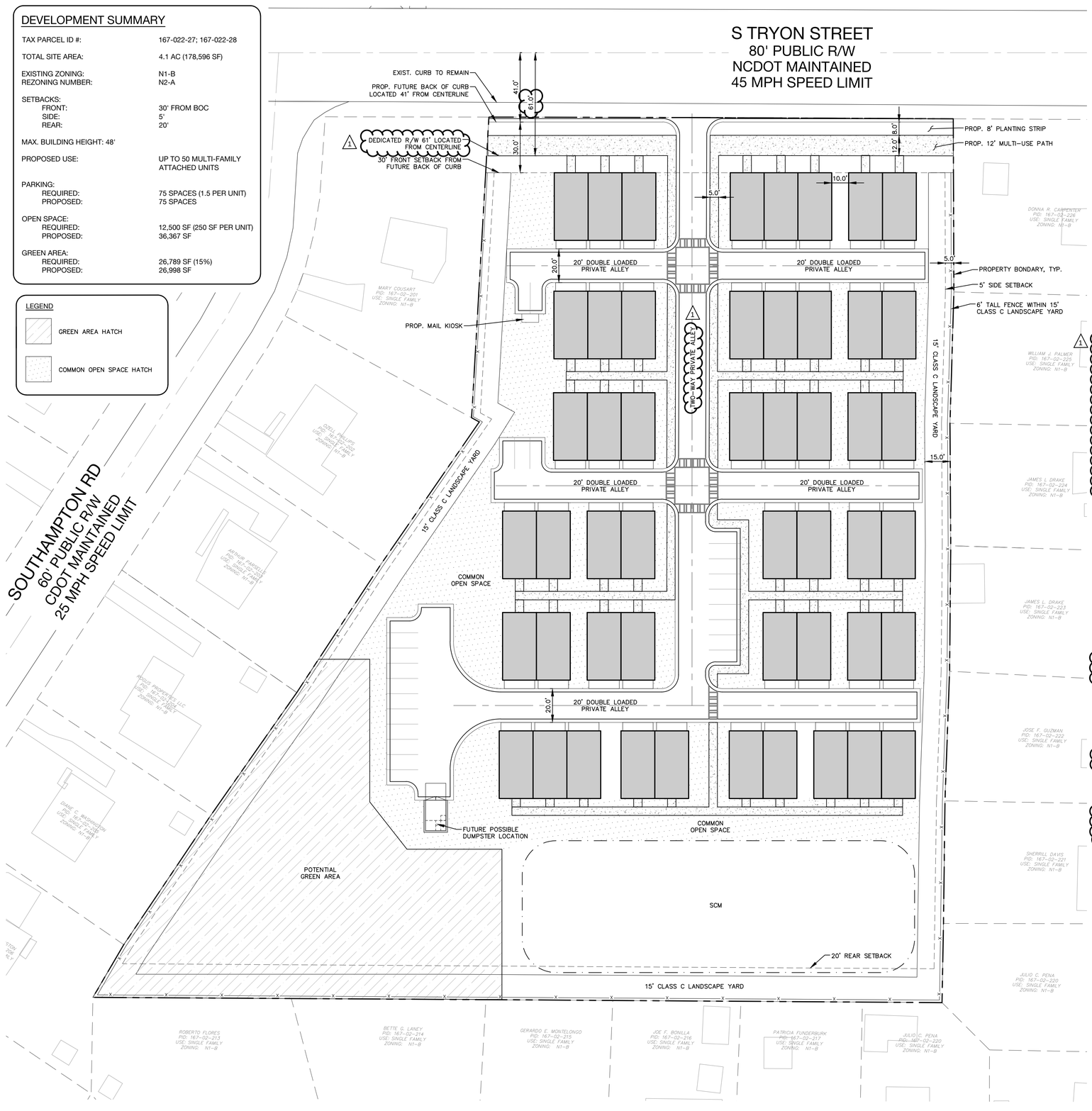
DEVELOPMENT SUMMARY

TAX PARCEL ID #:	167-022-27; 167-022-28
TOTAL SITE AREA:	4.1 AC (178,596 SF)
EXISTING ZONING:	N1-B
REZONING NUMBER:	N2-A
SETBACKS:	
FRONT:	30' FROM BOC
SIDE:	5'
REAR:	20'
MAX. BUILDING HEIGHT: 48'	
PROPOSED USE:	UP TO 50 MULTI-FAMILY ATTACHED UNITS
PARKING:	
REQUIRED:	75 SPACES (1.5 PER UNIT)
PROPOSED:	75 SPACES
OPEN SPACE:	
REQUIRED:	12,500 SF (250 SF PER UNIT)
PROPOSED:	36,367 SF
GREEN AREA:	
REQUIRED:	26,789 SF (15%)
PROPOSED:	26,998 SF

LEGEND

GREEN AREA HATCH

COMMON OPEN SPACE HATCH



GENERAL PROVISIONS:

1. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE DROX GROUP, LLC (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT ON AN APPROXIMATE 4.1 ACRE SITE LOCATED ON THE SOUTHERN SIDE OF S. TRYON STREET, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 16702227 LOCATED IN THE CITY OF CHARLOTTE.
2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE "N2-A" ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE FINAL LAYOUT, LOCATION AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATION OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD(S), LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THE REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATION SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE UNIFIED DEVELOPMENT ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO ARTICLE SECTION 37.3 OF THE ORDINANCE.

