

1. General Provisions

The purpose of this Rezoning Petition is to obtain approval of “Optional” provisions allowing deviations from certain provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”) as allowed by section 9.908 of the Ordinance to provide additional development flexibility which will facilitate the development of a 3 +/- acre property bounded by Tryon Street, Stonewall Street, College Street and Hill Street in the City of Charlotte comprised of Mecklenburg County Tax Parcel numbers 125-121-02, 125-121-03 and 125-121-05 (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.

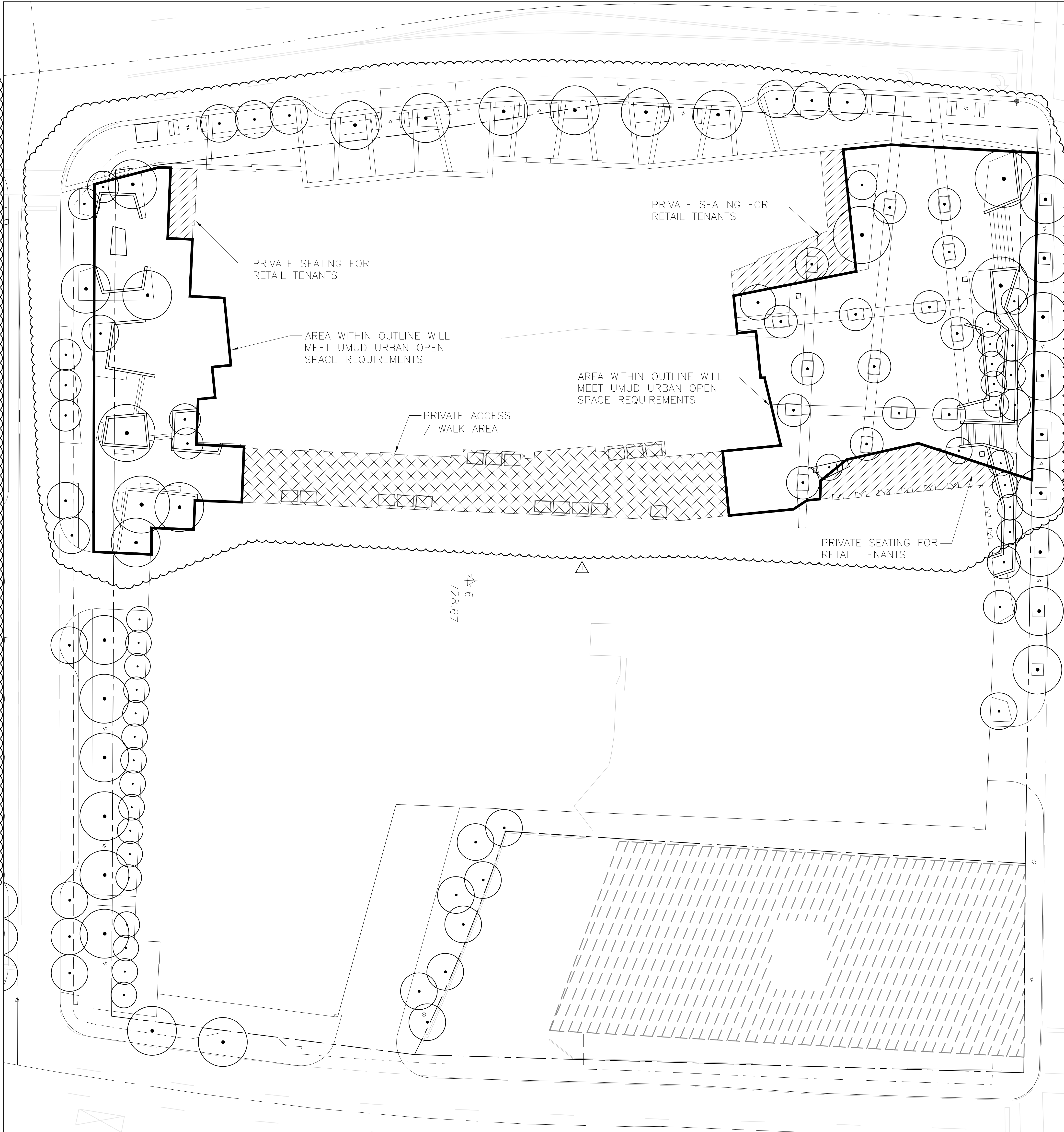
Except as otherwise provided under the UMUD-Optional provisions set forth under Paragraph 2 of these Development Standards and unless the accompanying Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UMUD Zoning 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) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to two attached electronic signs (video or LED screen) with a maximum size of 300 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permits.
- (b) Deviations from the signage standards established under Section 9.906(e) of the Ordinance to allow up to 3,000 square feet of wall signage per street frontage (in addition to any approved electronic signs (video or LED)). Signage shall be located with the sign zones shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits.
- (c) Deviations from the paving system requirements established under Section 9.906(2)(a) of the Ordinance to allow the use of pavers and/or other materials within the right-of-way in order to highlight the entrance to the proposed building's main entrance on Tryon Street, subject to the approval of a related Encroachment Agreement. Alternate pavers within the right-of-way shall be allowed only in the area identified on the Technical Data Sheet.
- (d) Deviations from the street tree standards established under Section 9.906(2)(g) of the Ordinance to accommodate alternate tree location and spacing along Hill Street and within the areas along Tryon Street that are specifically identified on the Technical Data Sheet.
- (e) Deviations from the street right-of-way and streetscape requirements established under Section 9.906(i2)(f) of the Ordinance in order to accommodate temporary retail vendor zones, within the right-of-way or setback, subject to the approval of any necessary Encroachment Agreements. Unless otherwise approved by the Planning Director, the temporary retail vendor zones may accommodate, but shall not be limited to, push-carts, tents, stands, tables, wagons, and trailers. The temporary retail vendor zones shall be allowed only in the locations specified on the Technical Data Sheet.
- (f) Deviations from the setback requirements established under Section 9.905(2) of the Ordinance, and any applicable streetscape plans, in order to allow a reduced setback of fourteen (14) feet measured from the back of curb along the Site's Stonewall Street frontage. Structures with the reduced setback area shall be limited to retaining walls and other features necessary to accommodate a publicly accessible plaza on-grade with Tryon Street, no buildings shall be permitted in the reduced setback area, and any walls within the reduced setback area shall incorporate plantings, artistic designs, or other features to stimulate pedestrian interest; all as generally depicted on RZ-03, RZ-04, RZ-05 and RZ-09.
- (g) Deviations from the urban open space seating and tree requirements established under Sections 9.906(4)(d) and (e) of the Ordinance to remove prescribed seating and tree requirements within any non-required, non-public open spaces areas. Standard seating and tree requirements shall be met within portions of the urban open space areas required to meet the minimum UMUD urban open space requirement. Areas not subject to seating and tree requirements are generally identified on RZ-02.
- (h) Deviations from the loading standards established under Section 9.907(2)(c) of the Ordinance to allow a 50% reduction in the number required of loading spaces.



