed by the accompanying Technical Data Sheet and these Development Standards. The Site may also be developed in accordance with the standard UMUD requirements and other applicable minimum standards established by other City of Charlotte codes, ordinances and policies. Accordingly, the Petitioner expressly reserves the right to develop the Site and/or portions thereof in a manner wholly different from the development depicted on the Technical Data Sheet in any manner permitted by the Ordinance and other City of Charlotte codes, ordinances and policies as if no Optional provision had been applicable. Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning District shall govern all development taking place on the Site. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the accompanying Technical Data Sheet or its respective conditions shall not be deemed to be minor and may only be made in accordance with the provisions of subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. UMUD OPTIONAL PROVISIONS

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

- (a) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along South Tryon Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of seven (7) stories above the sidewalk, as generally depicted on the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building's base levels.

REZONING PETITION NO. 2018-119



650 SOUTH TRYON

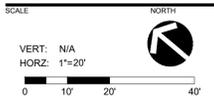
LINCOLN HARRIS
650 SOUTH TRYON
CHARLOTTE, NC

LANDDESIGN PROJ# 1018140

REVISION / ISSUANCE

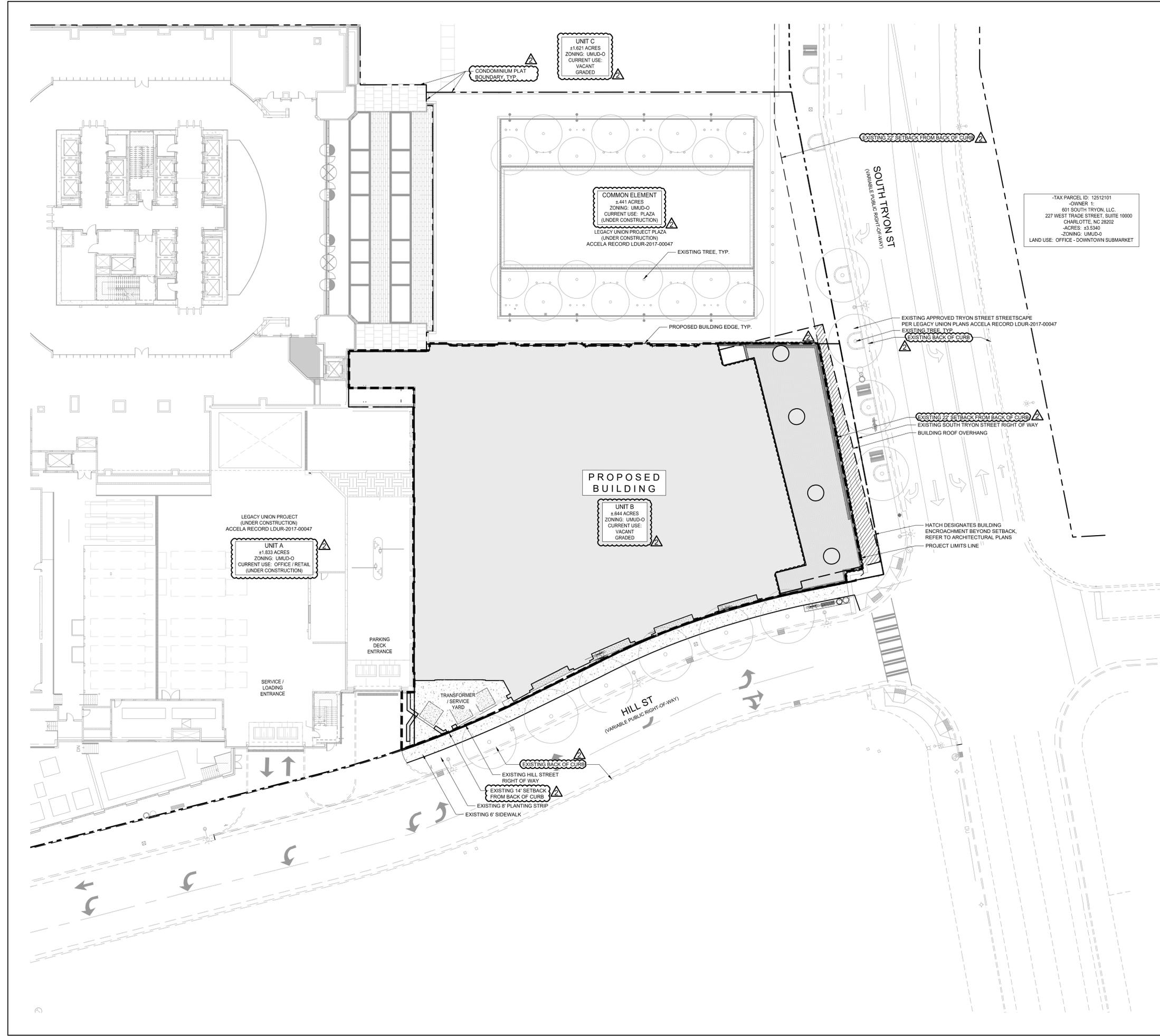
NO.	DESCRIPTION	DATE
1st SUBMITTAL		09.24.2018
2nd SUBMITTAL		11.09.2018

