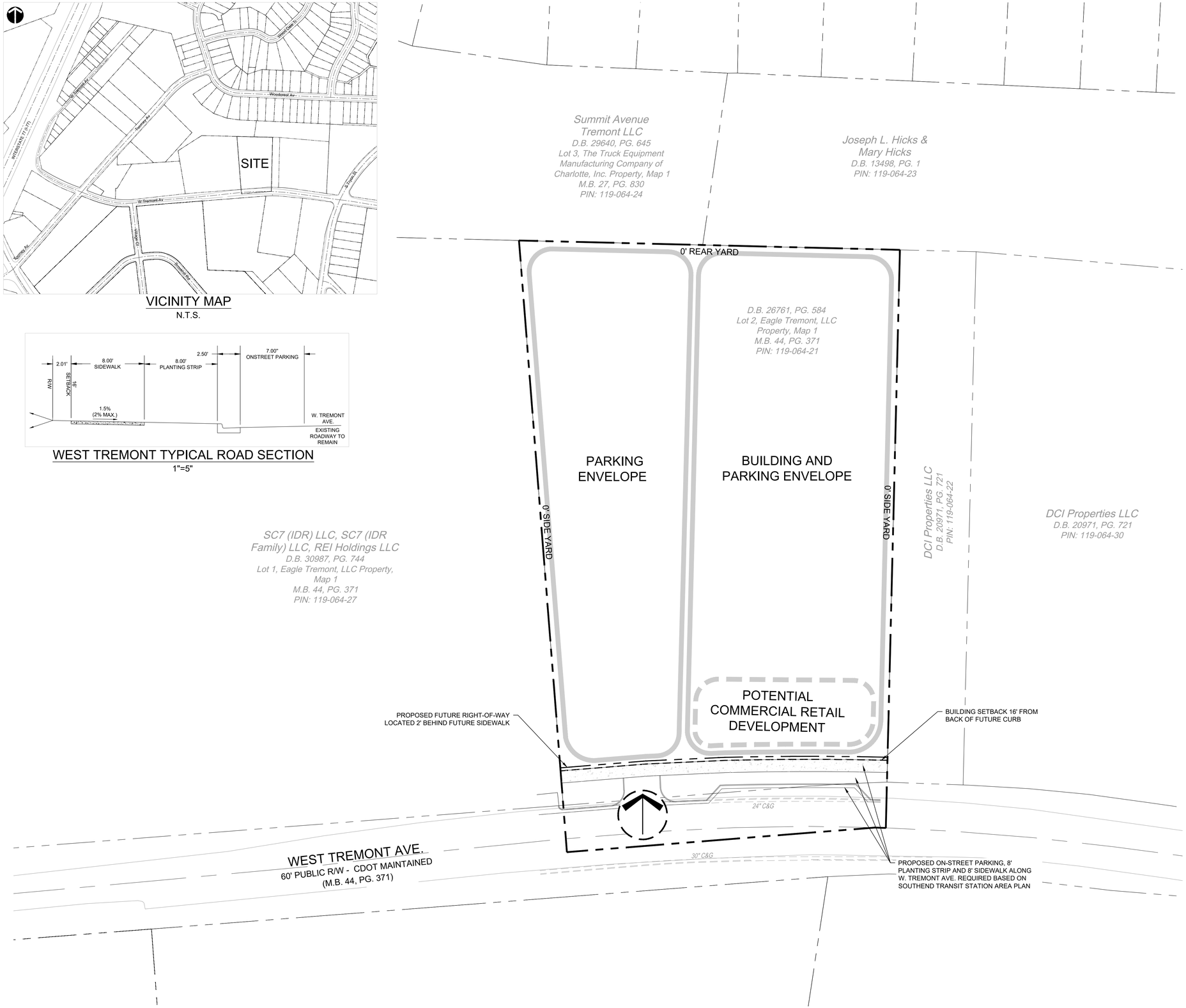
VICINITY MAP

N.T.S.

WEST TREMONT TYPICAL ROAD SECTION

1"=5"



DEVELOPMENT DATA TABLE

SITE AREA TAX PARCELS	±1.91 ACRES 119-064-21
EXISTING ZONING PROPOSED ZONING	I-1 MUDD (CD)
EXISTING USE PROPOSED USE	VACANT MULTI-FAMILY & RETAIL
MAX. RESIDENTIAL DENSITY	PER ZONING ORDINANCE (MUDD (CD)) 200 UNITS MAXIMUM
MAX. FLOOR AREA RATIO FOR NON-RESIDENTIAL BUILDINGS	PER ZONING ORDINANCE (MUDD (CD))
MAX. BUILDING HEIGHT	PER ZONING ORDINANCE (MUDD (CD))
MIN. SETBACK FROM PROP. R/W MIN. SIDE YARD MIN. REAR YARD	PER ZONING ORDINANCE (MUDD (CD)) PER ZONING ORDINANCE (MUDD (CD)) PER ZONING ORDINANCE (MUDD (CD))
MIN. OPEN SPACE	PER ZONING ORDINANCE (MUDD (CD))
NUMBER OF PARKING SPACES	PER ZONING ORDINANCE
REQUIRED STREETSCAPE	PER SOUTHEND TRANSIT STATION AREA PLAN. STREET TREES PER TREE ORDINANCE

LEGEND

SITE ACCESS

SITE BOUNDARY

DEVELOPMENT AREAS

LandDesign.

223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM
NC ENG. FIRM LICENSE # C-0658

KEY MAP

SEAL

REZONING PETITION #2019-XXX

PROJECT

510 WEST TREMONT AVE.

TREMONT CAPITAL, LLC

1341 E. MOREHEAD ST. SUITE 202

CHARLOTTE, NC 28204

LANDDESIGN PROJ.#

1018427

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: MRO
DRAWN BY: MRO
CHECKED BY: NLD

SCALE

VERT: N/A
HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

REZONING PLAN

SHEET NUMBER

RZ-01

DEVELOPMENT STANDARDS

June 24th, 2019

A. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Tremont Capital, LLC to accommodate a potential mixed use building on that approximately 1.908 acre site located on the north side of West Tremont Avenue between South Tryon Street and Village Court, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel No. 119-064-21.

2. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established under the Ordinance for the MUDD zoning district shall govern the development and use of the Site.

3. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Section 6.207 of the Ordinance.

4. The Site shall contain one principal building. The principal building and any accessory structures shall be located within the "Building and Parking Envelope" depicted on the Rezoning Plan.

5. Surface parking facilities and/or a structured parking facility shall be located within the "Parking Envelope" depicted on the Rezoning Plan. Additionally, surface parking facilities and/or a structured parking facility may be located within the "Building and Parking Envelope" depicted on the Rezoning Plan.

6. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 of the Ordinance.

B. Permitted Uses/Development Limitations

1. The principal building to be constructed on the Site may be devoted only to one of the use groups set out below in paragraphs (a), (b) or (c), together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district.

(a) Up to 175 multi-family dwelling units, and up to 2,500 square feet of gross floor area devoted to retail sales and personal service uses.

(b) Up to 140 multi-family dwelling units, and up to 8,000 square feet of gross floor area devoted to retail sales, personal service uses, eating, drinking and entertainment establishments (Type 1), eating, drinking and entertainment establishments (Type 2), subject to the applicable regulations of Section 12.546 of the Ordinance, and/or breweries, subject to the regulations of Section 12.544 of the Ordinance.

(c) Up to 50,000 square feet of gross floor area devoted to professional business and general office uses. Notwithstanding the foregoing, up to 10,000 square feet of the 50,000 square feet of gross floor area may be devoted to retail sales, personal service uses, eating, drinking and entertainment establishments (Type 1), eating, drinking and entertainment establishments (Type 2), subject to the applicable regulations of Section 12.546 of the Ordinance, and/or breweries, subject to the regulations of Section 12.544 of the Ordinance.

C. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

2. Internal sidewalks and pedestrian connections shall be provided on the Site as generally depicted on the Rezoning Plan.

D. Architectural Standards

1. The maximum height of any building constructed on the Site shall be 65 feet as measured under the Ordinance.

E. Streetscape and Landscaping

1. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West Tremont Avenue. Notwithstanding the foregoing, the width of the planting strip and the width of the sidewalk may be reduced as required where the sidewalk ties into an existing sidewalk located on the Site's western and eastern boundary lines.

2. Portions of the minimum 8 foot wide sidewalk to be installed along the Site's frontage on West Tremont Avenue may be located in a sidewalk utility easement.

F. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

2. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

3. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

LandDesign.

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KEY MAP

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DRAWN BY: MRO
CHECKED BY: NLD

SCALE

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HORZ: 1"=30'

0 15' 30' 60'

NORTH

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-02