DEVELOPMENT DATA TABLE

Site Area:	3 acres +/-
Tax Parcels:	125-121-02, 125-121-03, 125-121-05
Existing Zoning:	UMUD
Proposed Zoning:	UMUD-O
Existing Uses:	Vacant Buildings and Surface Parking Lots
Proposed Use:	All Uses Permitted in UMUD District
Maximum Development:	N/A
Maximum Square Footage:	N/A
Maximum FAR:	N/A
Maximum Building Height:	N/A
Parking:	Must satisfy or exceed UMUD minimum requirements

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DIVERSIFIED ARCHITECTURAL CONSULTING

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TRYON PLACE

PROJECT TEAM

PRINCIPAL IN CHARGE

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PROJECT MANAGER

FRANK DEBOLT, AIA, LEED® AP BD+C

PROJECT ARCHITECT

CHRISTOPHER HOYT, AIA

PROJECT NAME

TRYON PLACE OFFICE

601 SOUTH TRYON CHARLOTTE, NC

PROJECT NO.

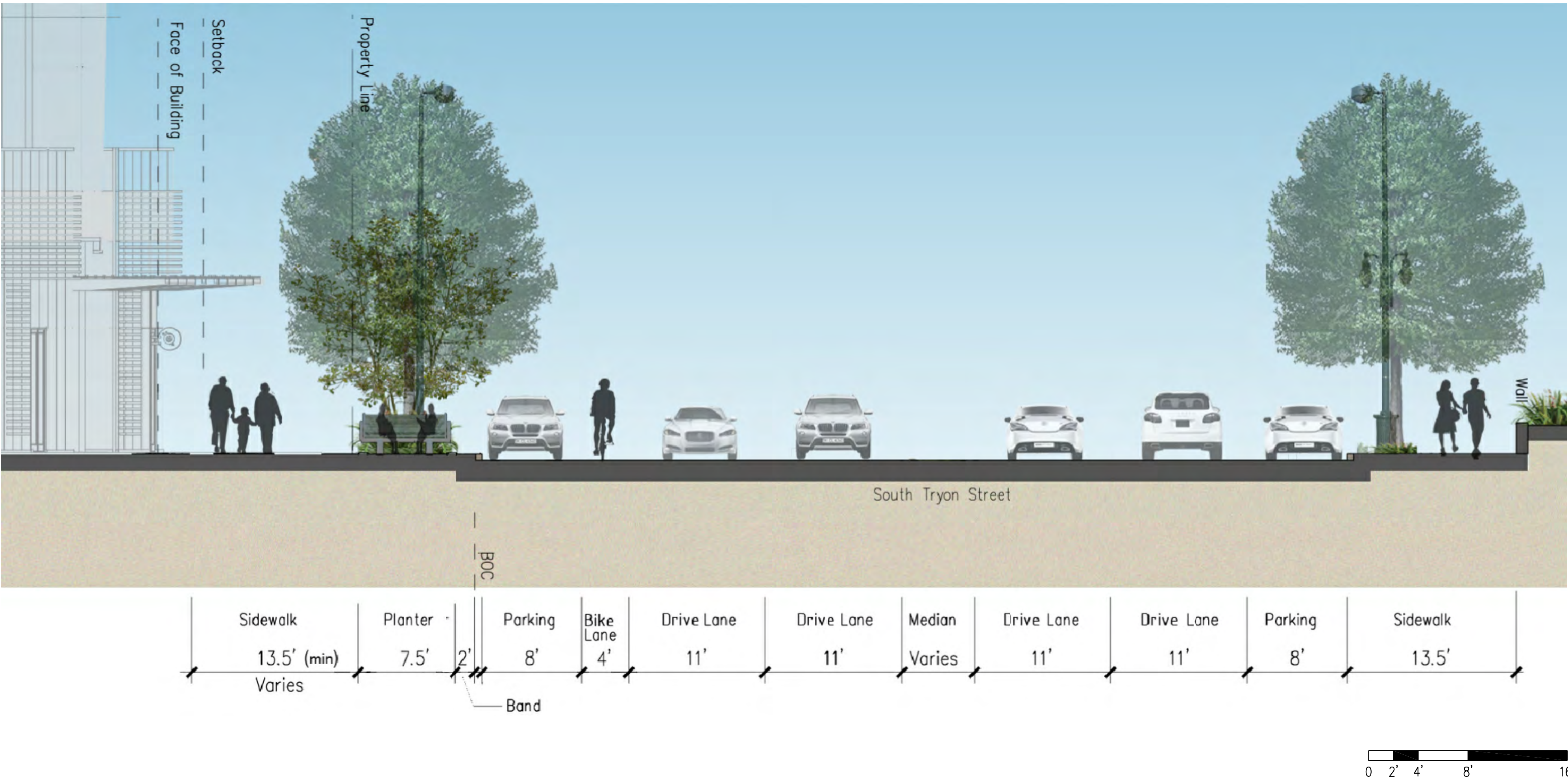
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DEVELOPMENT STANDARDS AND REQUIRED UMUD URBAN OPEN SPACE CALCULATIONS

