



**Site Development Data:**

- Acreage: ± 32.35 AC
- Tax Parcel #: 05109108 & 05109105
- Existing Zoning: N1-A
- Proposed Zoning: N2-A(CD)
- Existing Uses: Single family residential
- Proposed Uses: A multi-dwelling development with up to one hundred and ninety (190) dwelling units which may include a combination of duplex, triplex, quadraplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses as more specifically described below in Section 2.
- Maximum Building Height: Per Ordinance
- Parking: Per Ordinance

**1. General Provisions:**

- Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by High Street District Development, Inc. to accommodate the development of a residential community on an approximately ±32.35-acre site located at 12744 & 12752 North Tryon Street, Charlotte NC 28262. (the "Site").
- 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 "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for the N2-A zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on the Site.
- Graphics and Alterations.** The schematic depictions of the uses, streets, potential buildable areas and open space, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Minor Amendment Process per Article 37.3 of the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Minor Amendment Process per Article 37.3 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- Number of Buildings Principal and Accessory.** The total number of principal residential buildings to be developed on the Site shall not exceed sixty (60). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal buildings located on the Site.

**2. Permitted Uses & Development Area Limitation:**

- The Site may be developed with a multi-dwelling development with up to one hundred and ninety (190) dwelling units which may include a combination of duplex, triplex, quadraplex and/or multi-family attached dwelling units as allowed by right and under prescribed conditions in the N2-A zoning district together with accessory uses.

**3. Access, and Transportation Improvements:**

- Access to the Site will be from the extensions of existing and proposed public streets which stub to the Site. These include the extension of Trevi Village Boulevard to the west per rezoning petition #2021-158, the extension of Amapala Avenue to the east per rezoning petition #2021-150, and the extension of a future street to the north per rezoning petition #2022-199.
- The location of future curb and gutter for network required streets will follow CLDSM standard U-03 for local residential wide streets. The internal network required streets will be constructed with an eight (8) foot planting strip and an eight (8) foot sidewalk per the local residential wide cross-section U-03A.
- All on-site transportation improvements, if any, shall be constructed and approved prior to the release of the first certificate of occupancy for the Site. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes or agreed to during the land development approval process for the Site. The petitioner may request that CDOT allow a bond to be posted for any improvements not completed at the time the first certificate of occupancy is requested and released.
- The placement and configuration of the vehicular access point is subject to minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT and NCDOT in accordance with applicable published standards.
- The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts, and any adjustments required for approval by CDOT in accordance with applicable published standards.
- 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 broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

- The Site is located outside the Charlotte City limits. However, the petitioner intends to file for voluntary annexation into the Charlotte City limits. The Petitioner reserves the right to make additional adjustments that may be necessary to accommodate changes throughout the permitting and construction process as approved by NCDOT/CDOT based on the jurisdiction in which the Site is located.

- In the event a Right-of-Way Encroachment Agreement is necessary 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 will be submitted for approval by CDOT prior to construction/installation.

- Pedestrian ramps will be provided at street intersections in coordination with CDOT.

- The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued for network required public streets. Additional right-of-way set at 2' behind back of sidewalk will be provided where feasible for a total right of way width of 71' for the local residential wide public streets. The determination on whether network required streets area to be public or private will be made during the land development review process.

**4. Setbacks, Open Space, Park Dedication and Landscaping:**

- A twenty (20) foot front setback will be provided along all the new internal network required local streets as measured from the future back of curb.
- Side and rear yards will be provided as required by Ordinance.
- Open space will be provided per the N2-A requirements found in Article 5.4. In areas where common open space is provided, such areas may be amenitized with usable outdoor landscape features, such as courtyards, seating areas, and include various landscape features, such as grass, groundcover, trees, and shrubs. Common open space areas will contain seating options that include a minimum of one bench per 4,000 square feet of common open space and enhanced planting to include a minimum of 18 trees per one acre of common open space. More detail is provided in note 4.h below for public open space.
- The Petitioner shall dedicate and convey a minimum of one (1) acre of the land on the corner of Road C and Road E as generally depicted on the Rezoning Plan to Mecklenburg County prior to the issuance of the first CO. The proposed dedicated land shall be used as an option to meet the required on-site open space.

- If large waste containers and recycling station spaces are provided, they shall be located a minimum of twenty-five (25) feet from a Neighborhood 1 Place Type, Neighborhood 2 Place Type, or network required street.

- If alleys are provided within the development, supplemental trees will be placed between the buildings along the alley.

