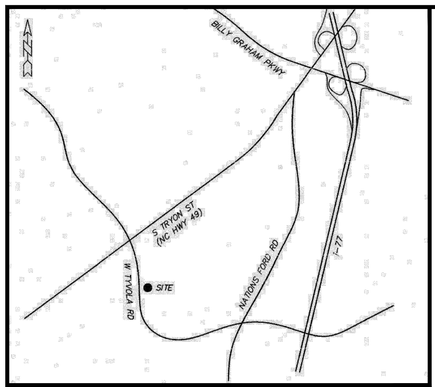


VICINITY MAP
NOT TO SCALE

PLAN SUBMITTAL DATE: 12/15/2025	DEVELOPMENT AREA
CURRENT ZONING:	R-17 MF (CD)
PROPOSED ZONING AND ADDITIONAL VESTED RIGHTS IF APPLICABLE:	R-17 MF (CD) SPA
ACREAGE:	8.62
PARCELS:	16704247 & 16705131
MAXIMUM HEIGHT:	65' WHEN IN COMPLIANCE WITH 9.305(1)(j)(C)
EXISTING APPROVED BASELINE MAXIMUM ENTITLEMENT:	129 MULTI-FAMILY STACKED
EXISTING APPROVED TRANSFER RIGHTS:	NONE
EXISTING APPROVED CONVERSION RIGHTS:	NONE
EXISTING APPROVED MAXIMUM ENTITLEMENT WITH CONVERSIONS AND/OR TRANSFERS	NONE
SPA PROPOSED BASELINE MAXIMUM ENTITLEMENT:	134 MULTI-FAMILY STACKED
SPA PROPOSED TRANSFER RIGHTS:	NONE
SPA PROPOSED CONVERSION RIGHTS:	NONE
SPA PROPOSED MAXIMUM ENTITLEMENT WITH CONVERSION AND/OR TRANSFERS:	134 MULTI-FAMILY STACKED

500 WEST TYVOLA MULTI-FAMILY DEVELOPMENT STANDARDS

February 9, 2026

CORAL REEF INVESTMENT PROPERTIES, LLC

PETITION #2025-138

SITE DEVELOPMENT DATA:

Rezoning Site Area:	±8.62 acres
Tax Parcel #s:	16704247 & 16705131
Existing Zoning:	R-17MF(CD)(Petition 2021-235)
Proposed Zoning:	*R-17MF(CD) SPA*
Existing Uses:	Vacant Parcels
Proposed Uses:	Multi-Family Residential
Max. No. of Res. Units:	*134* units
No. of Workforce Units:	7 units (80-90% AMI Max; No Term Duration)
Max. Building Height:	65*
	*When in compliance with 9.305(1)(j)(C)
Tree Save:	Minimum 15% (Per Ordinance)

Summary of Site Plan Amendment:

The purpose of this site plan amendment to the previous Coral Reef Investment Properties, LLC Rezoning Petition #2021-235 is to:

- *Reduce the number of multi-family stacked buildings from 3 to 2;*
- *Increase the maximum number of units from 129 to 134;*
- *Increase the number of work-force housing units from 6 to 7;*
- *Eliminate pedestrian connection due to site grade conditions;*
- *Modify site access.*

Changes to the development standards as part of this rezoning are limited to the ***italicized, bubbled text*** *on the site plan.*

Please note: The Unified Development Ordinance adopted in 2023 does ***not*** *apply to this amendment.*

1. **GENERAL PROVISIONS:**

a. Unless more stringent standards are established by the rezoning plan or these development standards, all development standards established under the City of Charlotte Zoning Ordinance (The "Ordinance") for the R-17MF Zoning District Classification shall be followed in connection with development taking place on the Site. The rezoning plan is subject to modifications during the design development stages as provided below.

b. The development standards form a part of the rezoning plan associated with the rezoning petition filed by Coral Reef Investment Properties, LLC ("The Petitioner") to accommodate the development of an approximately 8.62-acre site located approximately at 500 West Tyvola Road ("The Site") with a multi-family residential community that could contain up to *134* multi-family residential dwelling units with 7 workforce housing units (80-90% AMI max; No term duration).

c. Development of this Site will be governed by the attached rezoning plan and these development standards (Collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance ("The Ordinance"). The regulations established under the Ordinance for the R-17MF zoning district classification shall govern development taking place on the Site.

d. The rezoning plan depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth of the rezoning plan should be reviewed in conjunctions with the provisions of these development standards. The ultimate layout, locations and sizes of the development and site elements depicted on the rezoning plan are graphic representations of the development and site setback, yard and buffer requirement set forth on this rezoning plan and the development standards, provided, however, any such alteration and modifications shall not materially change the overall design intent depicted on the rezoning plan or be inconsistent with the spirit and purpose of the development standards and construction phases, it is intended that this rezoning plan provide for flexibility in allowing some alterations 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:

i. Expressly permitted by the rezoning plan (It is understood that if a modification is expressly permitted by the rezoning plan it is deemed a minor modifications for the purposes of these development standards); or,

ii. Minor and don't materially change the overall design intent depicted on the rezoning plan; or

iii. Modifications to move structures graphically depicted on the rezoning plan closer to adjacent properties but no closer than the "External Building Line" (In this case the external setbacks, side or rear yards) indicated on Sheet RZ-1.

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.

2. **Permitted Uses, Development Area Limitations:**

a. The Site may be developed with up to *134* multi-family dwelling units with 7 workforce housing units (80-90% AMI Max; No term duration) across several buildings, with accessory uses allowed in the R-17MF zoning district.

3. **Setbacks, Side Yards and Rear Yards:**

a. Building setbacks and yards will be established in the manner depicted on the rezoning plan.

- Along West Tyvola Road, a 30 foot setback from the future right-of-way will be provided.
- Side and rear yard determinations will be based on the orientation of each proposed building to the adjoining project property line, and adjacent zoning.

4. **Screening:**

a. Mechanical equipment or other utility hardware installed at ground level and on the roofs of buildings constructed on the Site will be screened from public view at grade from a public street.

5. **Transportation Improvements and Access:**

Proposed Improvements

a. Access to the site will be from West Tyvola Road, as generally depicted on the rezoning plan on Sheet RZ-1.

b. Subject to the provisions and design described in the section above, the placements and configurations of vehicular access points are subject to any minor modifications, as approved by CDOT, required to accommodate the final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with published standards.

c. The alignment of the internal vehicular circulation and driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with published standards.

d. The proposed vehicular access points must meet the sight distance requirements outlined in CDOT's sight distance policy. If it is determined during permitting that the vehicular access points do not meet the necessary sight distance and sight obstruction requirements, then CDOT may require the access points and proposed transportation improvements be modified.

e. 66'of right-of-way as measured from the existing West Tyvola Road centerline to be dedicated to the city.

f. Dedication and fee of simple conveyance of all rights-of-way to the city before the Site's first building certificate of occupancy is issued shall be provided. An additional 2.00' *sidewalk easement* behind the back of sidewalk shall be provided.

g. Construct an 8' planting strip and 12' shared-use path along the Site's frontage of West Tyvola Road. The planting strip and shared-use path to be placed *generally as depicted on the Rezoning Plan and may be adjusted as necessary to address topography, tree preservation, culverts, utilities or other constraints. Final placement shall be subject to review and approval by CDOT and other disciplines during the land development permitting process.*

h. Re-stripe median to provide two eastbound left-turn lanes with 100' storage at each proposed vehicular access point; turn lanes subject to CDOT approval.

i. Existing bus stop at the Site's frontage on West Tyvola Road to be improved. Improvements to be coordinated with CATS during Site permitting.

j. Existing pedestrian crossing at the Site's frontage on West Tyvola Road to be removed and *replaced with a crosswalk as depicted on the Rezoning Plan. The new pedestrian crossing will include a pedestrian refuge. The design and location of the new pedestrian crossing will be coordinated with CDOT and CATS during the land development permitting process.*

k. All transportation improvements will be approved and constructed before the Site's first building occupancy is issued.

l. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the petitioner on its own or in conjunction with other development or roadway projects taking place within the Broad South Western Mecklenburg Area, by way of a private/public partnership effort or other public sector project support.

6. **Architectural and Site Design Standards:**

1. Preferred exterior building materials: All principal and accessory buildings abutting West Tyvola Road shall comprise a minimum of 30% of that building's entire façade facing West Tyvola Road using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.

2. Prohibited exterior building materials:

a. Vinyl siding (but not vinyl hand rails, windows or door trim)

b. Concrete masonry units not architecturally finished.

3. Building placement and site design shall focus on and enhance the pedestrian environment through the following:

a. Buildings shall be placed so as to present a front or side façade to West Tyvola Road.

b. Parking lots shall not be located between any building and West Tyvolva Road.

4. Building massing and height shall be designed to break up long monolithic building forms as follows:

a. Buildings exceeding 120 feet in length shall include modulations of the building massing/façade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building.

5. Architectural elevation design: Elevations shall be designed to create visual interest as follows:

a. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

b. Buildings shall be designed with a recognizable architectural base on all facades facing West Tyvola Road, such base may be executed through use of preferred exterior building materials or articulated architectural façade features or color changes.

c. Building elevations facing West Tyvola Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design.

Features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

6. Roof form and articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

a. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips dormers or parapets.

b. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.

c. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

7. Service Area Screening: Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and esign to be compatible with principal structures. Such design shall include a minimum 20 percent preferred exterior building materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

7. **Environmental Features:**

a. The Site shall comply with the Charlotte City Council approved and adopted post construction *stormwater* Ordinance.

b. The Site shall comply with the City of Charlotte tree ordinance, Chapter 21 of the city code.

c. The location, size and type of storm water management systems depicted on the rezoning plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural Site discharge points.

d. Development within any SWIM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by city Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

8. **Open Space/Tree Save Areas:**

a. Open space will be provided to meet Ordinance requirements.

b. Tree save will be provided to meet Ordinance requirements.

9. **Signage:**

Signage allowed by the Ordinance *may* be provided.

10. **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.

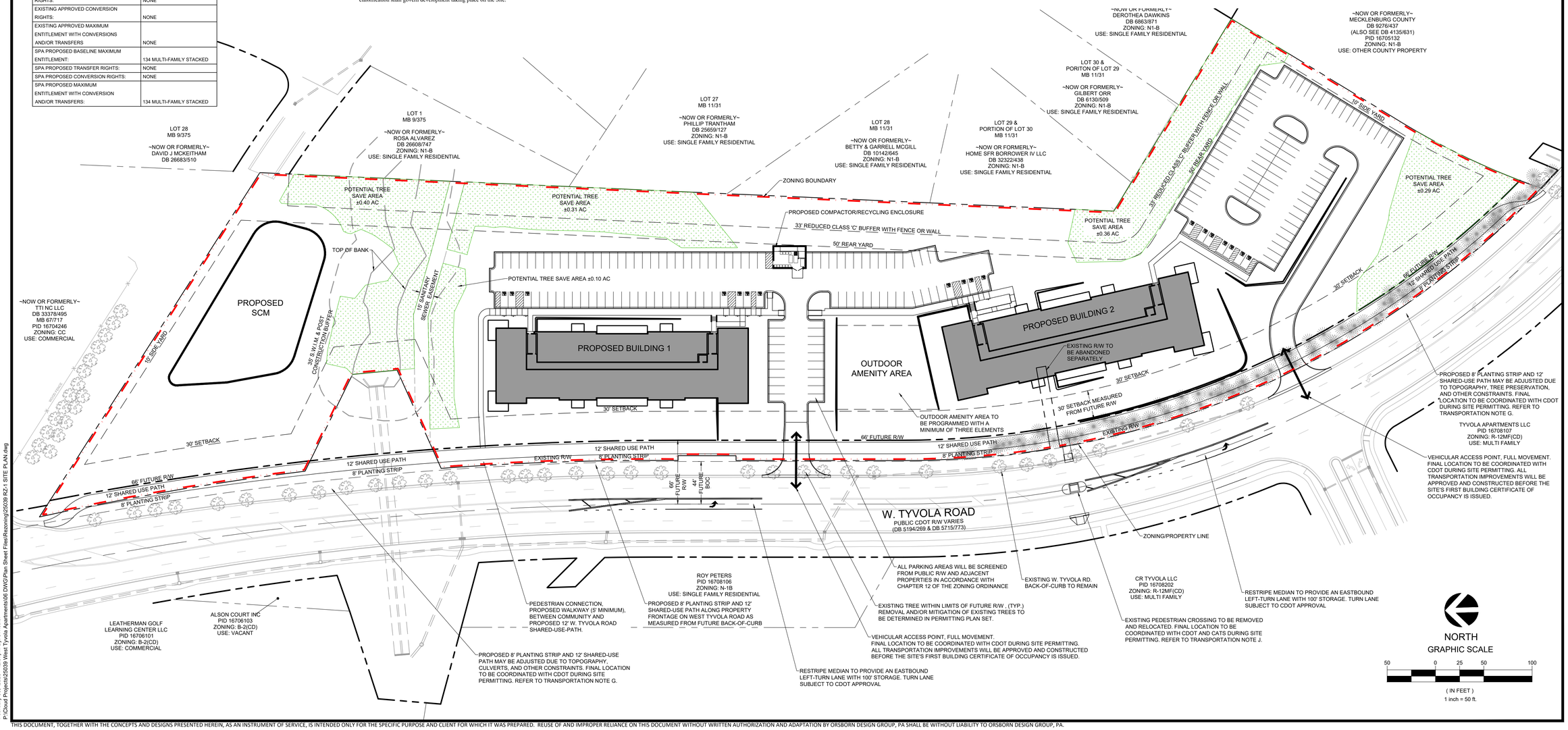
b. Detached lighting on the Site, except street lights located along public streets, will be limited to 21 feet in height.

11. **Amendments to the Rezoning Plan:**

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 portion of the site affected by such amendment in accordance with the provisions herein and of chapter 6 of the Ordinance.

12. **Binding Effect of the Rezoning Application:**

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.



ORSBORN DESIGN GROUP
605 LEXINGTON AVENUE, SUITE 301
CHARLOTTE, NC 28203
704-749-1432
NCBELS C-3139 NCBLA AUTHORIZED
www.orsborndesign.com

CLIENT INFORMATION:
TYVOLA RESIDENTIAL, LLC.
2875 NE 191st ST. STE 801
AVENTURA, FL 33180

PROJECT INFORMATION:
REZONING PLAN PETITION #2025-138
FOR
WEST TYVOLA APARTMENTS
CHARLOTTE, NORTH CAROLINA

DATE	REVISIONS

JOB #	25039
DATE:	02/09/26
SCALE:	1" = 50'
DRAWN BY:	JAW
APPROVED BY:	DLS

RZ-1

February 09, 2026 - 12:37pm By: JWheeler
P:\Cloud Projects\25039 West Tyvola Apartments\06 DWG\Plan Sheet Files\Rezoning\25039 RZ-1 SITE PLAN.dwg

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY ORSBORN DESIGN GROUP, PA SHALL BE WITHOUT LIABILITY TO ORSBORN DESIGN GROUP, PA.