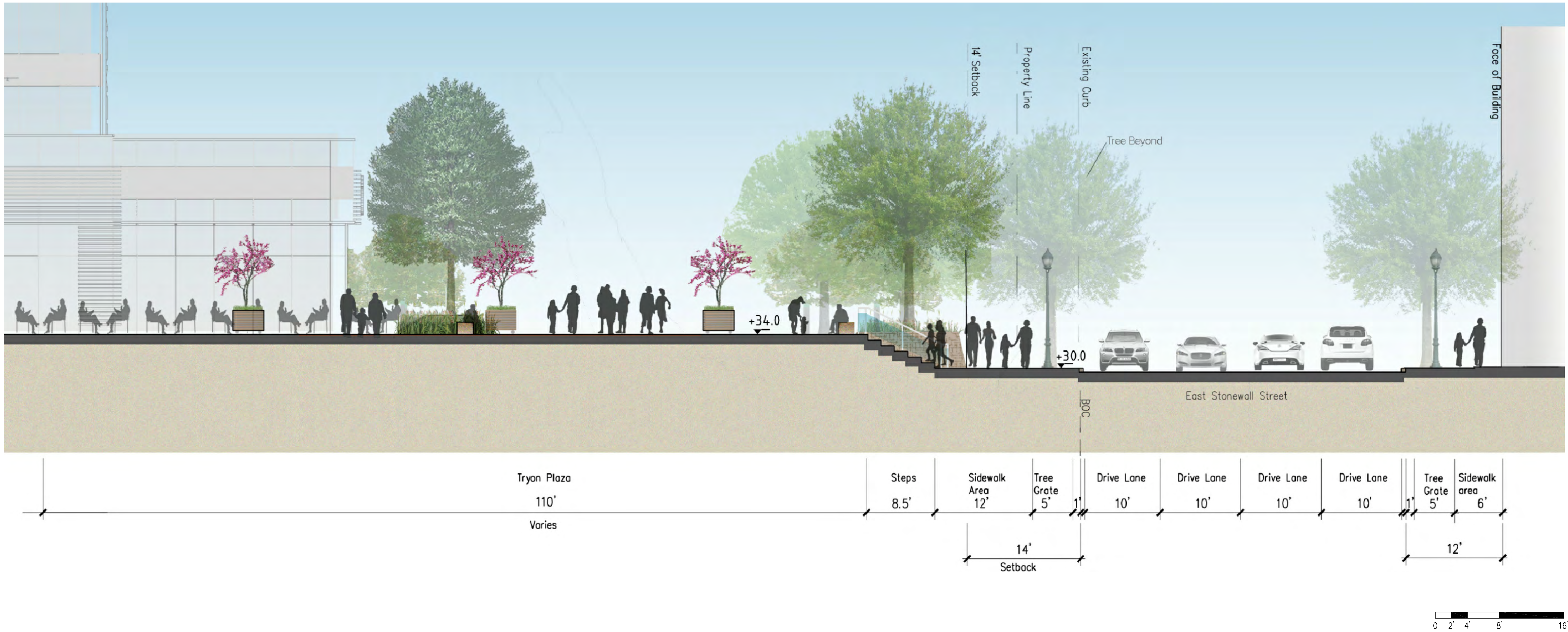
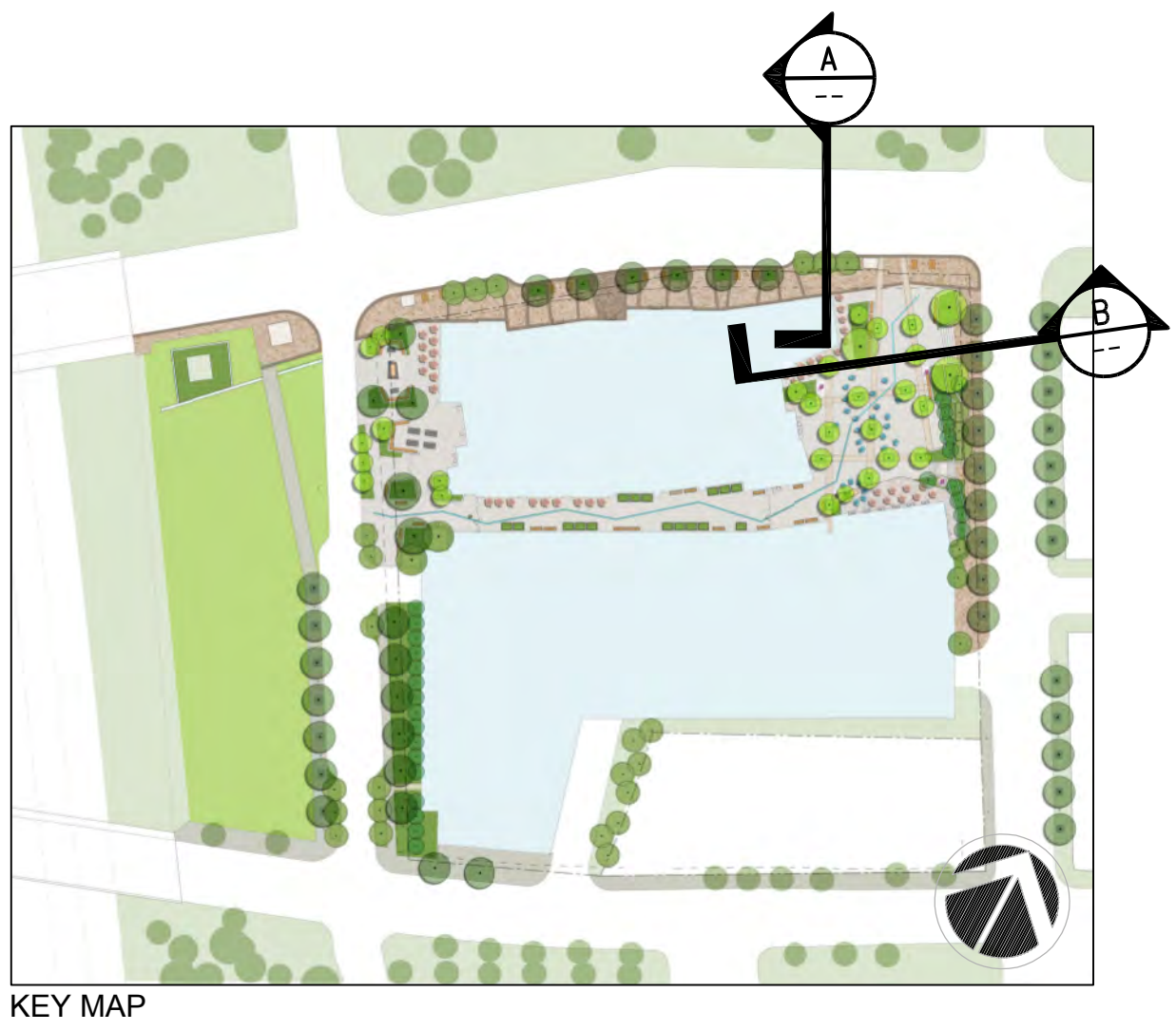
SHEET NUMBER