- If required, landscape yards will be provided as required by Article 20.9 of the Ordinance.

- Public open space shall be a dynamic and programmable open space centrally accessible to neighborhood residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the open space shall consist of four (4) or more of the following potential components which will be committed to as the plans are finalized during the land development permitting process:
  - Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.). Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species). Enhanced planting will include a minimum of 18 trees per one acre of common and public open space
  - Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable.
  - Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
  - Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 300 square feet of public open space. Seating shall be a mixture of moveable and fixed.
  - Have a minimum dimension of 50 feet or more measured in all directions.
  - Public art/sculpture. Public art, either in the form of murals, sculpture, or other mediums/alongside the details of the art intervention (inclusive of type, size, and location) shall be provided during land development review. The petitioner may use the City of Charlotte's Creative Artist Pool to utilize for implementing any public art.
  - Interactive elements that users the enjoyment of sensory stimulation. These elements should include but not be limited to music, water, and light and play.
  - Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space. When this element is utilized, the petitioner shall provide a lighting plan to plan review staff that provides details/technical notes on the element along with the location of installation.
  - At least one common open space area shall be accessible from all residential lots in the residential development within a 1,000-foot radius of the common open space area. This radius is measured in a straight line from the lot line, without regard for street, sidewalk or trail connections, to the nearest point of the open space. Multiple common open space areas may be needed to meet this requirement.

**5. General Design Guidelines:**

- The residential buildings on the Site will comply with the applicable residential site layout, building design standards, and building material restrictions found in Article 5 of the Ordinance. Accessory buildings and structures associated with the multi-dwelling development will be constructed utilizing similar building materials, colors, architectural elements, and designs as the principal building(s) located on the Site.
- Windows, doors, porches, stoops, or other architectural features are required on all frontage-facing facades to avoid the appearance of blank walls. All ground floor entrances to individual units on a frontage with a sidewalk shall be between 1' and 5' above or below the grade of the adjacent sidewalk when located within 10' of the back of sidewalk. If porches are provided, they shall be covered and be at least five (5) feet depth. If stoops are provided, they shall be at least three (3) feet deep and may be covered.

- The facades of the buildings abutting public streets and internal network required streets will not have blank walls that exceed twenty (20) feet in length on all building levels. Windows will be provided on these facades abutting public streets and internal network required streets in order to accommodate a minimum 25% transparency on the ground floor and 15% transparency on the upper floors to avoid blank walls. When a building abuts both a frontage and common open space and the building fronts along the common open space as permitted per Article 5.3.G, these design standards will also apply to the facades of the buildings fronting the common open space.

- Roof form and rooflines shall be designed to avoid the appearance of a large monolithic roof structure as follows: (i) Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormer or parapets; and (ii) For pitched roofs the minimum allowed is 5:12 excluding buildings with a flat roof and parapet walls.

- Meter banks, HVAC, and related mechanical equipment will be screened as required per the Ordinance. Ground-mounted or wall-mounted mechanical equipment shall not be located in the established setbacks along a frontage.

- If dumpster and recycling areas are provided, will be fully enclosed on three sides by a minimum 75% opaque fence with one side being a decorative gate. The fence used to enclose the dumpster will be of a material prescribed by the Ordinance and be of a compatible color used on the principal buildings.

- All dwelling units will have garages. Residential buildings with front loaded garages will include a minimum 20' long parking pad. On-street parking will be provided along the local residential wide network required streets abutting open space areas, dedicated park area, and residential buildings with rear loaded garages. Such on-street parking will provide visitor parking and additional parking options for residents.

- Walkways shall be provided to connect all residential entrances to sidewalks along abutting streets. For dwelling units which front along a network required street, a direct pedestrian connection will be provided from the entrance to the adjacent public sidewalk.

- A minimum of 50% of the residential buildings within the multi-dwelling development will contain four (4) or less dwelling units. No residential building may contain more than six (6) dwelling units, and such buildings are limited to no more than 10% of all residential buildings. Residential buildings fronting public or private network required streets are limited to five (5) or less dwelling units.

**6. Environmental Features:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28. The location, size, and type of storm water management systems that may be 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 in order to accommodate actual storm water treatment requirements and natural site discharge points.

- The Site will comply with the Tree provisions of the Ordinance found in Article 20. Any tree save areas depicted on the Rezoning Plan to meet the Green Area requirements of this Article are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning petition and are subject to change.

- Development within any SWIM/PCSO Buffers shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by Ordinance. Stream delineation reports are subject to review and approval by Charlotte Storm Water Services.

