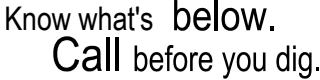
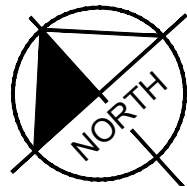


REZONING LEGEND

	PROPOSED BUILDING ENVELOPE
	PROPOSED UNDERGROUND PARKING ENVELOPE
	PROPOSED TRANSFORMER HATCH LOCATION
	PROPOSED DECORATIVE PAVERS ENVELOPE
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	FUTURE BACK OF CURB



SHEET NUMBER		RZ-1	
CHARLOTTE SOUTH END HOTEL PREPARED FOR WHITE LODGING		CHARLOTTE NORTH CAROLINA	
TECHNICAL DATA SHEET		KH PROJECT 016491000 DATE 10/08/2025 SCALE AS SHOWN DESIGNED BY TJR DRAWN BY TJR CHECKED BY KMS	
RZP-2025-073		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON ST SUITE 200, CHARLOTTE, NC 28202 PHONE 704-335-5131 WWW.KHINC.COM NC LICENSE #F-0102	
		No.	
		REVISIONS	
		DATE	
		BY	

Plotted By:Warren, Garrett Sheet Set:1320 S. Tryon Street Layout:RZ-2 October 09, 2025 04:11:35pm K:\CHL_PRL\016491_White Lodging\000 - 1328 South Tryon\02 - DWG\Rezoning\RZ-1.dwg

DEVELOPMENT STANDARDS
Petitioner: White Lodging
Rezoning Petition No. 2025-073
10/8/2025

Site Development Data:

- Acreage: ± 0.64 acres
--Tax Parcels: #073-072-05
--Existing Zoning: TOD-UC
--Proposed Zoning: TOD-UC(EX)
--Existing Uses: Vacant
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the TOD-UC zoning district not otherwise limited herein.
--Maximum Building Height: Per the UDO, including bonus provisions
--Parking: Per the UDO

I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by White Lodging ("Petitioner") to accommodate the development of mixed use development on an approximately 0.64-acre site located at the northern corner of South Tryon Street and West Bland Street, more particularly described as Mecklenburg County Tax Parcel Number 073-072-05 (the "Site").
- b. **Intent.** This Rezoning is intended to accommodate development on the Site with uses permitted by right and under prescribed conditions as allowed in the TOD-UC zoning district..
- c. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Unified Development Ordinance (the "UDO").
Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the TOD-UC zoning district shall govern development taking place on the designated portion of the Site.
- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and treated as the Site as a whole and not individual portions or lots located therein.

II. Permitted Uses

The Site may be devoted to any uses permitted by right or under prescribed conditions in the TOD-UC Zoning District, together with any incidental or accessory uses associated therewith.

III. Exception (EX) District Provisions

- a. **Purpose and Applicability.** The uses as contemplated herein are part of a redevelopment of the Site that includes high-quality architecture and public realm improvements that align with the goals of the Charlotte Future 2040 Plan. The EX zoning district provides a mechanism for altering or modifying certain select quantitative zoning standards, select qualitative zoning standards for certain uses, and street cross-section standards for new development concepts and innovative design. Accordingly, application of Exception (EX) provisions are permitted in this Rezoning Plan under Article 37.2C of the Ordinance.
- b. **EX Justifications with Community Benefits:**
- Sustainability.** Petitioner shall commit to building design that meets or exceeds LEED (Leadership in Energy and Environmental Design) Certified standards.
 - City Improvements.** Petitioner shall commit to adding retroreflective backplates to the signal heads for both Park Avenue approaches at Tryon Street.
- c. The following exceptions from the dimensional and design standards and other standards of the UDO applicable to the TOD-UC zoning district are hereby allowed in connection with development of the Site:
- Article 32.7 Improvements to Existing Streets- allow the future right-of-way to terminate at the future back of curb as shown on the Zoning Plan. An eight (8) foot amenity zone and eight (8) foot sidewalk shall be included within a sidewalk utility easement.
 - Article 13.3 Setback - allow a two (2) foot encroachment into the twenty (20) foot setback to eighteen (18) feet on South Tryon Street and West Bland Street.
 - Article 19.8 - To allow below grade parking structure and underground vault within two (2) feet of future right-of-way at future back-of-curb.

IV. Transportation

- a. Vehicular access will be as generally depicted on the Rezoning Plan, utilizing the existing road network with South Tryon Street and West Bland Street. Temporary construction access may be provided in addition to the vehicular access points as shown. The placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- b. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- c. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. .
- d. Unless otherwise stated herein, all transportation improvements shall be substantially completed prior to the issuance of the first building certificate of occupancy for the Site.
- e. Petitioner shall commit to coordinating with CDOT on site access at West Bland Street.
- f. Petitioner shall commit to dedicate minimum 34.5' right-of-way from the road centerline along South Tryon Street.
- g. Petitioner shall commit to dedicate minimum 17.5' right-of-way along West Bland Street.
- h. Petitioner shall provide an accessible on-street parking space on West Bland Street meeting PROWAG and CLDSM standard dimensions and requirements.
- i. Proposed transformer to be located underground as generally shown on the Zoning Plan.
- j. Petitioner shall commit to upgrading sidewalk connection with adjacent parcel (parcel 07307203) along West Bland to current PROWAG/ADA guidelines as part of widened West Bland Street driveway installation
- k. Petitioner shall dedicate sidewalk utility easement (SUE) to back of sidewalk.
- 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 area, by way of a private/public partnership effort or other public sector project support.

V. Environmental

- a. The petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance Post Construction Stormwater Regulations (PCSR).
- b. The location, size, and type of storm water management systems if 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 to accommodate actual storm water treatment requirements and natural site discharge points.

VI. Amendments to the Rezoning Plan

Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then owner(s) of the applicable portion of the Site in accordance with the provisions herein and article 37.3 of the UDO. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Article 37.3 of the UDO.

VII. Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, it will, unless amended in the manner provided herein and under the UDO, be binding upon and inure to the benefit of the Petitioner and subsequent owner(s) of the Site, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Zoning Standard	Article Reference	TOD-UC Ordinance Requirement	TOD-UC EX Provision Proposal	Applicable Development Areas	Notes as Needed
Improvements to Existing Streets	32.7	8' amenity zone and 8' sidewalk dedication	Dedicating ROW at back of curb, planting strip and sidewalk maintained through sidewalk utility easement (SUE)	South Tryon Street and West Bland Street frontages.	
Setback	13.3	20' setback on South Tryon Street and West Bland Street.	18' setback on South Tryon Street and West Bland Street	South Tryon Street and West Bland Street frontages.	
Underground Parking	19.8B	An underground parking structure may encroach into a setback but shall be no closer than five feet from the right-of-way line	To allow below grade parking structure and underground vault within five (5)two (2) feet of future right-of-way at future back-of-curb.	South Tryon Street and West Bland Street frontages.	

EX Public Benefits				
Sustainability	Public Amenity	City Improvement	Applicable Development Areas or Off-Site Location	Notes
X	X	Petitioner shall commit to adding retroreflective backplates to the signal heads for both Park Avenue approaches at Tryon Street	Off-Site Location	
The building constructed on the site will be designed and constructed to meet or exceed LEED (Leadership in Energy and Environmental Design) Certified standards.	X	X	Proposed building	



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PROJECT
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DATE
10/08/2025

SCALE AS SHOWN

DESIGNED BY TUR

DRAWN BY TUR

CHECKED BY KMS

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WWW.KIMLEY-HORN.COM
NC LICENSE #F-9102

RZP-2025-073

SHEET NUMBER
RZ-2

REVISIONS

DATE

BY