RZ-02

STREET CROSS SECTIONS



A TRYON STREET



B STONEWALL @ TRYON PLAZA

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WATG

ISSUE FOR:
Rezoning Petition 2014-079

ISSUE DATE:
08/19/14

NO.	REASON	DATE
1	PER REVIEW COMMENTS	10.17.14

PROJECT TEAM

PRINCIPAL IN CHARGE:
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PROJECT MANAGER:
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PROJECT ARCHITECT:
CHRISTOPHER HOYT, AIA

PROJECT NAME:
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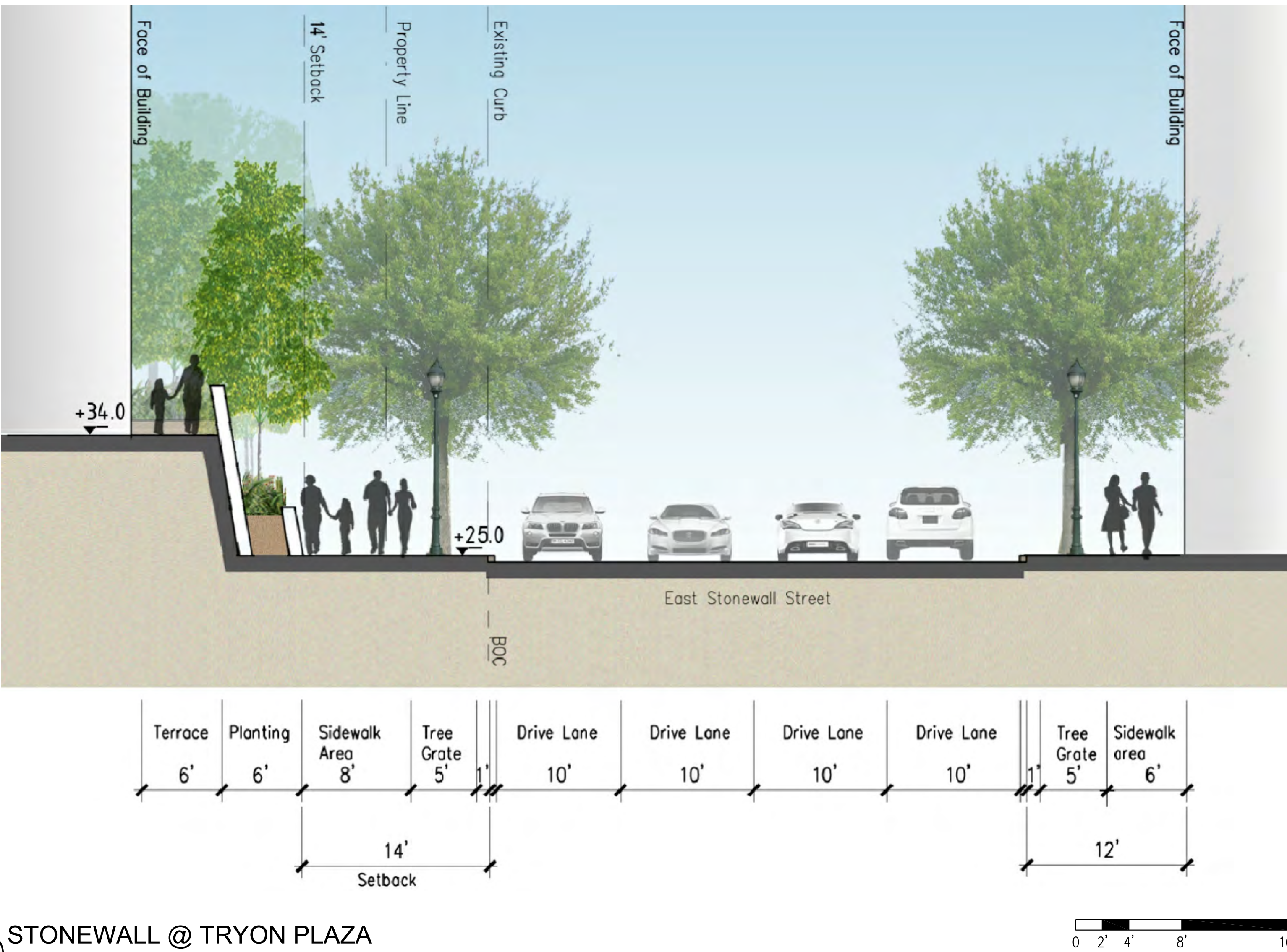
601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO:
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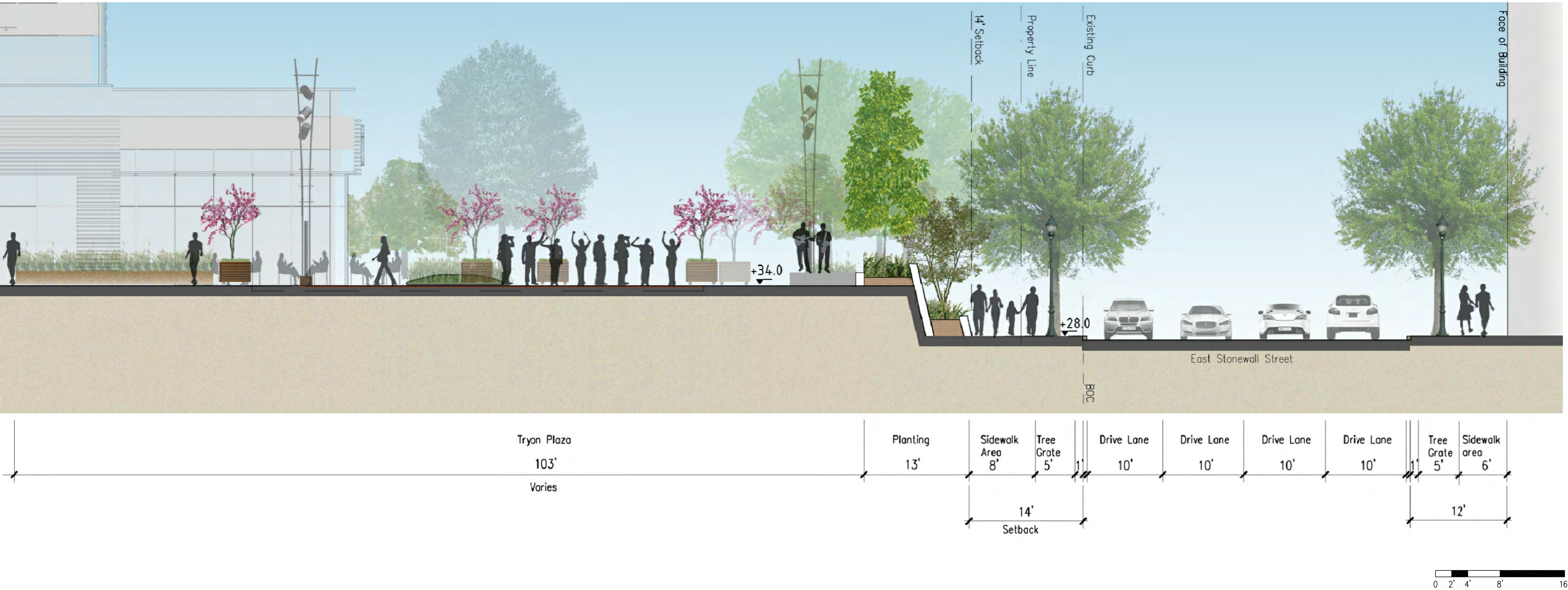
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STREET CROSS SECTION