**7. Lighting:**

- All freestanding exterior lighting installed on the Site shall comply with Article 16.2 of the Ordinance.

**8. Amendments to the Rezoning Plan:**

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable development area or portion of the Site affected by such amendment in accordance with the provisions herein and of Article 37.3 of the Ordinance.

**9. Binding Effect of the Rezoning Application:**

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**MULTIMODEL ASSESSMENT**

Table 1: Trip Generation

Land Use (ITE Code)	Density	Calculation Methodology	Daily Trips	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
Multifamily Housing -Low Rise (220)	190 units	Adjacent / Equation	1,293	20	62	82	64	38	102
Total External Trips			1,293	20	62	82	64	38	102

TABLE 2: MULTIMODAL ASSESSMENT MITIGATION OPTIONS

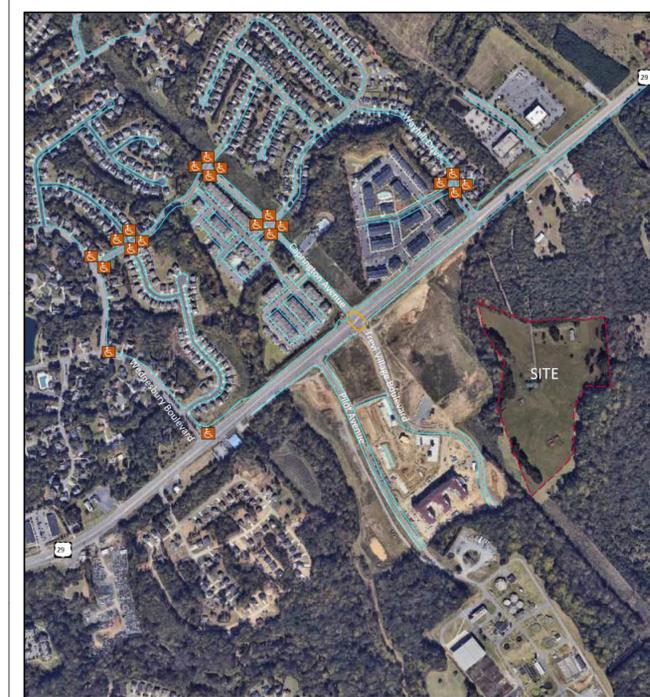
Mitigation Method	Mitigation Points
Intersections & Accessible Ramps	
Construct or reconstruct 2 accessible ramps (unsignalized intersections)	1

**Summary / Recommendations**

A Tier 1 MA providing 3 mitigation points is required based on the proposed trip generation potential and the proposed N2-A zoning of the site. The MA mitigation points are achieved by the following:

**MA Mitigation Methods:**

- Construct or reconstruct 6 accessible ramps on Caprington Avenue at Oakton Hunt Drive or Wayhill Drive at Oldelhurst Place or any identified location in the figure based on accessibility of ROW and ease of constructability (3 points).



**LEGEND**

- Site Location
- Existing Sidewalk
- Existing Crosswalk
- Developer Reconstruct Existing Curb Ramp (any 3)

12744 N Tryon Towns  
Charlotte, NC

Multimodal Facilities Map  
Scale: Not to Scale Figure 1

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**CLIENT**

MR. TOM BURR  
HIGH STREET DISTRICT DEVELOPMENT, INC.  
1422 S TRYON STREET, SUITE 200  
CHARLOTTE, NORTH CAROLINA 28203



**12744 NORTH TRYON**  
**REZONING PETITION # 2025-049**  
**12744 & 12752 NORTH TRYON STREET**  
CHARLOTTE, NORTH CAROLINA 28262

**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	07.14.2025	

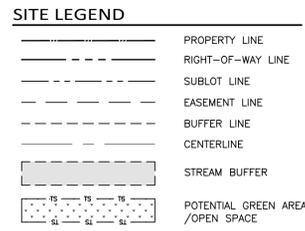
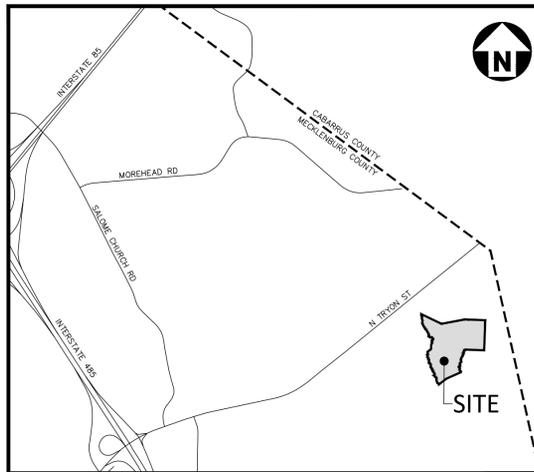
**PLAN INFORMATION**

