

DEVELOPMENT STANDARDS
LINCOLN HARRIS, LLC
REZONING PETITION NO. 2019-153
OCTOBER 7, 2019

DEVELOPMENT DATA TABLE
SITE AREA: +/- 2.18 ACRES
TAX PARCELS: SEE ATTACHED CONDOMINIUM PLAT SHEET RZ-2
EXISTING ZONING: UMUD-O (PER REZONING PETITION 2018-119)
PROPOSED ZONING: UMUD-O SPA
EXISTING USES: VACANT / GRADED
PROPOSED USE: ALL USES PERMITTED IN THE UMUD DISTRICT

URBAN OPEN SPACE TABULATIONS
*SHARED WITH 620 LEGACY UNION PROJECT
*PROVIDED 620 LEGACY UNION URBAN OPEN SPACE:
±18,044 SF
*REQUIRED 620 LEGACY UNION: ±10,000 SF
*REQUIRED 650 SOUTH TRYON: ± 3,872 SF
REMAINDER URBAN OPEN SPACE: 18,044 SF - 10,000 SF = ±8,172 SF

REZONING PETITION NO.
2019-153



1. GENERAL PROVISIONS

The sole purpose of this Site Plan Amendment is to accommodate a valet drop off area on an approximately 0.644-acre site at the intersection of West Hill Street and South Tryon Street. The Petitioner seeks to take advantage of the Optional provision approved as part of the Site Plan Amendment and maintain the approved Optional provision of Rezoning Petition 2018-119, approved by City Council on December 19, 2018.

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. REQUESTED UMUD OPTIONAL PROVISION

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner seeks approval of the following UMUD Optional provision to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

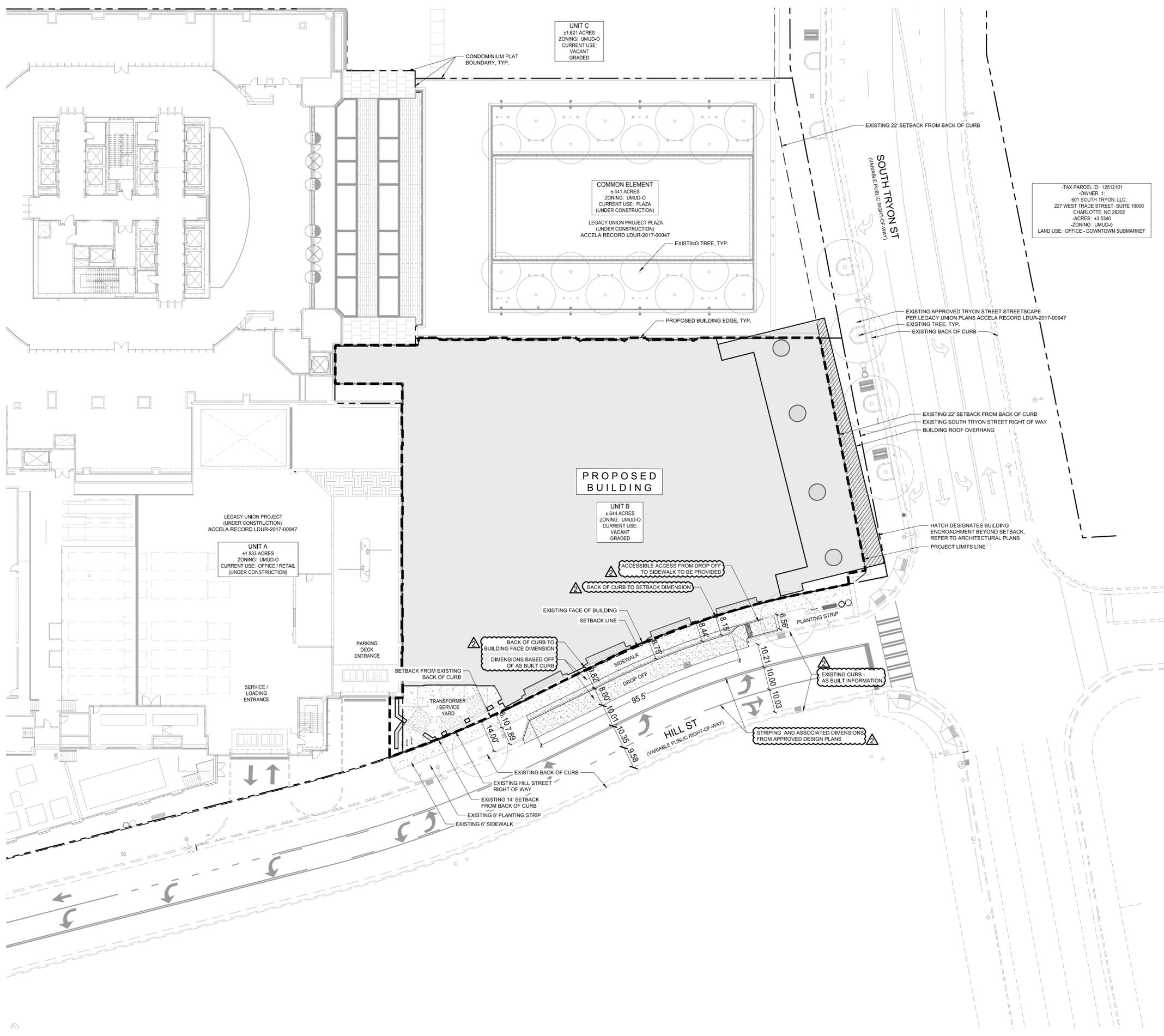
(a) To allow deviations from the setback and streetscape standards on Hill Street, in the location as generally depicted on the Site Plan Amendment, in order to accommodate a valet drop off area as an accessory to the already-entitled adjacent building.

(Note: the previously approved Optional Provision from Rezoning Petition 2018-119 regarding the overhead encroachment still applies, as referenced below in Paragraph 3.)

3. PREVIOUSLY APPROVED UMUD OPTIONAL PROVISION PER REZONING PETITION NO. 2019-119

Pursuant to the Optional provisions of Section 9.908 of the Ordinance, the Petitioner has received 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) To allow for a ten (10) foot overhead encroachment into the twenty-two (22) foot streetscape area along South Tryon Street, as recommended by the Center City Transportation Plan, in order to accommodate a cantilevered building design starting at a minimum of seven (7) stories above the sidewalk. To be clear, this encroachment area shall not be permitted at the building's base levels.



-TAX PARCEL ID: 12512101
-OWNER 1:
601 SOUTH TRYON, LLC,
227 WEST TRADE STREET, SUITE 10000
CHARLOTTE, NC 28202
-ACRES: ±3.5340
-ZONING: UMUD-O
LAND USE: OFFICE - DOWNTOWN SUBMARKET

650 SOUTH TRYON

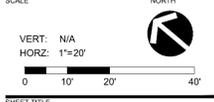
LINCOLN HARRIS
650 SOUTH TRYON
CHARLOTTE, NC

LANDDESIGN PROJ# 1018140

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	10.07.2019
2	2nd SUBMITTAL	12.17.2019

DESIGNED BY: CMG
DRAWN BY: LMC
CHECKED BY: NLD



TECHNICAL DATA SHEET -
DEVELOPMENT STANDARDS

SHEET NUMBER
RZ-1



REZONING
PETITION NO.
2019-153



PROJECT
650 SOUTH TRYON

LINCOLN HARRIS
650 SOUTH TRYON
CHARLOTTE, NC

LANDDESIGN PROJ.# 1018140

REVISION / ISSUANCE

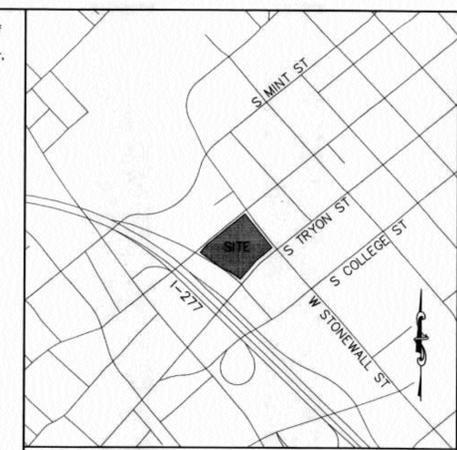
NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	10.07.2019
2	2nd SUBMITTAL	12.17.2019

DESIGNED BY: CMG
DRAWN BY: LMC
CHECKED BY: CMG

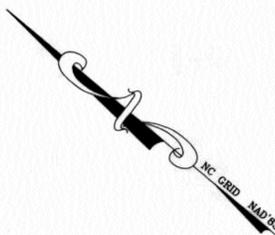
SCALE: NORTH

SHEET TITLE
CONDOMINIUM PLAT

SHEET NUMBER
RZ-2



- Legend
- EIP Existing Iron Pin
 - IPS Iron Pin Set (#5 Rebar)
 - CM Concrete Monument
 - PT Calculated Point
 - R/W Right-of-Way
 - N/F Now or Formerly
 - CGF Combined Grid Factor



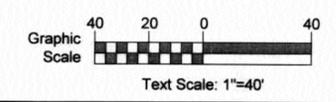
**Condominium Plat
for
Legacy Union East
Condominium
Owner:
600 South Tryon Development, LLC**

**600 & 620 S. Tryon St.,
City of Charlotte
Mecklenburg County
North Carolina**

No.	Per city comments	JDB	10/09/18
1			
2			
3			
4			



201 West 29th Street
Charlotte, NC 28206
Phone: (704) 337-8329
Fax: (704) 308-3153
License No.: C-1925
www.ldsi-inc.com



Date: 09/14/2018
Project Number: 4116015
Drawn By: JDB
Reviewed By: SFM
Sealed By: SFM

Sheet 1 of 1

FOR
REFERENCE
ONLY

- General Notes:
- Deed Reference(s) - DB 31462, PG 780; DB 31486, PG 155; DB 31702, PG 967; DB 30793, PG 467; DB 31657, PG 423; MB 61, PG 22; DB 30500, PG 409
 - Tax Parcel ID - 07303202; 07303203
 - Current Owner - 600 South Tryon Development LLC.
 - All bearings are NC Grid bearings.
 - All distances are shown horizontal.
 - Grid distance = Horizontal distance x Combined Grid Factor (0.99984215)
 - Area - 4.538 Acres
 - Areas have been determined by coordinate computation.
 - Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
 - Zoning - UMUD, UMUD-0 per petition 2017-111
 - This property is not located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710454400K Dated: September 2, 2015
 - This survey was performed without benefit of a Title Commitment Report. LCSI, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
 - The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.
 - The purpose of this plat is to create a Land Condominium as shown.
 - The Condominium Property is subject to the following development rights, subject to the terms and conditions of the Declaration (capitalized terms used herein shall have the meanings given such terms in the Declaration):
 - The right of Declarant to subdivide any existing Unit into two or more Units.
 - The right of Declarant to recombine Units that share a common boundary into a single Unit.
 - The right of Declarant to alter and relocate any common boundary between Units.
 - The right of Declarant to convert all or any portion of any Unit into Common Elements, to designate such Common Elements as Limited Common Elements and to allocate such Limited Common Elements to the exclusive use of less than all of the Units.
 - The right of Declarant to convert all or any portion of the Common Elements to Units and combine such converted Common Elements with a then-existing Unit, or to designate all or any portion of the Common Elements as Limited Common Elements and to allocate such Limited Common Elements to the exclusive use of less than all of the Units.
 - The right of Declarant to withdraw from the Condominium all or any portion of Unit C.

DECLARATION:
The declaration of condominium for Legacy Union East Condominium is recorded in Book 33050, page 414, in the office of the Register of Deeds, Mecklenburg County, North Carolina, (the "Declaration").

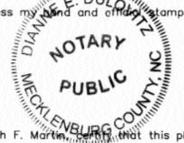
ARCHITECTS CERTIFICATE:
I, JAMES M. WILLIAMS, JR., an architect licensed under the provisions of Chapter 83A of the North Carolina General Statutes, hereby certify that this plat contains all of the information required by Section 47C-2-109 of the North Carolina Condominium Act and fully and accurately depicts the layout, location, unit numbers and dimensions of the units. No improvements have been constructed in the units and therefore there are no applicable elevation descriptions.
Signed: James M. Williams, Jr. Date: OCT. 11, 2018
Licensed Architect



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, Dianne E. Dulowitz, a notary public of Mecklenburg County, North Carolina, do hereby certify that JAMES M. WILLIAMS, JR. personally appeared before me this day, and
 I have personal knowledge of the identity of this signatory,
 I have seen satisfactory evidence of the signatory's identity, by current state or federal identification with the signatory's photograph in the form of:
 A credible witness has sworn to the identity of the signatory.

The signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated and in the capacity indicated.

Witness my hand and official stamp or seal this 11th day of October, 2018.
Sign: Dianne E. Dulowitz
Print: Dianne E. Dulowitz
My commission expires: 01/07/2021



I, Seth F. Martin, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book Page map); that the boundaries not surveyed are clearly indicated as drawn from information found in Book Page map; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended; that this plat creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 9th day of October, 2018.
Signed: Seth F. Martin
Registration No.: L-4719 N.C.



FILED FOR
REGISTRATION
OCT 17 2018
AT 1:31pm
FREDRICK SMITH, REGISTER OF DEEDS

County of Mecklenburg
I, Joshua E. Weaver, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
Signed: Joshua E. Weaver Date: 10/11/2018
Review Officer

This plat is not subject to the provisions of the City of Charlotte of Mecklenburg County Subdivision Ordinance and does not require the approval of the Charlotte-Mecklenburg Planning Commission. However, any further subdivision of this property may be subject to these provisions.
Charlotte-Mecklenburg Planning Commission
Signed: Shirley L. Stone Date: 10/11/2018
Planning Commission Staff

UNIT FILE NO. 1047 PAGE 1
2018131241
STONEWALL STREET
VARIABLE WIDTH R/W



CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL CONDOMINIUM UNIT
OWNERSHIP FILE NUMBER 1047
DATE: October 19th, 2018
FREDRICK SMITH, REGISTER OF DEEDS
By: Kristen Pruitt DEPUTY

LINE TABLE

LINE	BEARING	DISTANCE
L1	S50°47'05"W	26.68'
L2	S39°12'55"E	29.53'
L3	S50°48'44"W	3.35'
L4	S50°48'44"W	5.87'
L5	S39°12'11"E	2.75'
L6	N39°13'04"W	2.74'
L7	S50°49'49"W	5.25'
L8	S50°49'49"W	3.33'
L9	N39°10'11"W	34.81'
L10	S50°49'57"W	24.63'
L11	S39°10'07"E	29.33'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	353.14'	93.29'	93.02'	N58°01'20"W
C2	469.67'	54.65'	54.62'	N62°05'56"W
C3	469.67'	44.34'	44.32'	N56°03'40"W

Unit Ownership File No. 1047
Declaration Recorded on October 19th, 2018
Book 33050 Pages 914
Plans: Sheet thru