DESIGNED BY: CMG
DRAWN BY: LMC
CHECKED BY: NLD



TECHNICAL DATA SHEET - DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-1

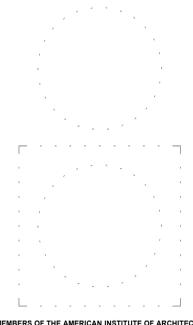




TWO LEGACY UNION



227 WEST TRADE STREET SUITE 700
 CHARLOTTE, NORTH CAROLINA 28202
 TEL. 704.333.6686 FAX 704.333.2926
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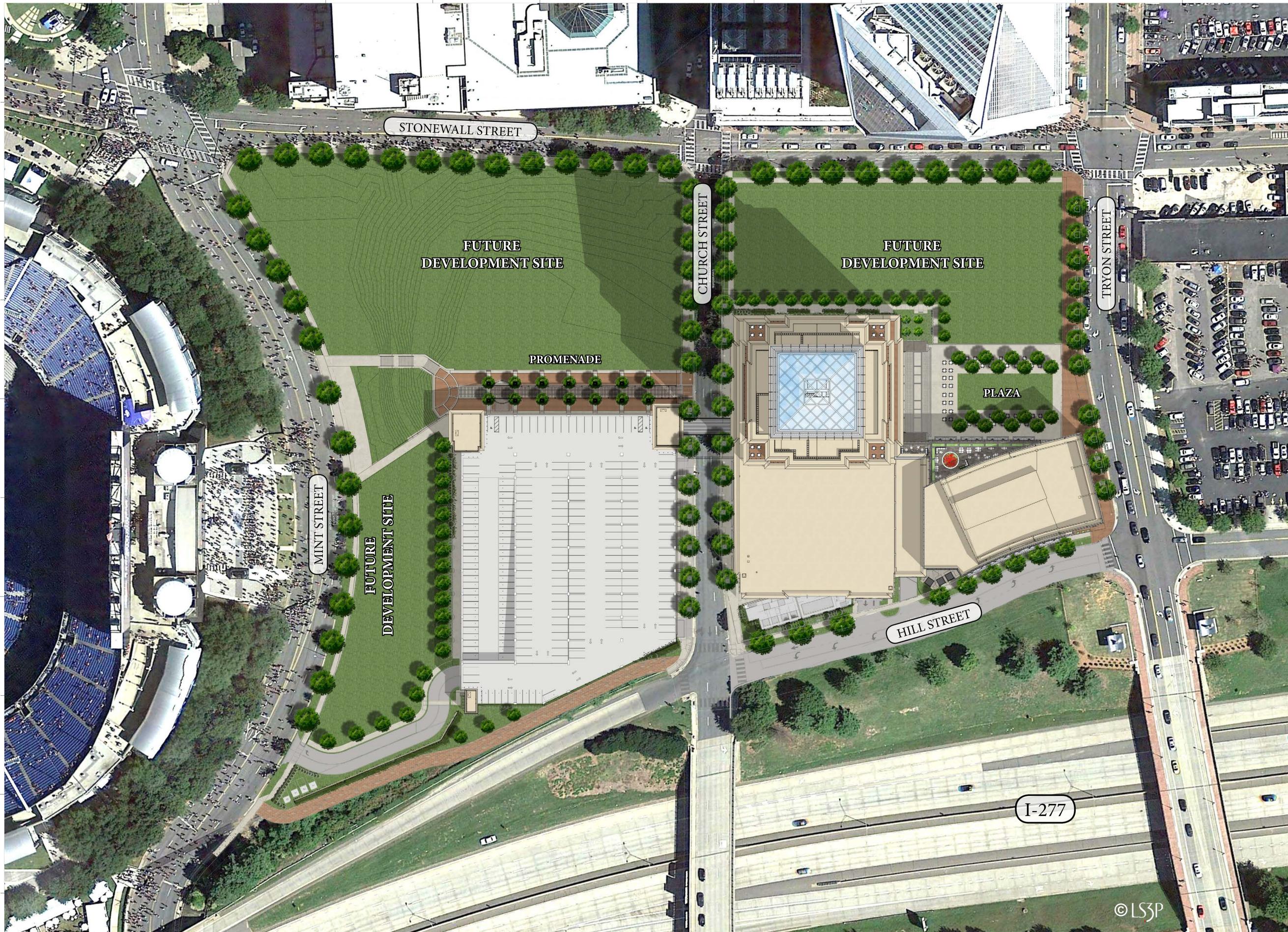
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COVER SHEET
RZ-00

