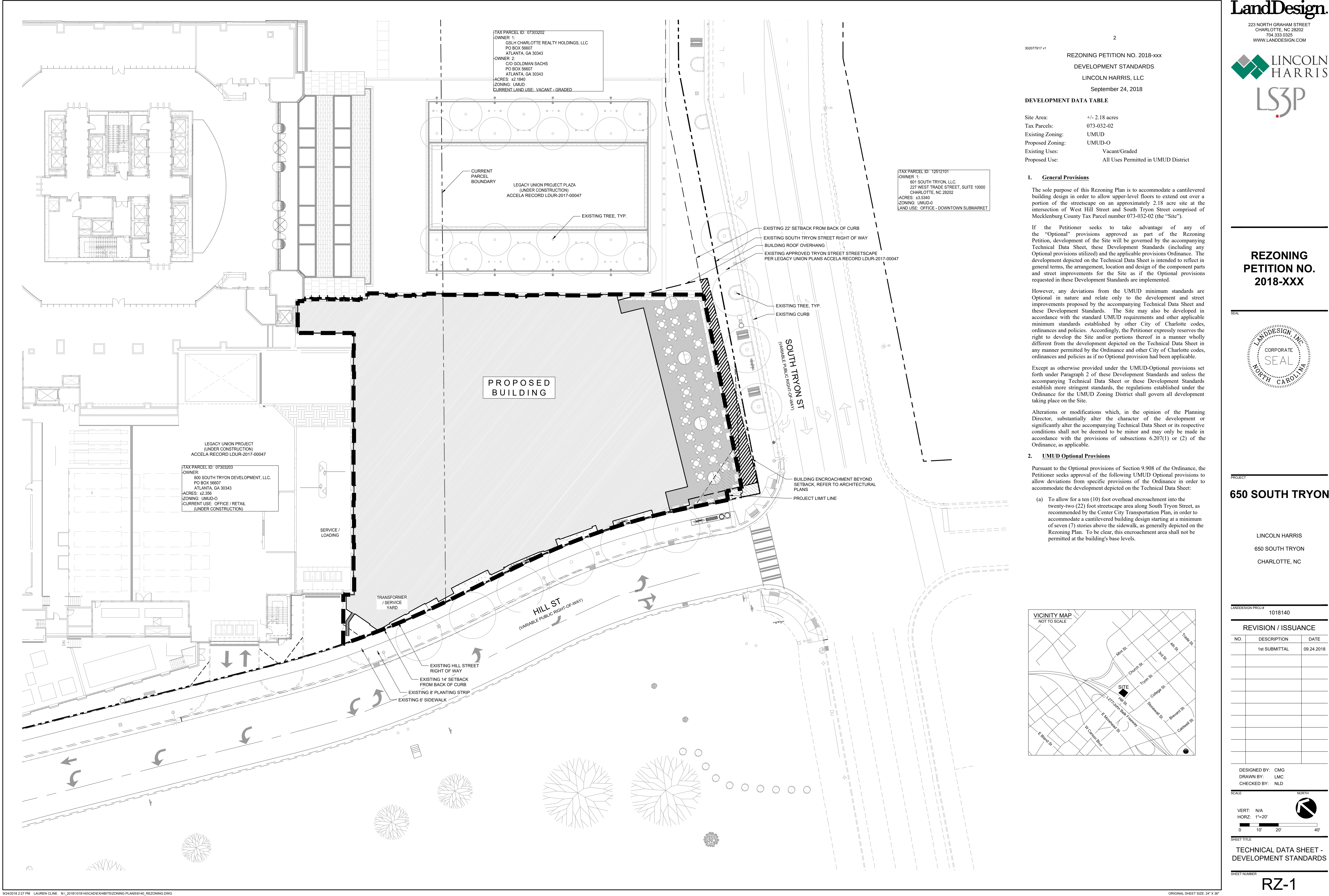




2

302077917 v1

REZONING PETITION NO. 2018-xxx

DEVELOPMENT STANDARDS

LINCOLN HARRIS, LLC

September 24, 2018

DEVELOPMENT DATA TABLE

Site Area:	+/- 2.18 acres
Tax Parcels:	073-032-02
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Uses:	Vacant/Graded
Proposed Use:	All Uses Permitted in UMUD District

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.

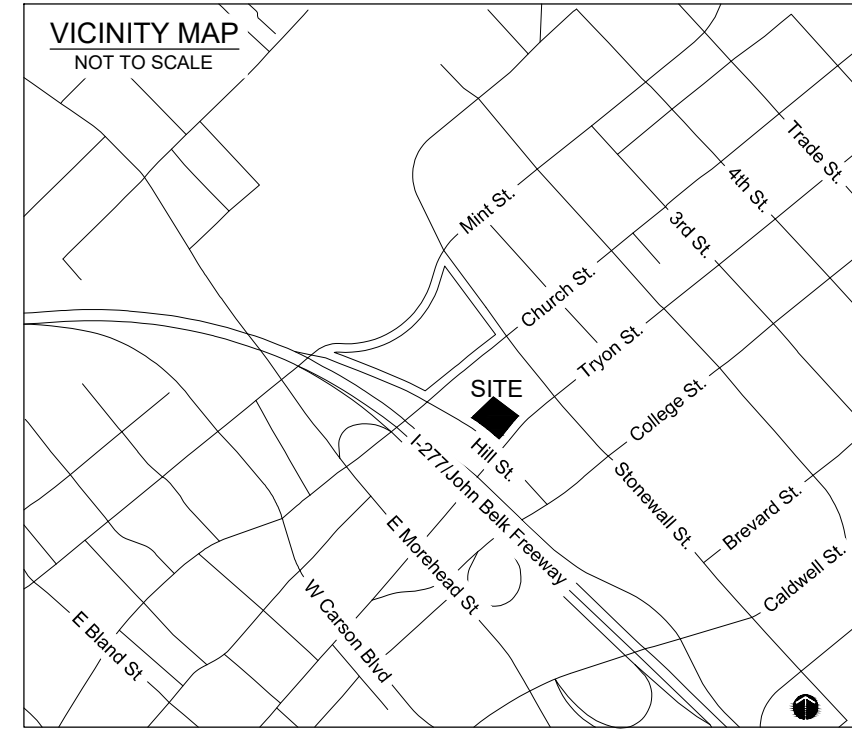
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning 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.



LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM

LINCOLN HARRIS

LS3P

REZONING PETITION NO. 2018-XXX

SEAL

LANDESIGN, INC.

CORPORATE SEAL

NORTH CAROLINA

PROJECT

650 SOUTH TRYON

LINCOLN HARRIS
650 SOUTH TRYON
CHARLOTTE, NC

LANDDESIGN PROJ.# 1018140

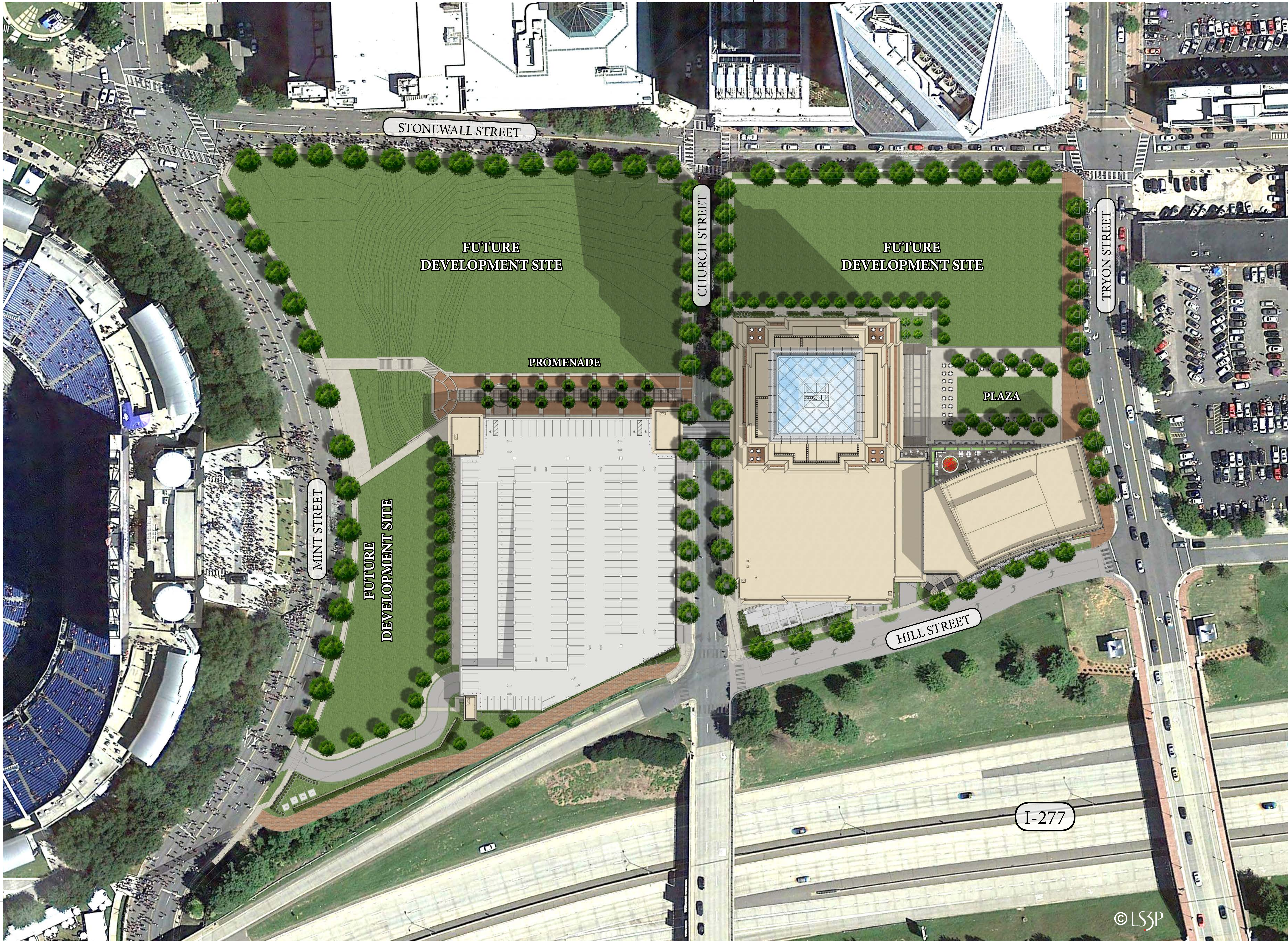
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1st	SUBMITTAL	09.24.2018

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

SCALE: NORTH
VERT: N/A
HORZ: 1"=20'
0 10' 20' 40'

