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LEGEND

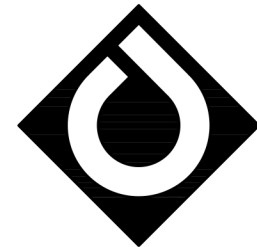
SYMBOL	
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	VEHICULAR ACCESS
	PROPERTY LINE/ RIGHT-OF-WAY
	BUILDING SETBACK
	BUILDING ENVELOPE

REZONING SUMMARY:

PETITIONER:	SOUTHEND WEST SYNDICATE, LLC
PROPERTY OWNER:	SOUTH TRYON VENTURES,LLC AND TAG VENTURES, LLC
REZONING SITE AREA:	0.75± ACRES
TAX PARCEL #:	119-076-23 119-076-24 119-076-25
EXISTING ZONING:	B1, R8
PROPOSED ZONING:	TOD-RO
PREVIOUS PETITION NO:	N/A
EXISTING USE:	VACANT (FORMERLY CHURCH, COMMERCIAL & PARKING)
PROPOSED USE:	45 RESIDENTIAL UNITS 3,500 SF NON-RESIDENTIAL
BUILDING SETBACK: (ALONG WORTHINGTON)	20' FROM EXISTING/FUTURE BOC
BUILDING SETBACK: (ALONG S. TRYON ST)	14' FROM FUTURE BOC
MIN. SIDE YARD:	5'
MIN. REAR YARD:	5'
MAX. BUILDING HEIGHT:	FIVE (5) STORIES, MEASURED PER THE ORDINANCE.
MIN. FLOOR AREA RATIO: (F.A.R.)	50%
REQUIRED PARKING:	PER ORDINANCE
REQUIRED OPEN SPACE:	PER ORDINANCE

GENERAL REZONING NOTES

- SEE SHEET RZ-2 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-2 FOR ZONING EXHIBIT
- SEE SHEET RZ-3 FOR BUILDING HEIGHT EXHIBITS AND SOUTH TRYON STREET SECTION



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

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SOUTH END WEST SYNDICATE, LLC

115-D East Park Avenue
Charlotte
North Carolina 28203

1900 S. TRYON MULTI-FAMILY

1900 S. Tryon St.
Charlotte
North Carolina 28203

TECHNICAL DATA SHEET

Project No.

4576

Issued

12/18/17

Revised

02/12/18 - CITY COMMENTS

SCALE: 1"= 20'

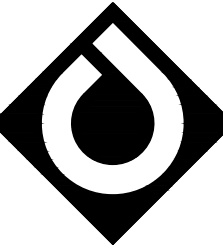
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RZ-1

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PETITION #: 2017-203



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**BUILDING
HEIGHT
EXHIBITS**

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RZ-3

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