REZONING SUBMITTAL

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UMUD - SITE
PLAN

RZ-01

REZONING SUBMITTAL

0 20 40 80
SCALE: 1" = 40'-0"

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RZ - ELEVATIONS

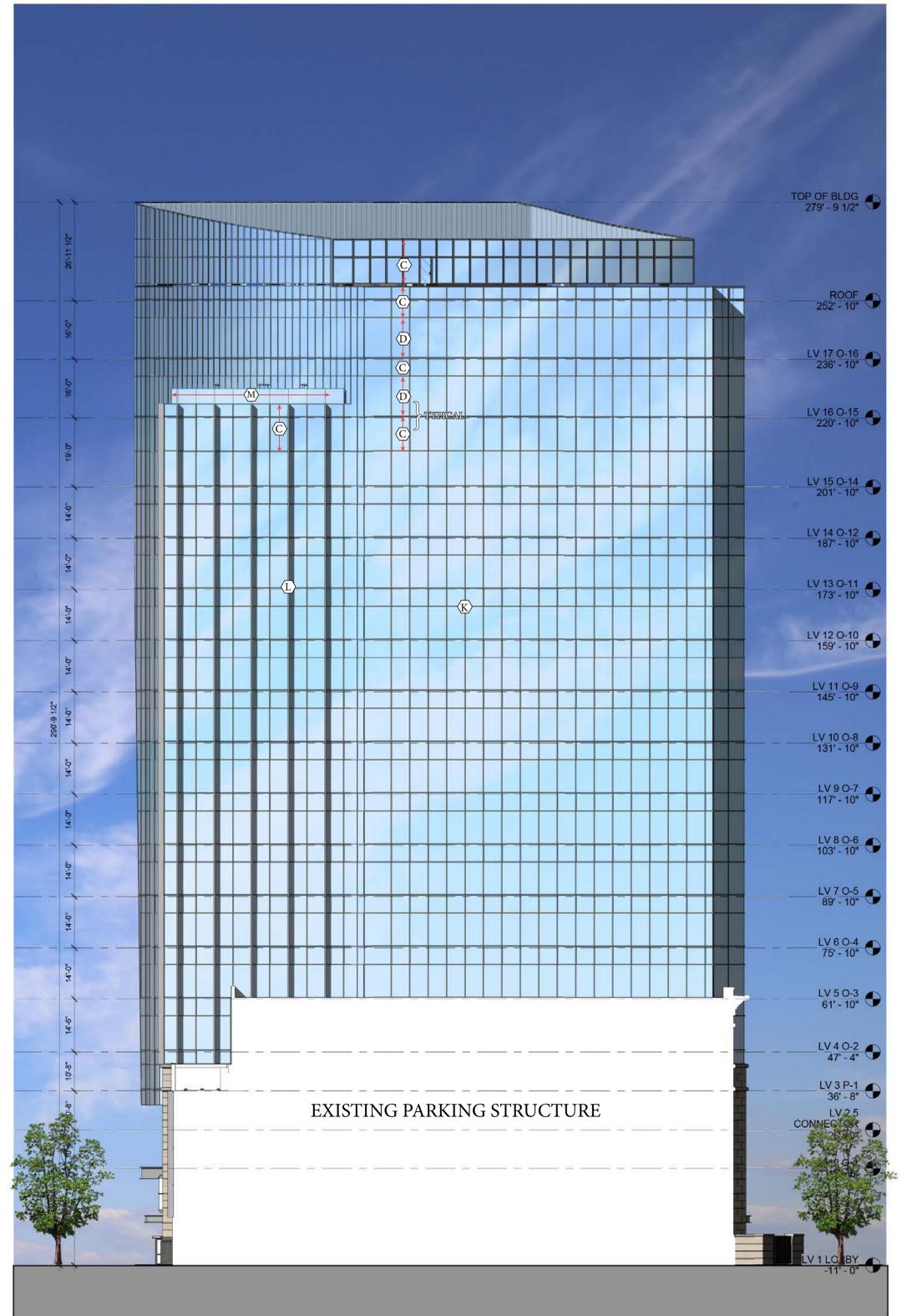
RZ-02

REZONING SUBMITTAL



1 RZ EAST ELEVATION
1/16" = 1'-0"

- A. CLEAR VISION GLASS
- B. SUBDUED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



2 RZ NORTH ELEVATION
1/16" = 1'-0"

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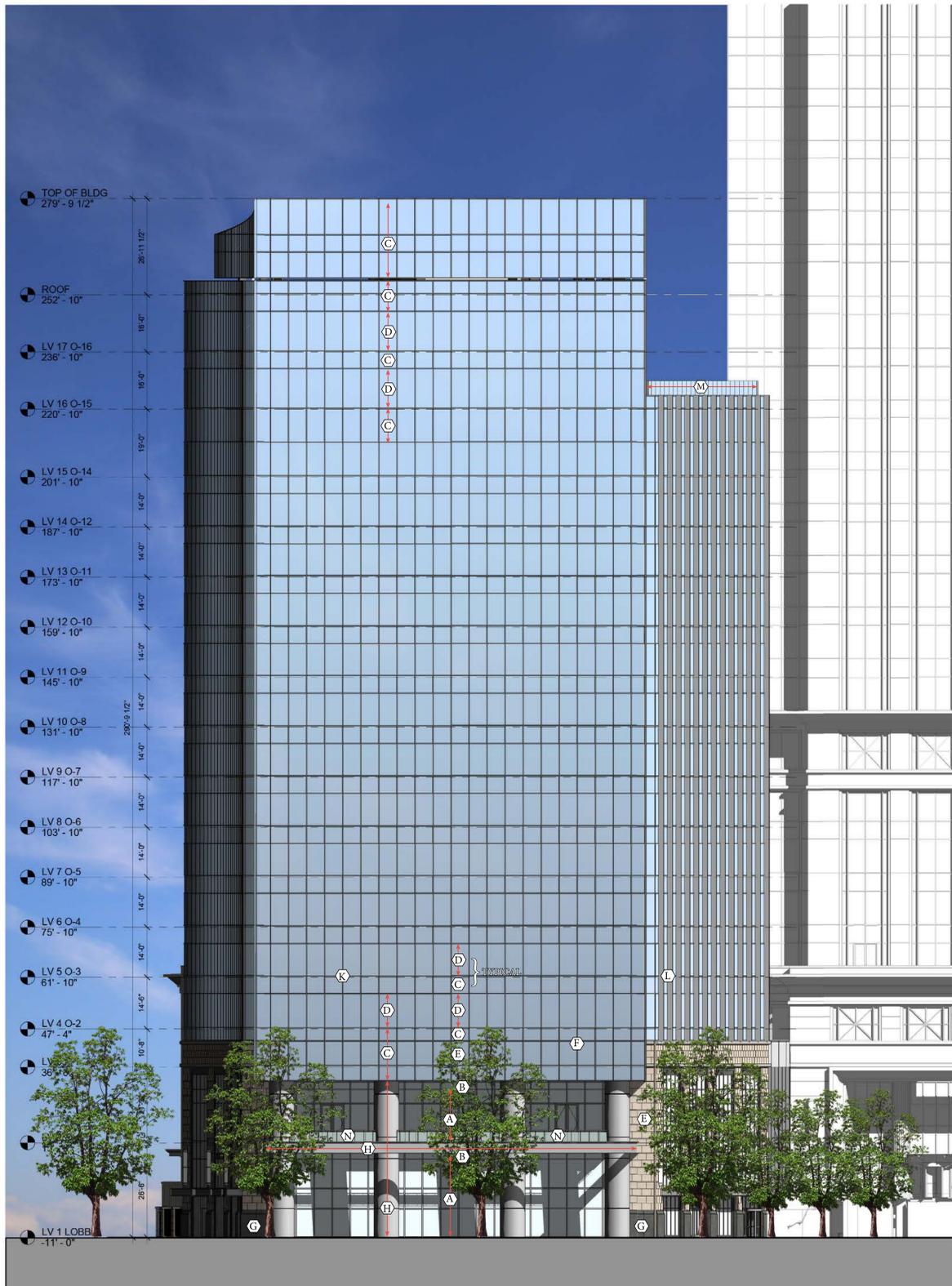
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RZ - ELEVATIONS

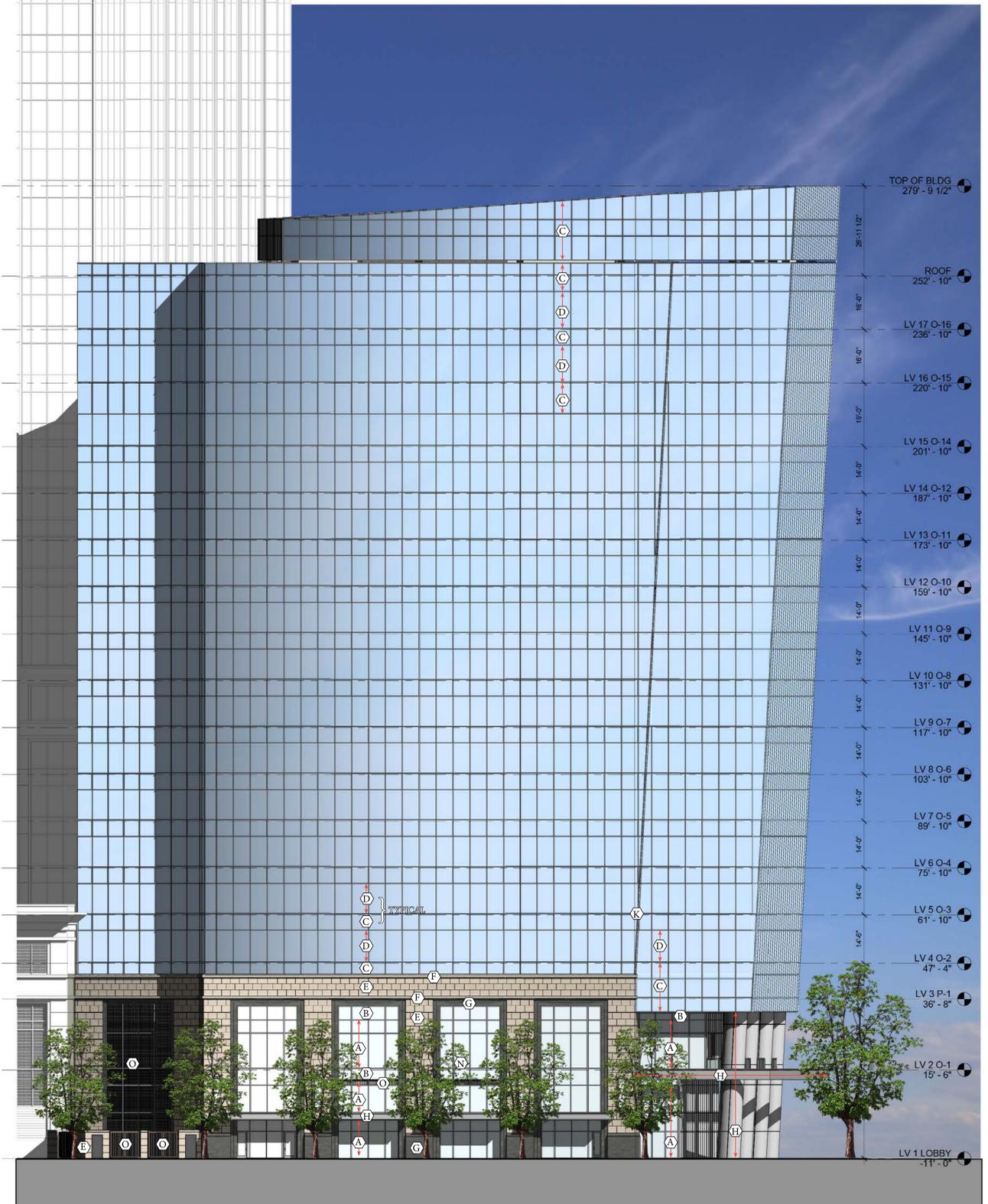
RZ-03

REZONING SUBMITTAL



1 RZ SOUTH TRYON ELEVATION
1/16" = 1'-0"

- A. CLEAR VISION GLASS
- B. SUBDUED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



2 RZ WEST HILL ST ELEVATION
1/16" = 1'-0"

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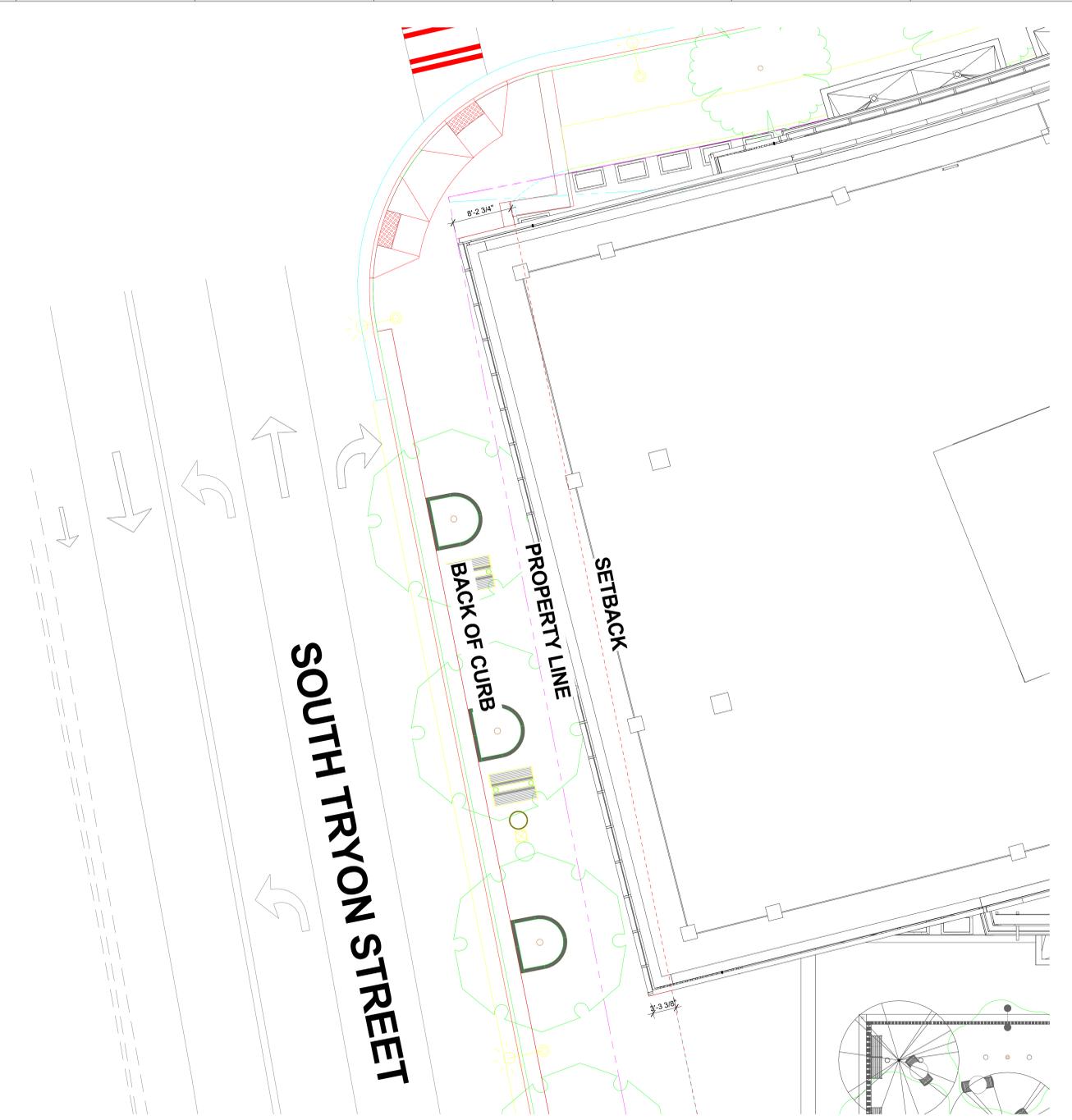
RZ Section
Diagram

RZ-04

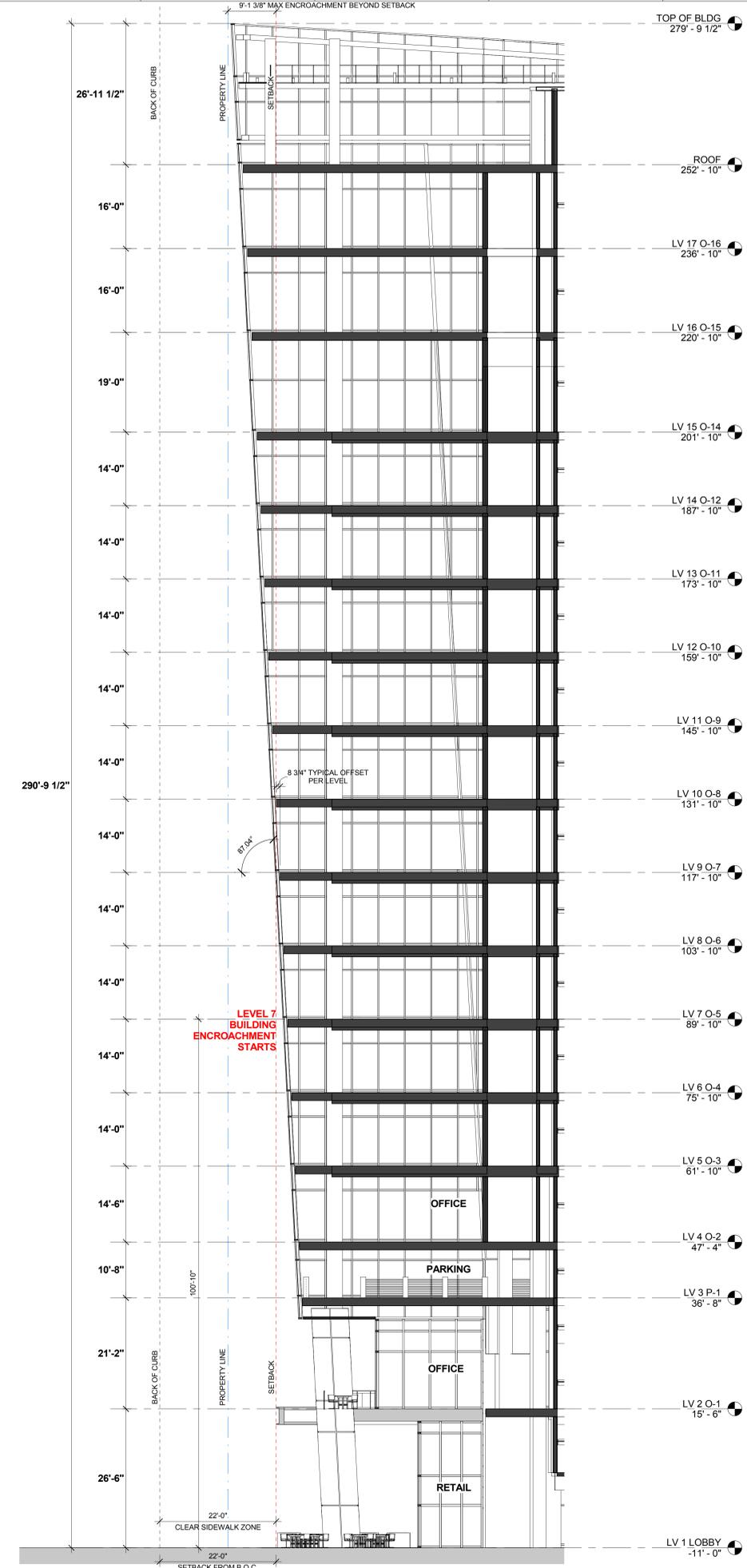
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1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"



2 SECTION AT TRYON STREET
3/32" = 1'-0"



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