PROJECT NO.	TCC-24004
FILENAME	TCC-24004-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	04.21.2025

**SHEET**

**REZONING NOTES**

**RZ.02**



**SITE DATA**

DEVELOPER: MR. TOM BURR  
HIGH STREET DISTRICT DEVELOPMENT, INC.  
1422 S TRYON STREET, SUITE 200  
CHARLOTTE, NORTH CAROLINA 28203

PARCEL NUMBER: 05109108 & 05109105  
TOTAL SITE ACREAGE: ± 32.35 AC

EXISTING ZONING: N1-A  
PROPOSED ZONING: N2-A (CD)  
PROPOSED USE: MULTI-DWELLING DEVELOPMENT WHICH MAY INCLUDE A COMBINATION OF DUPLEX, TRIPLEX, QUADRUPLEX AND/OR MULTI-FAMILY ATTACHED DWELLINGS

PERIMETER BUILDING SETBACK REQUIREMENTS:  
REAR: 20'  
SIDE: 5'  
MAXIMUM BUILDING HEIGHT: PER ORDINANCE  
PARKING: PER ORDINANCE

INTERNAL SETBACK REQUIREMENTS:  
FRONT: 20' FROM FUTURE BACK OF CURB

TOTAL DWELLING COUNT: UP TO 190 DWELLINGS  
REQUIRED OPEN SPACE: PER ORDINANCE

REQUIRED GREEN AREA (15% OF SITE): ± 4.85 AC  
PROVIDED GREEN AREA: ± 4.85 AC

STORMWATER MANAGEMENT: ± 1.28 AC

**TREE CHART**

Tree #	Trunk Dia.	Species
1	47"	HARDWOOD
2	37"	POPLAR
3	33"	POPLAR
4	38"	POPLAR
5	39"	HARDWOOD
6	35"	HARDWOOD
7	32"	HARDWOOD
8	30"	POPLAR
9	42"	GUM
10	30"	OAK
11	35"	OAK
12	37"	POPLAR
13	30"	POPLAR
14	39"	POPLAR
15	35"	OAK
16	31"	OAK
17	35"	POPLAR
18	33"	OAK
19	31"	OAK
20	57"	OAK
21	33"	HARDWOOD
22	30"	HARDWOOD
23	38"	OAK
24	30"	POPLAR
25	31"	OAK
26	33"	HARDWOOD
27	41"	POPLAR
28	31"	POPLAR
29	34"	HARDWOOD
30	33"	HARDWOOD
31	32"	OAK
32	21"	PINE
33	24"	GUM
34	23"	OAK
35	22"	OAK
36	23"	GUM
37	21"	GUM
38	20"	GUM
39	23"	GUM
40	29"	OAK
41	25"	OAK
42	22"	GUM
43	26"	OAK
44	26"	GUM
45	22"	GUM
46	25"	GUM
47	21"	GUM
48	20"	GUM
49	22"	POPLAR
50	27"	GUM
51	22"	GUM
52	23"	GUM
53	21"	GUM
54	26"	GUM
55	21"	GUM
56	27"	GUM
57	22"	GUM
58	21"	GUM
59	23"	GUM
60	22"	GUM
61	23"	GUM
62	28"	GUM
63	20"	GUM
64	22"	OAK
65	20"	POPLAR
66	26"	OAK
67	22"	OAK
68	20"	OAK
69	21"	POPLAR
70	24"	OAK
71	21"	HICKORY
72	28"	HICKORY
73	25"	HICKORY
74	22"	OAK
75	23"	OAK



**McADAMS**  
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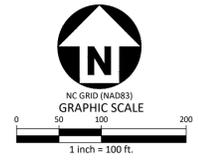
**REVISIONS**

NO.	DATE	PER CITY COMMENTS
1	07.14.2025	PER CITY COMMENTS

**PLAN INFORMATION**

PROJECT NO. TCC-24004  
FILENAME TCC-24004-RZ1  
CHECKED BY EM  
DRAWN BY JDS  
SCALE 1" = 100'  
DATE 04.21.2025

**SHEET**  
**TREE SURVEY**  
**RZ.03**



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION