

DEVELOPMENT DATA TABLE

Table with 2 columns: Field Name and Value. Fields include SITE AREA, TAX PARCEL #, EXISTING ZONING, PROPOSED ZONING, MAXIMUM AMOUNT OF DEVELOPMENT, BUILDING HEIGHT, FLOOR AREA RATIO, PARKING STANDARDS, SETBACK, and NEAREST TRANSIT STATION.

I. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIV DEVELOPMENT...
2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN...
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS...
4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE...
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE...

II. OPTIONAL PROVISIONS

- 1. THE PETITIONER REQUESTS THE ABILITY TO CONSTRUCT A MAXIMUM OF SIXTY (60) FEET OF BUILDING HEIGHT FOR THE BUILDING(S) PROPOSED ALONG THE SITE'S FRONTAGE OF NORTH TRYON STREET...
2. THE PETITIONER REQUESTS FLEXIBILITY TO ALLOW PARKING ALONG NEW ROAD A AND B THAT EXCEED 35% OF THE TOTAL LOT WIDTH...

III. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 275 MULTI-FAMILY DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE TOD-M ZONING DISTRICT.

IV. TRANSPORTATION

- 1. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN...
2. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES...
3. THE PETITIONER COMMITS TO CONSTRUCT NEW ROAD A AND NEW ROAD B TO LOCAL RESIDENTIAL WIDE STANDARDS...

- 4. THE PETITIONER COMMITS TO ENTER INTO A SIGNAL AGREEMENT WITH CDOT TO MODIFY THE EXISTING TRAFFIC SIGNAL AT THE NORTH TRYON STREET/ORCHARD TRACE LANE INTERSECTION...
5. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE...
6. PETITIONER SHALL SUBSTANTIALLY COMPLETE ALL TRANSPORTATION IMPROVEMENTS BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

a. SUBSTANTIAL COMPLETION SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH HEREIN PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE...

V. ARCHITECTURAL STANDARDS

- 1. BUILDING HEIGHT SHALL BE LIMITED TO FOUR (4) STORIES FOR ALL BUILDINGS NOT OTHERWISE LABELED WITH "POTENTIAL 4/5 SPLIT"...
2. MULTI-FAMILY BUILDINGS SHALL NOT BE MORE THAN FOUR HUNDRED (400) FEET IN LENGTH ALONG A RIGHT-OF-WAY...
3. FOR MULTI-FAMILY BUILDINGS OF 150 FEET IN LENGTH OR LONGER, FACADES SHALL BE DIVIDED INTO SHORTER SEGMENTS...
4. ALL GROUND FLOOR ENTRANCES SHALL INCLUDE A DIRECT PEDESTRIAN CONNECTION BETWEEN STREET FACING DOORS TO ADJACENT SIDEWALKS...
5. VINYL SHALL BE A PROHIBITED BUILDING MATERIAL...
6. BAND OR STRIP-WINDOW FENESTRATION DESIGN SHALL BE PROHIBITED...
7. MULTI-FAMILY BUILDINGS SHALL CONTAIN A MINIMUM TRANSPARENCY OF 25% FOR ALL UPPER FLOORS...
8. SURFACE PARKING SHALL BE LOCATED TO THE SIDE OR REAR OF BUILDINGS...
9. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED), AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS...
10. DUMPSTERS SHALL BE SCREENED FROM VIEW FROM ALL NETWORK REQUIRED STREETS.

VI. STREETSCAPE AND LANDSCAPING

- 1. THE EXISTING EIGHT (8) FOOT WIDE PLANTING STRIP SHALL REMAIN ALONG THE SITE'S FRONTAGE OF NORTH TRYON STREET. THE PETITIONER COMMITS TO CONSTRUCT A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK ALONG ALL PROPOSED INTERNAL STREETS ADJACENT TO MULTI-FAMILY BUILDINGS.

- BUILDINGS - THE PETITIONER COMMITS TO CONSTRUCT AN EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF NORTH TRYON STREET...
2. THE PETITIONER SHALL PROVIDE AN OPAQUE FENCE OR WALL ALONG THE SITE'S EASTERN PROPERTY BOUNDARY ADJACENT TO EXISTING SINGLE FAMILY HOMES...
3. THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE SITE WITH NO SIDE OR REAR YARDS AS PART OF A UNIFIED DEVELOPMENT PLAN...
4. PETITIONER SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST SIXTEEN (16) FEET FROM THE EXISTING BACK OF CURB ON NORTH TRYON STREET...

VII. ENVIRONMENTAL FEATURES

- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE...
2. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.

VIII. OPEN SPACE

- 1. THE PETITIONER SHALL COMPLY WITH TREE SAVE REQUIREMENTS...
2. THE PETITIONER SHALL PROVIDE A MINIMUM OF 3,000 SQUARE FEET OF COMMON OPEN SPACE AREAS WITHIN THE SITE...

IX. LIGHTING

- 1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED...
2. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED TWENTY-ONE (21) FEET.

X. AMENDMENTS TO REZONING PLAN

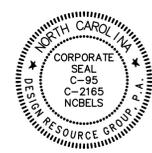
FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF A PARTICULAR TRACT WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

XI. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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REZONING PETITION FOR PUBLIC HEARING 2018-143

REZONING PLANS

NORTH TRYON STATION
CHARLOTTE, NORTH CAROLINA
LIV DEVELOPMENT
2204 LAKESHORE DRIVE, SUITE 450
BIRMINGHAM, AL 35209
205-484-2840

DEVELOPMENT STANDARDS

SCALE: NTS
PROJECT #:
DRAWN BY: SK
CHECKED BY: TH

FEBRUARY 20, 2019

REVISIONS:
1. 03.07.19 - PER REZONING COMMENTS
2. 03.25.19 - PER REZONING COMMENTS

RZ1.00