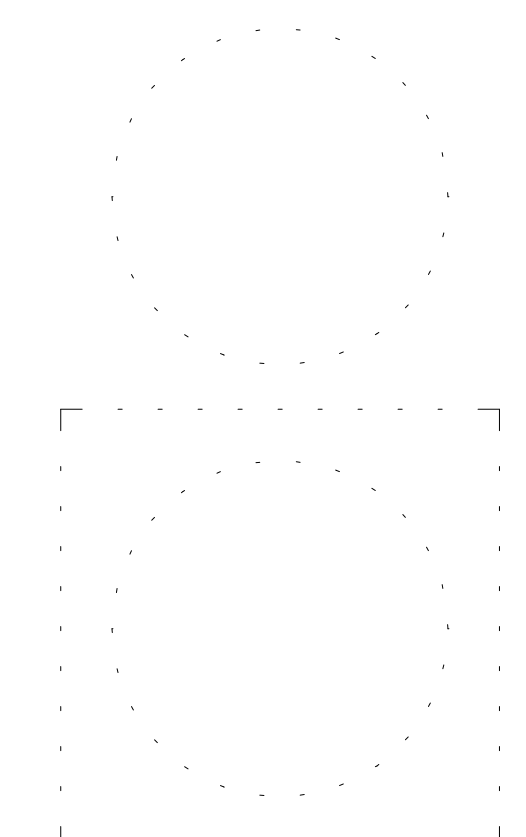
SHEET TITLE
TECHNICAL DATA SHEET - DEVELOPMENT STANDARDS
SHEET NUMBER
RZ-1



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DATE: 07 SEPTEMBER 2018
DRAWN BY: Author
CHECKED BY: Checker

UMUD - SITE
PLAN

RZ-01

REZONING SUBMITTAL

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018

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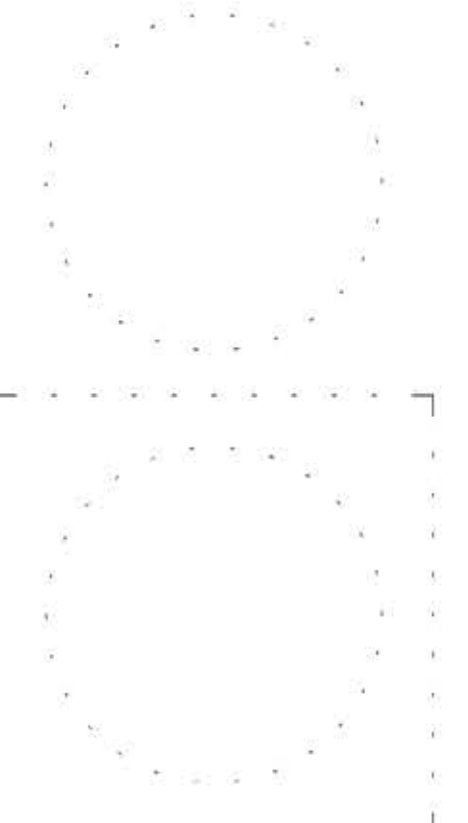


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RZ -
ELEVATIONS

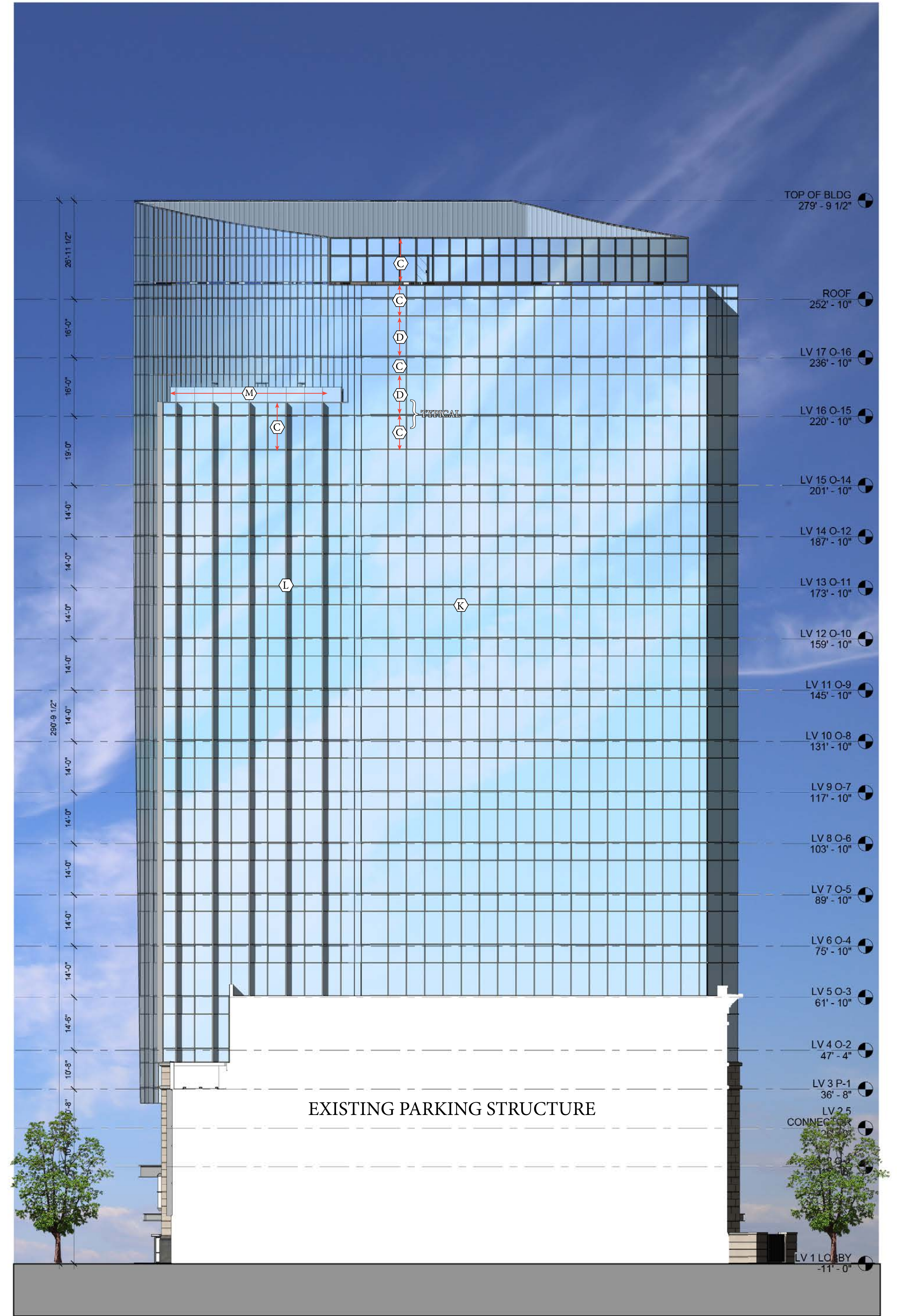
RZ-02

REZONING SUBMITTAL



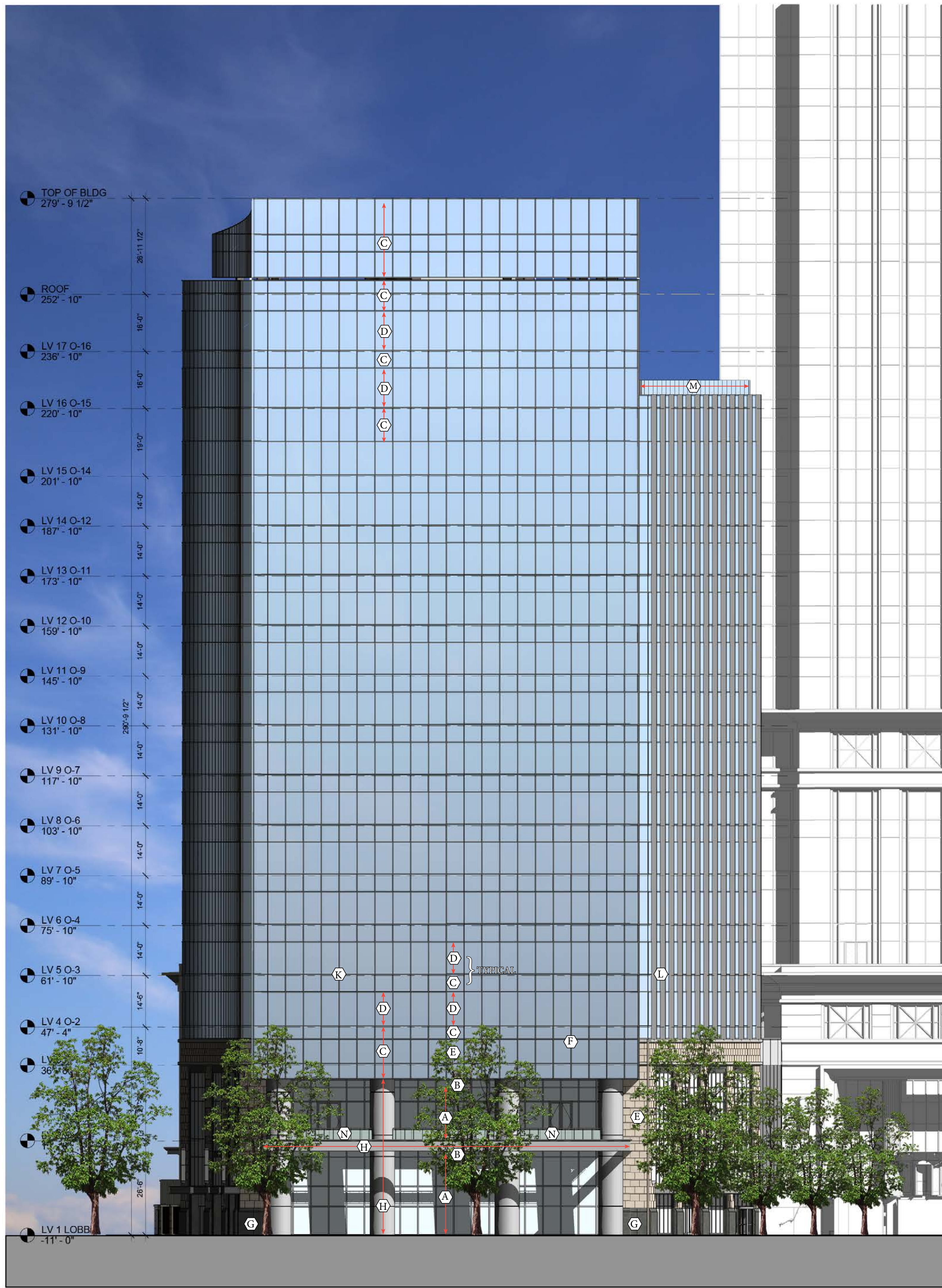
1 RZ EAST ELEVATION
1/16" = 1'-0"

- A. CLEAR VISION GLASS
B. SUBDUDED 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



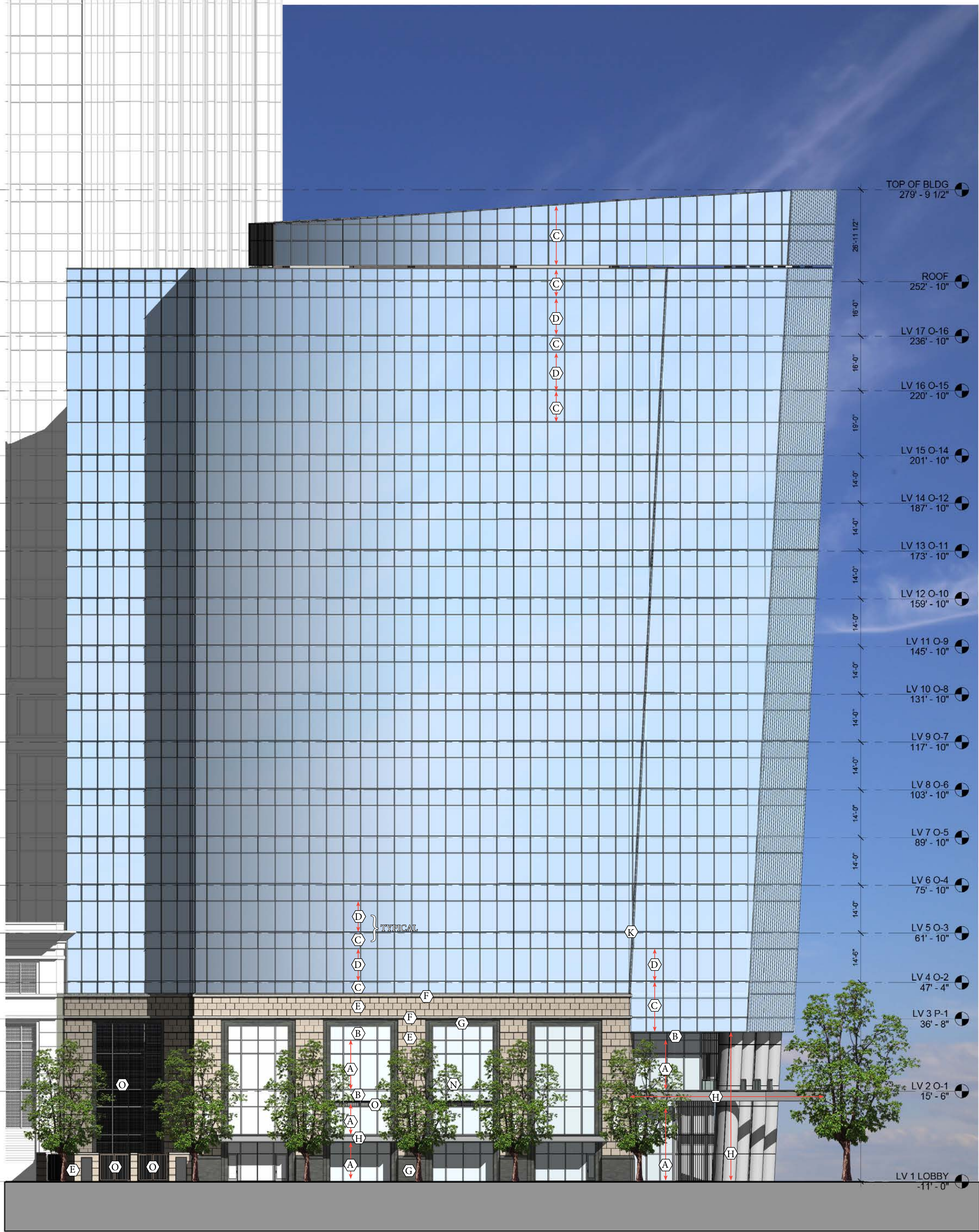
2 RZ NORTH ELEVATION
1/16" = 1'-0"

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018



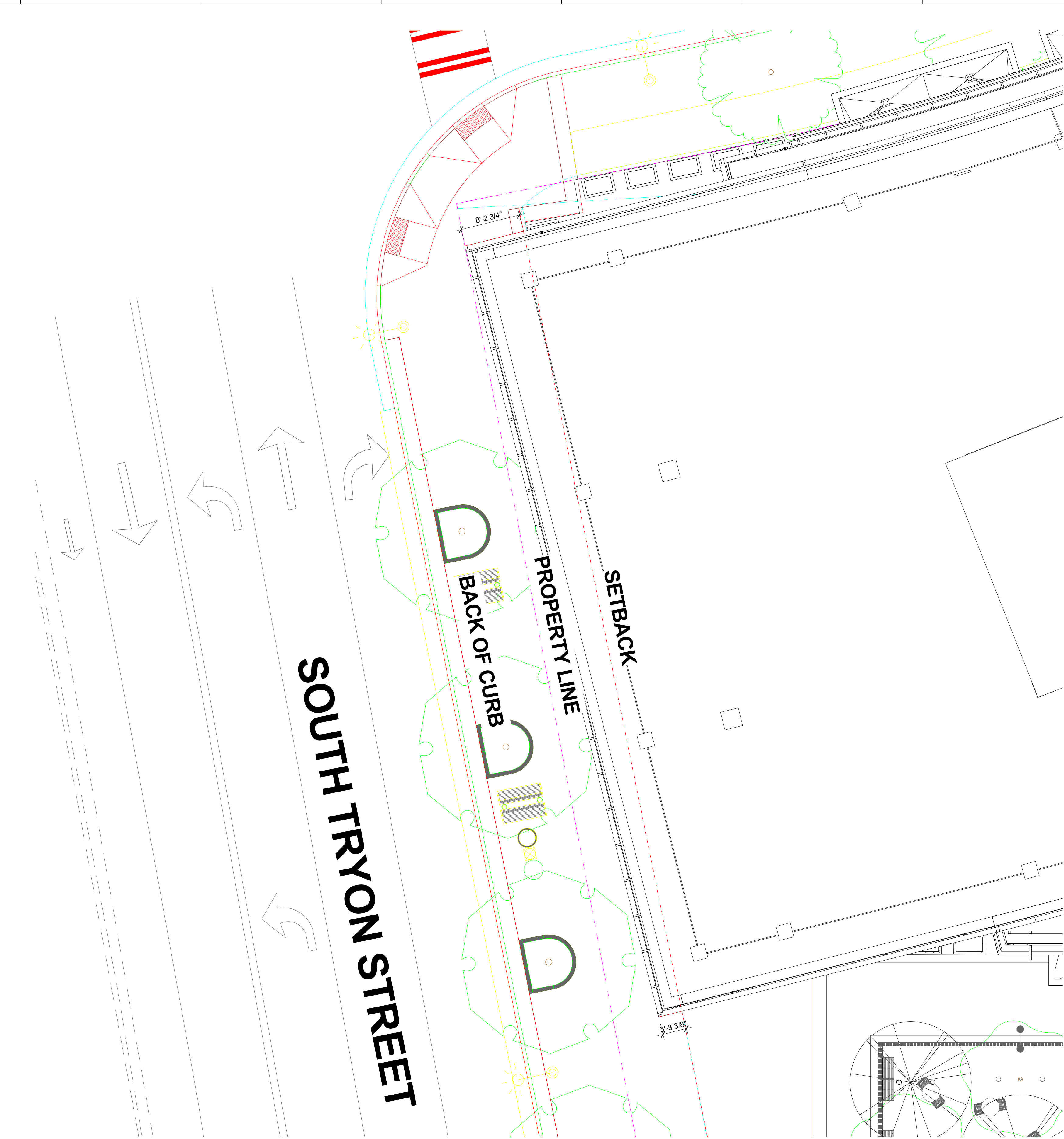
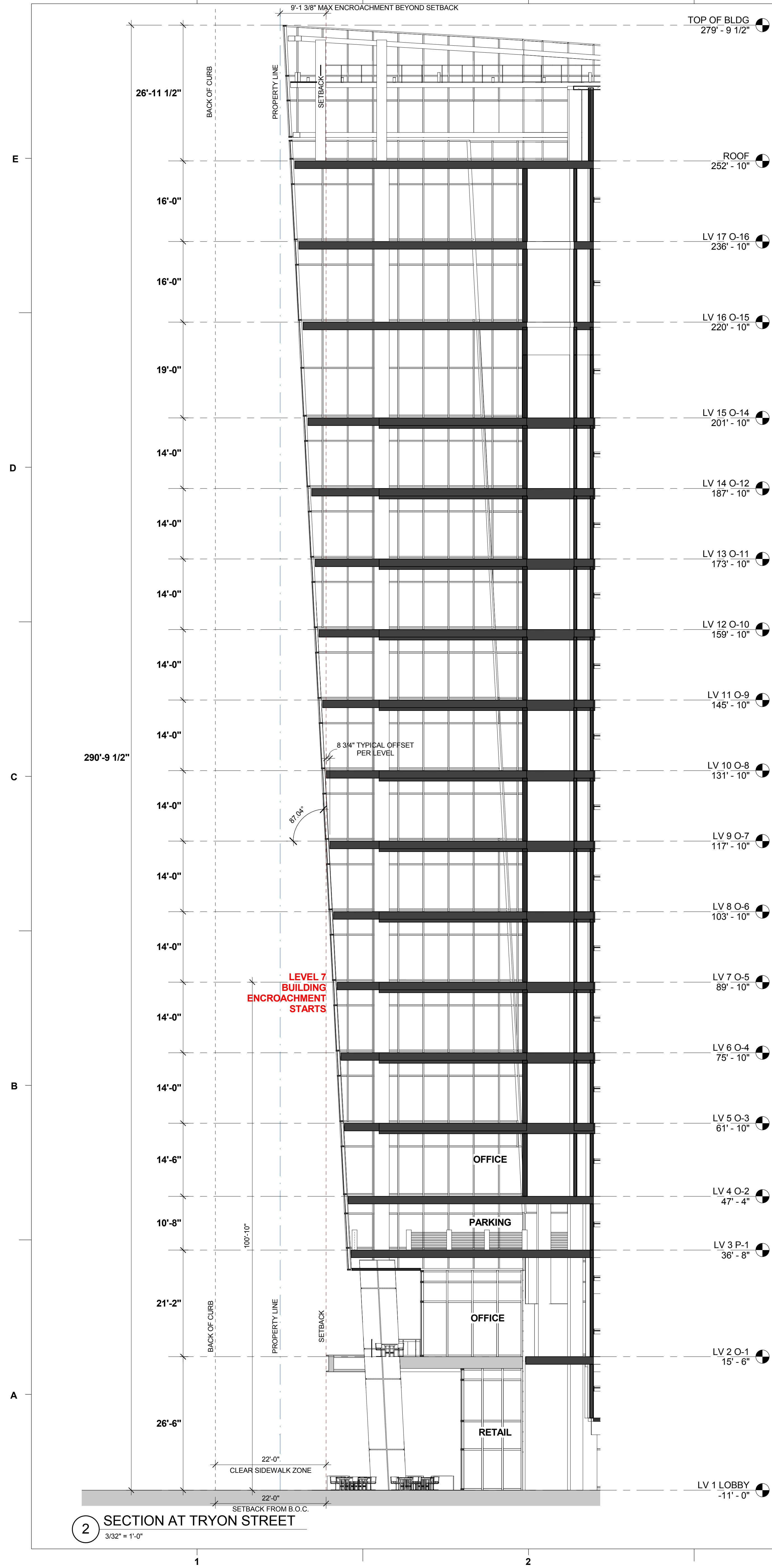
1 RZ SOUTH TRYON ELEVATION
1/16" = 1'-0"

- A. CLEAR VISION GLASS
- B. SUBDUDED 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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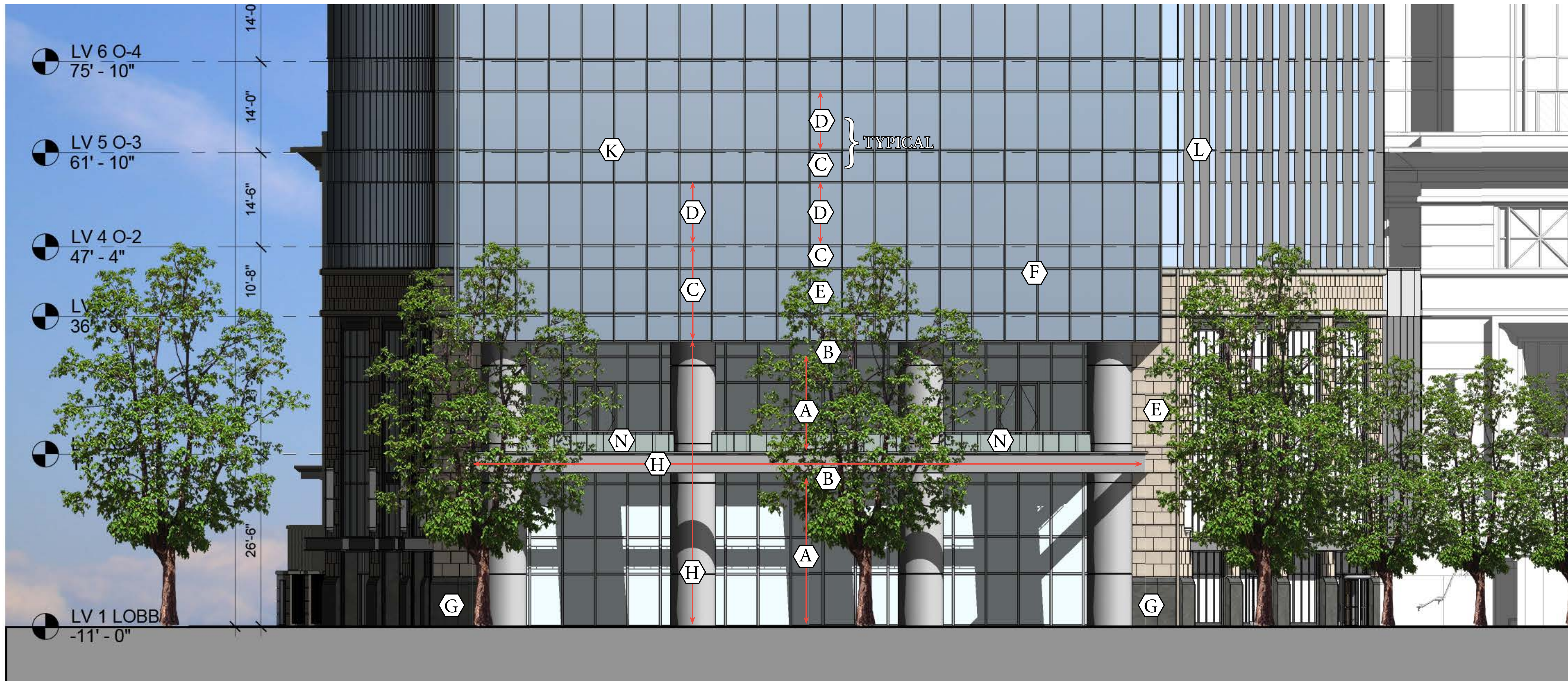
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DATE: 07 SEPTEMBER 2018
DRAWN BY: Author
CHECKED BY: Checker

RZ Section
Diagram

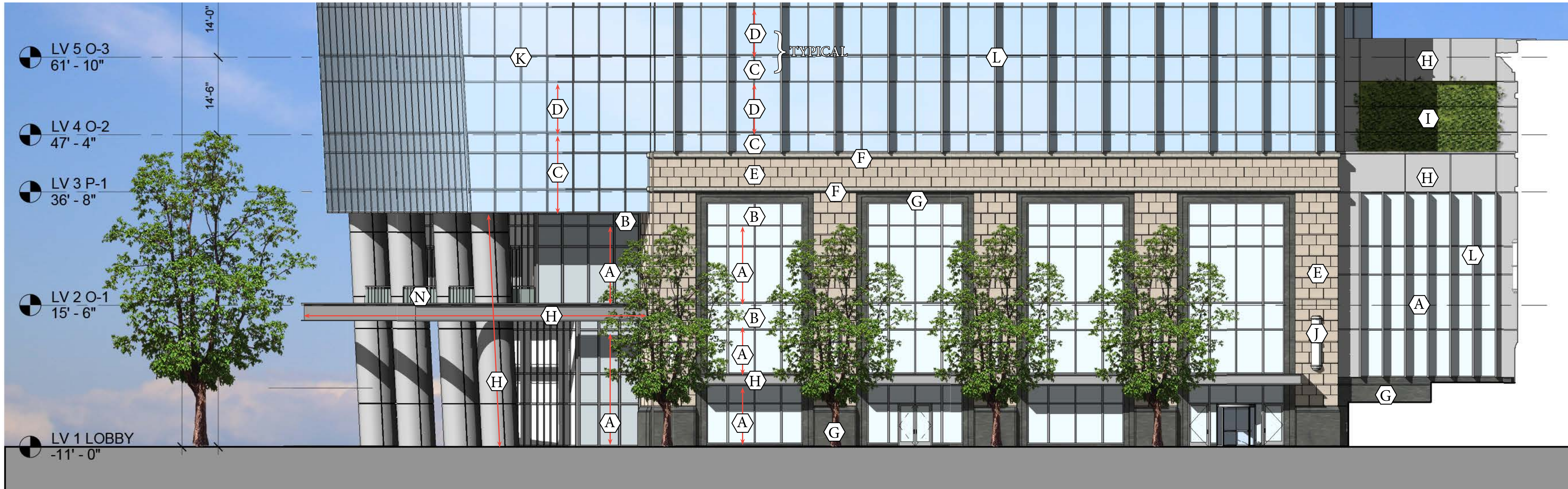
RZ-04

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TRYON STREET ELEVATION



TRYON PLAZA ELEVATION

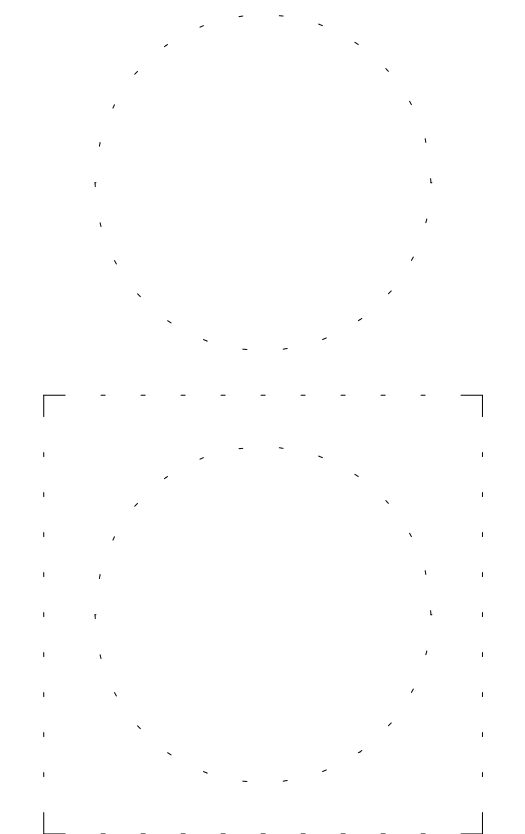
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- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
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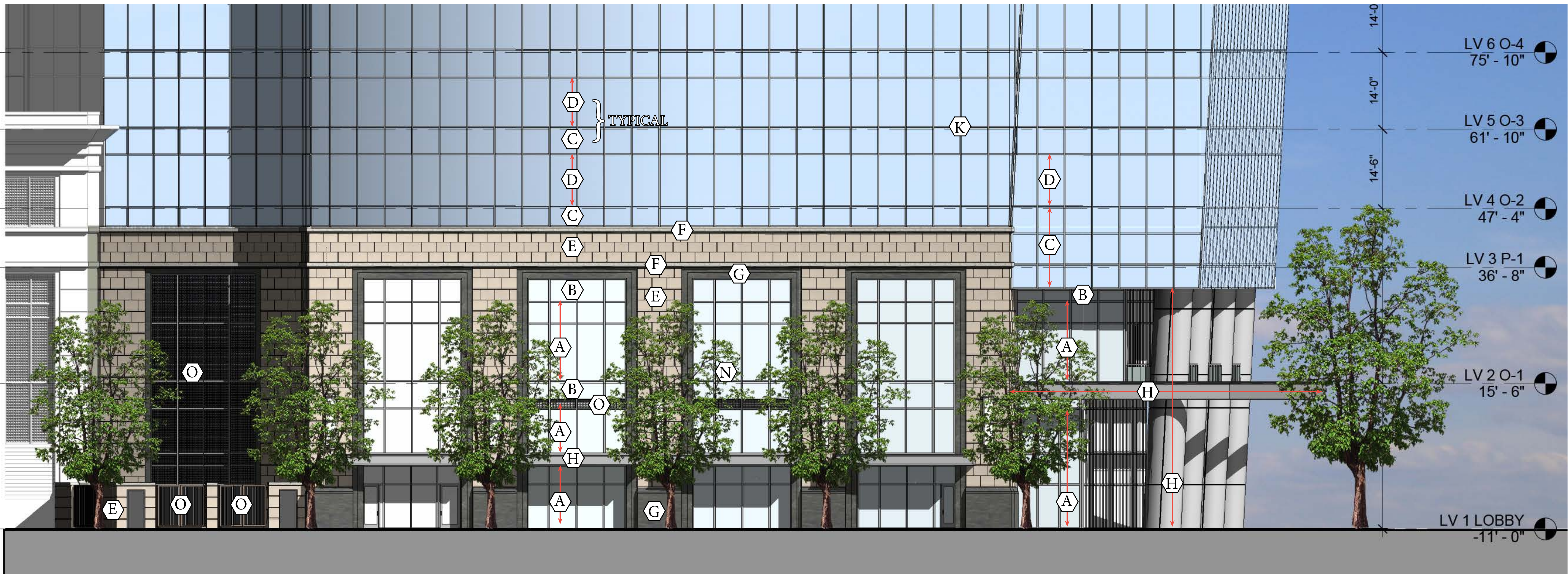
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UMUD
ENLARGED
ELEVATIONS

RZ-05

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C. FORD BLUE SPANDREL GLASS
D. VISION GLASS
E. ACID WASH PRECAST
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HILL STREET ELEVATION