SHEET NUMBER:
RZ-03

STREET CROSS SECTIONS



D STONEWALL @ TRYON PLAZA



C STONEWALL @ TRYON PLAZA



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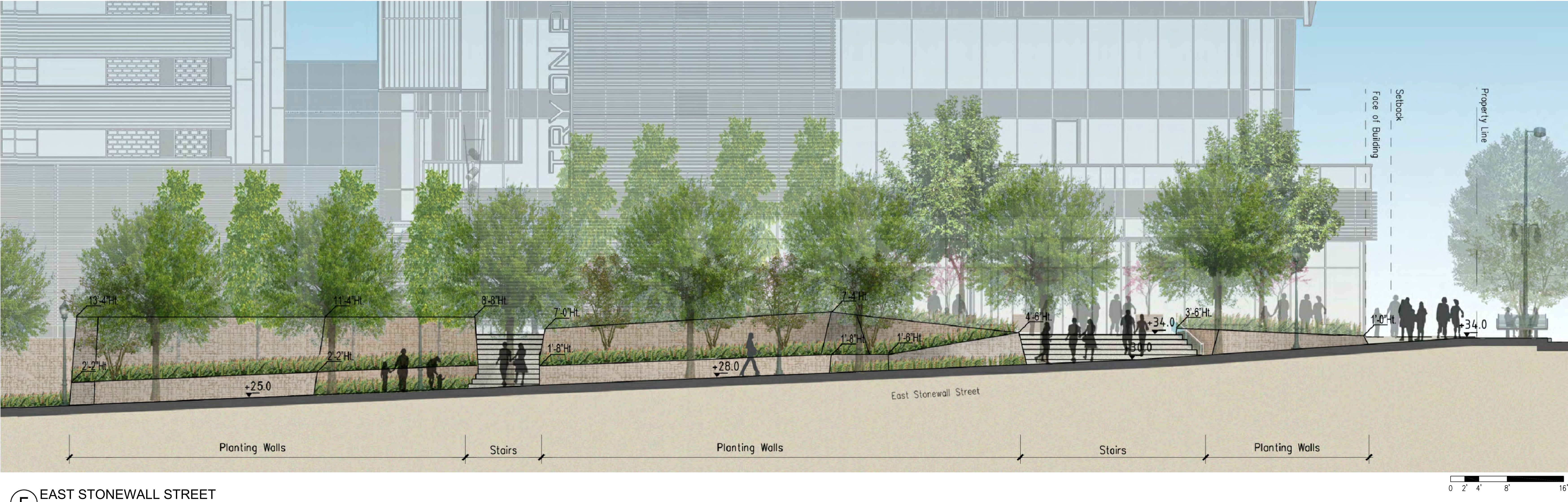
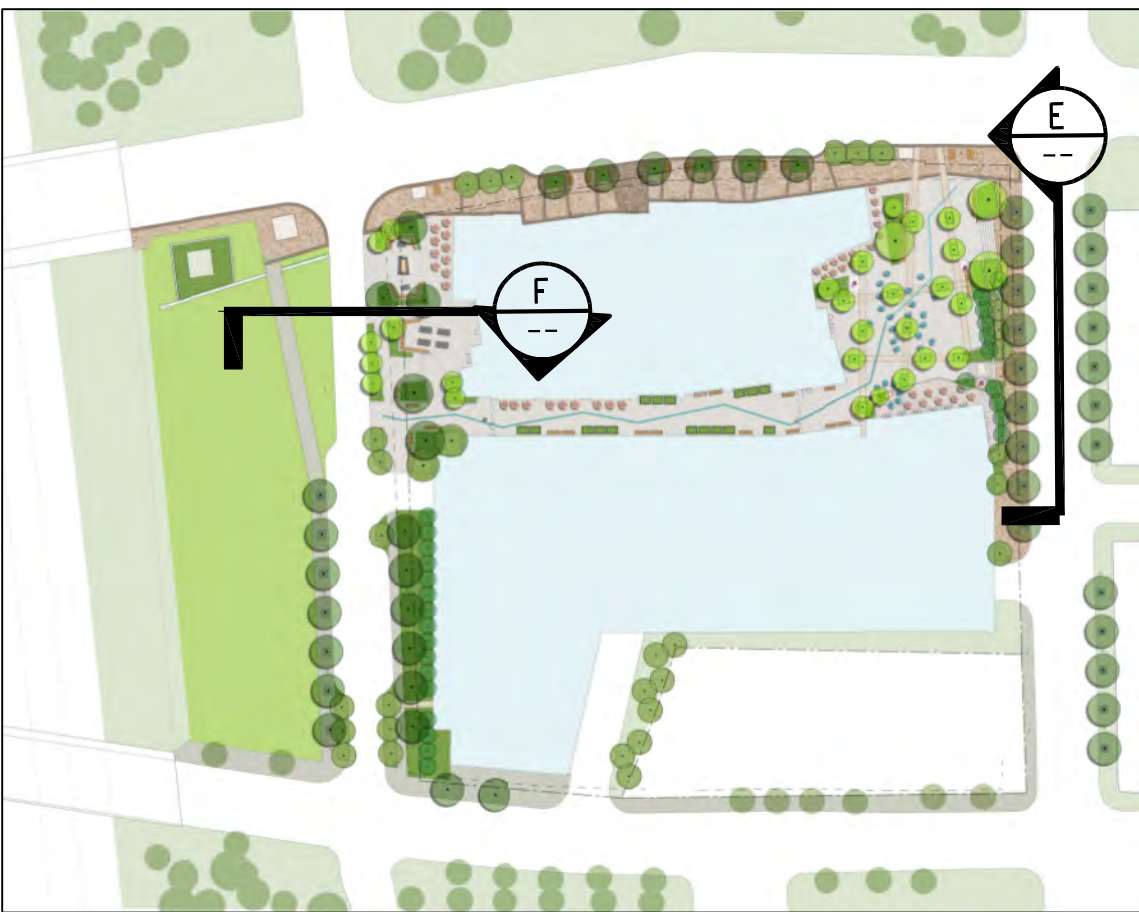
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TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

PROJECT NO.
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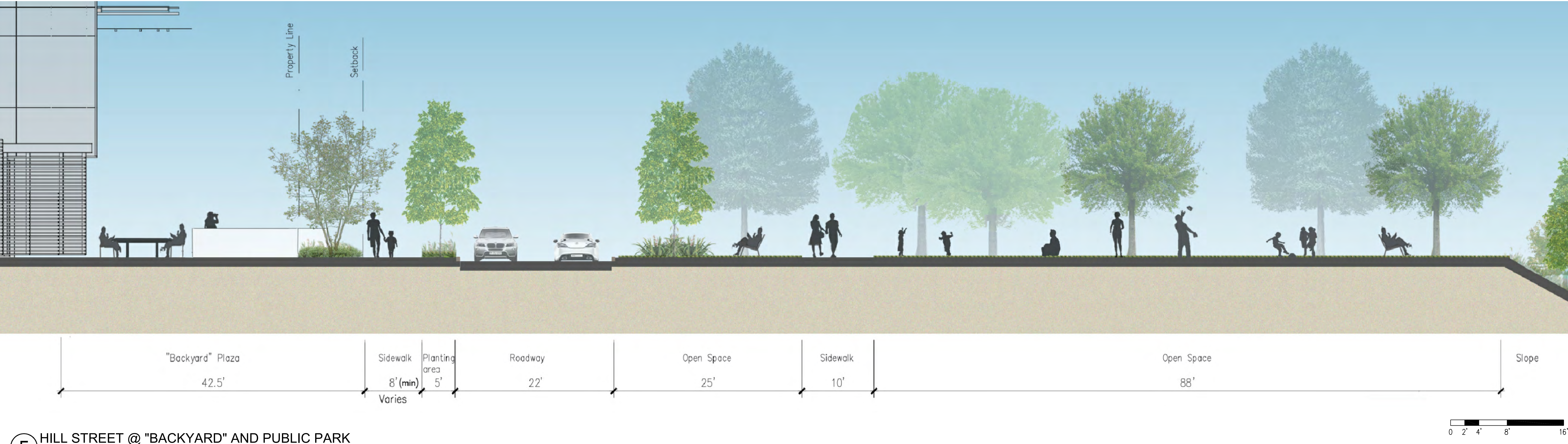
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STREET CROSS SECTION

SHEET NUMBER
RZ-04

STREET CROSS SECTIONS



E EAST STONEWALL STREET



F HILL STREET @ "BACKYARD" AND PUBLIC PARK

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CHARLOTTE, NC

PROJECT NO.

132.9153.00

SHEET TITLE

STREET CROSS SECTION

SHEET NUMBER

RZ-05



Zoning Petition 2014-079

19/14

REASON	DATE
PER REVIEW COMMENTS	10.17.14

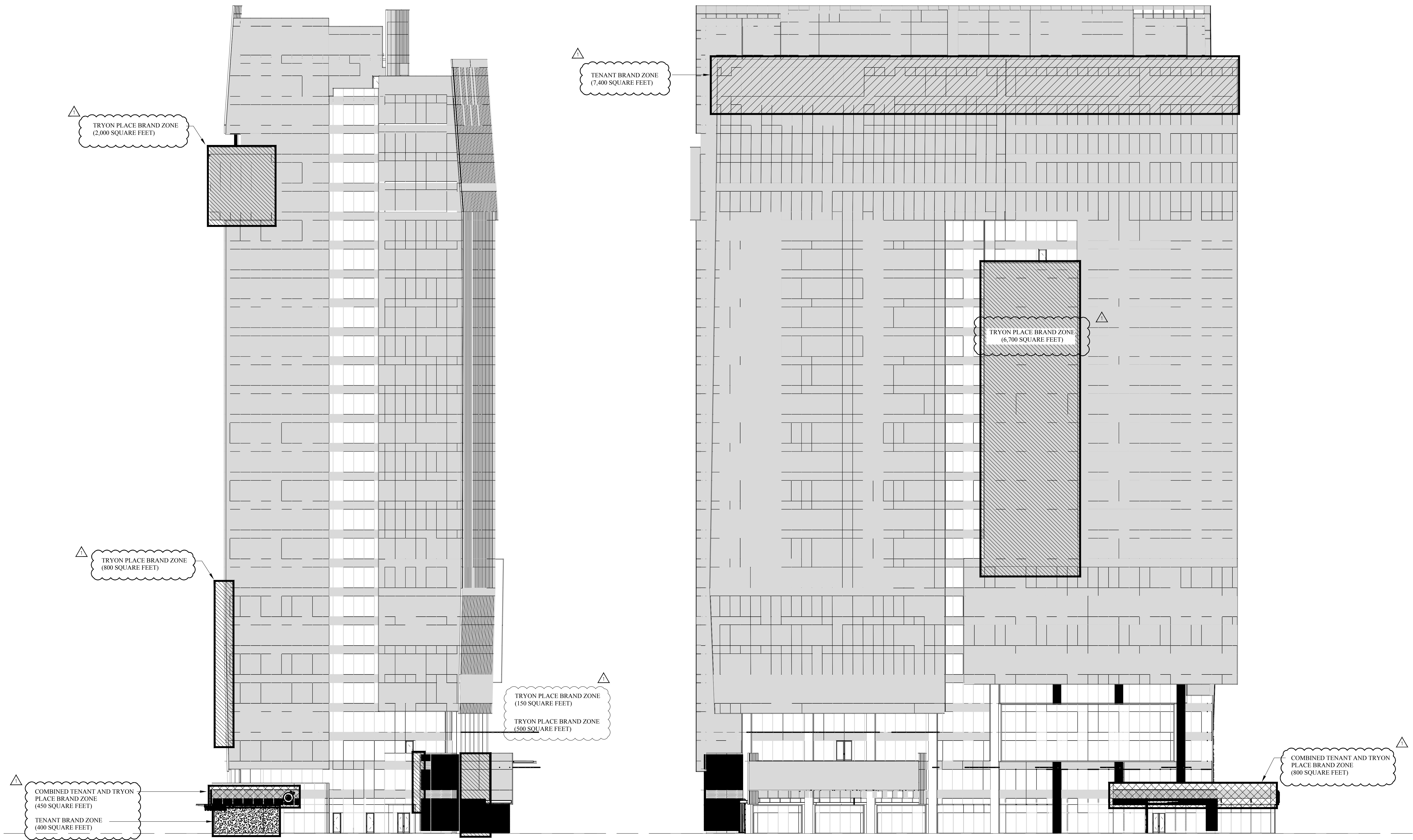
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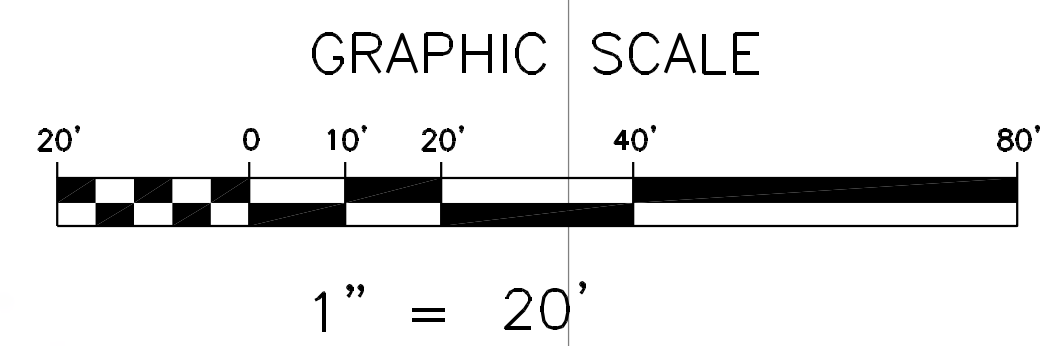
GN ZONES

ET NUMBER

HILL STREET ELEVATION

COLLEGE STREET ELEVATION

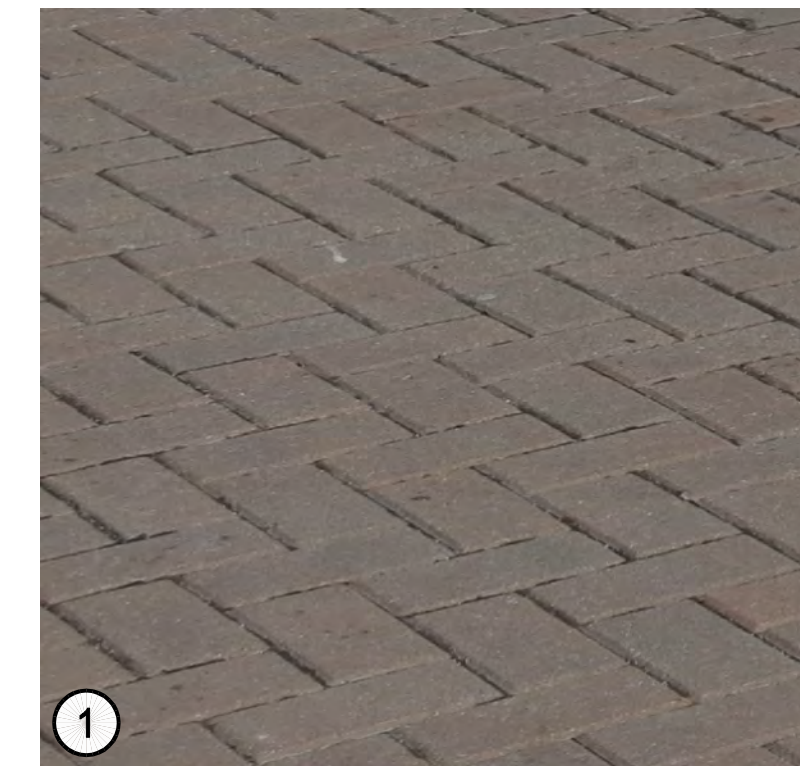
NOTE: ELEVATIONS SHOWN ARE
SCHEMATIC IN NATURE AND SUBJECT TO
CHANGE WHEN PRESENTED FOR
CONSTRUCTION DOCUMENT REVIEW



IMAGERY



1 "Backyard" + Public Park rendering



- Color and pattern to visually announce arrival into entry area
- Material, dimensions, installation to match Tryon Mall standards



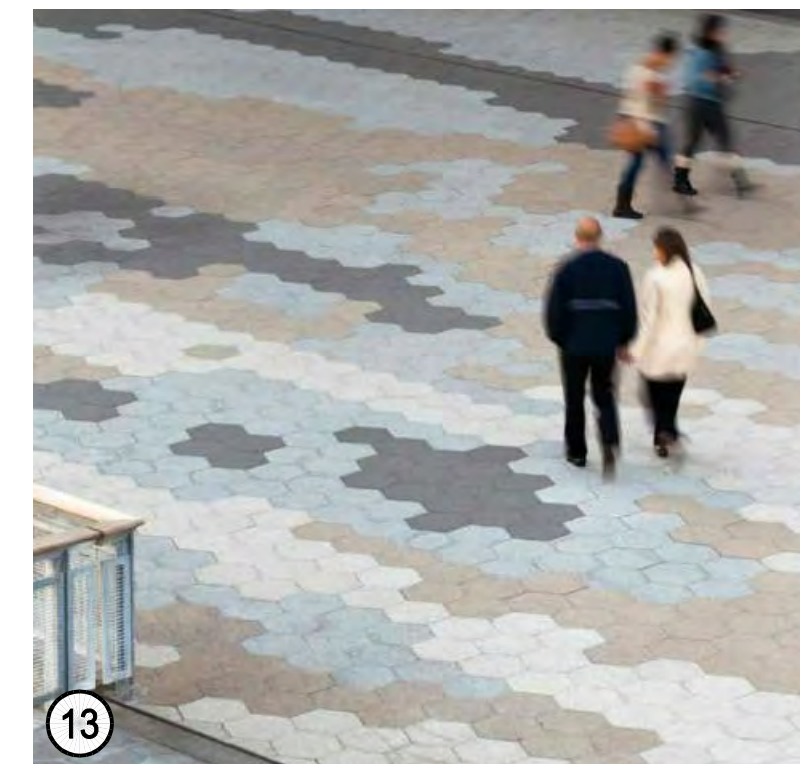
- Retail Vendor Zone
- Temporary
- Design and materials to be determined



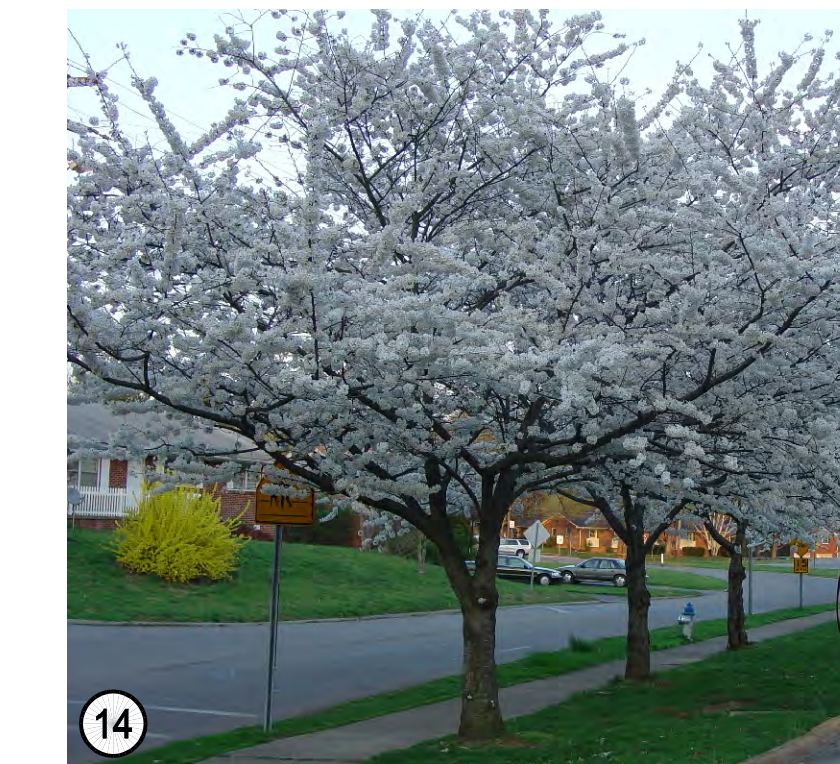
- "Movable" Trees
- 4' x 6' planter boxes
- Materials to be determined



- Back Porch Fireplace
- Metal finish
- Open on both sides



- Tryon Plaza pavers
- Pattern and materials to be determined



Additional Tryon Street Trees

- *Prunus yedoensis* - "Yoshino Cherry"
- Non-fruiting cultivar or other similar small tree species acceptable to the City of Charlotte required

3 Inspiration images



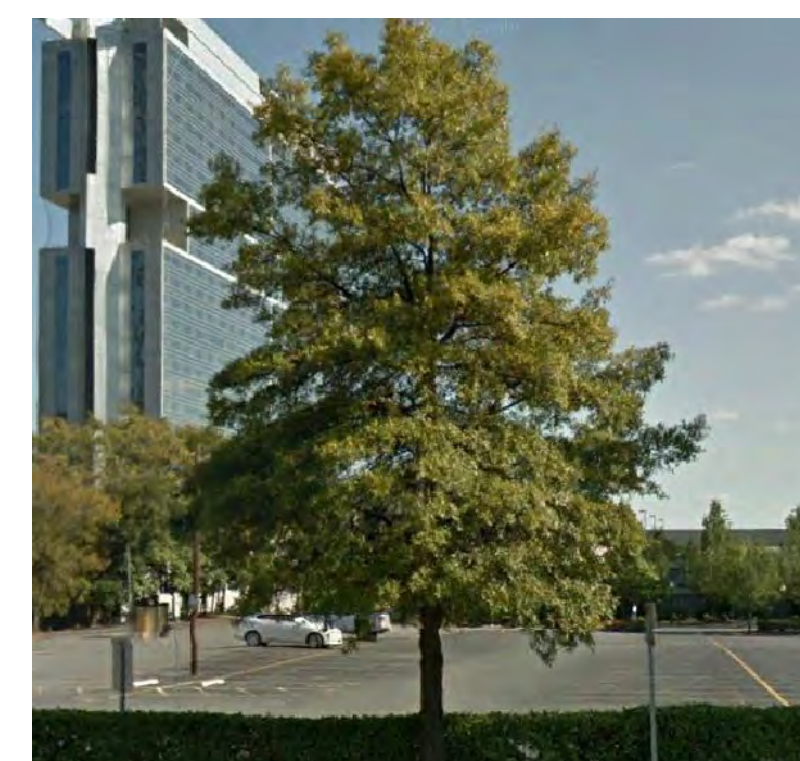
- South Tryon Street ROW paving
- Pattern and materials to match Tryon Mall standards



- Materials and dimensions to match Tryon Mall standards
- Shape to match plan



- Match Tryon Mall standards



South Tryon Street trees

- Quercus phellos - Willow oak
- Match Tryon Mall standards

2 Existing conditions