PERMITTED USES:

1. USES ALLOWED WITHIN THE REZONING AREA INCLUDED IN THIS PETITION ARE THOSE USES THAT ARE PERMITTED WITHIN THE N2-A ZONING DISTRICT CONTAINING A MAXIMUM OF (50) MULTI-FAMILY ATTACHED RESIDENTIAL UNITS.

TRANSPORTATION:

1. VEHICULAR ACCESS TO PUBLIC RIGHTS OF WAY WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS, PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO MINOR MODIFICATION REQUIRED TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLAN ADJUSTMENTS AS REQUIRED BY NCDOT & CDOT FOR APPROVAL.
2. THE SITE SHALL BE SERVED BY NON-NETWORK REQUIRED PRIVATE ALLEYS AS DEPICTED ON THE REZONING PLAN. FINAL LOCATIONS OF THESE DRIVES ARE SUBJECT TO MINOR MODIFICATIONS AND ADJUSTMENTS TO ACCOMMODATE FINAL PERMITTING AND CONSTRUCTION PLANS AS REQUIRED TO OBTAIN FINAL APPROVAL.
3. A 12' MULTI-USE PATH AND A MINIMUM 8' LANDSCAPE STRIP SHALL BE PROVIDED ALONG SOUTH TRYON STREET AS GENERALLY ILLUSTRATED ON THE REZONING PLAN. FINAL LOCATION SHALL BE COORDINATED WITH NCDOT AND CDOT. THE PATH SHALL BE LOCATED OUTSIDE OF THE EXISTING RIGHT OF WAY AND ANY FUTURE DEDICATION AREAS. ALL SIDEWALKS ADJACENT PUBLIC ROADS, LOCATED OUTSIDE OF PUBLIC RIGHT OF WAY, SHALL BE LOCATED WITHIN A SIDEWALK UTILITY EASEMENT.
4. THE PETITIONER AGREES TO DEDICATE LAND FOR RIGHT OF WAY TO NCDOT FEE SIMPLE MEASURED 1 61' FROM THE CENTERLINE OF S TRYON STREET AS GENERALLY DEPICTED ON THE SITE PLAN.
5. 1 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.
6. 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. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
7. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
8. 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 SOUTHWESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
9. DEDICATION OF NOTED TRANSPORTATION RIGHTS OF WAY WITHIN THE SITE PLAN SHALL BE CONVEYED FEE SIMPLE PRIOR TO THE SITE'S FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED.

ARCHITECTURAL AND DESIGN STANDARDS:

1. IN ADDITION TO DESIGN PROVISIONS CONTAINED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE FOR THE N2-A DISTRICT, THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE FOLLOWING PROVISIONS AND STANDARDS PRODUCED BY THE PETITIONER AND WHICH WILL BE BINDING ON THE DEVELOPMENT OF THE SITE.
2. A VARIETY OF PRINCIPAL BUILDING MATERIALS MAY BE UTILIZED ON SITE AND WILL BE A COMBINATION OF THE FOLLOWING: MASONRY, BRICK, CONCRETE, PRE-CAST CONCRETE, STONE, PRECAST STONE, PRE-FINISHED METAL, ALUMINUM, STEEL, STUCCO, WOOD, CERAMIC TILE, CEMENTITIOUS FIBER BOARD AND GLASS FIBER REINFORCED CONCRETE. VINYL, AS A BUILDING MATERIAL, WILL ONLY BE ALLOWED ON WINDOWS, SOFFITS AND TRIM FEATURES.
3. DIRECT PEDESTRIAN CONNECTIONS SHALL BE PROVIDED BETWEEN RESIDENTIAL UNITS AND ADJACENT PUBLIC STREETS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
4. HEIGHT OF RESIDENTIAL STRUCTURES ON SITE SHALL BE LIMITED TO 48 FEET. BUILDING HEIGHT SHALL BE MEASURED ON SITE AS DESCRIBED WITHIN THE UNIFIED DEVELOPMENT ORDINANCE.
5. THE SITE SHALL COMPLY WITH ARTICLE 21 OF THE ORDINANCE. DUMPSTER AND RECYCLING SERVICE AREAS ASSOCIATED WITH RESIDENTIAL USES SHALL BE AS GENERALLY DEPICTED ON THE SITE PLAN AND SHALL BE SCREENED FROM PUBLIC VIEW AND DESCRIBED WITHIN THE ORDINANCE. FINAL LOCATIONS OF DUMPSTER LOCATIONS SHALL BE DETERMINED DURING THE LAND DEVELOPMENT REVIEW PERMIT PROCESS.
6. RESIDENTIAL DWELLINGS SHALL INCLUDE A USABLE FRONT PORCH OR STOOP.
7. PETITIONER AGREES TO PROVIDE RECESSED GARAGE DOORS, TRANSPARENCY, AND/OR ENHANCED HARDWARE TREATMENTS.

AMENITIES, STREETSCAPE AND LANDSCAPING:

1. THE PETITIONER SHALL COMPLY WITH ARTICLE 20 OF THE UNIFIED DEVELOPMENT ORDINANCE.

ENVIRONMENTAL FEATURES:

1. THE PETITIONER SHALL COMPLY WITH PART IX OF THE UNIFIED DEVELOPMENT ORDINANCE.
2. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28.
3. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS 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.
4. FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ON TO THE ADJOINING PARCELS.

SIGNAGE:

1. THE PETITIONER SHALL COMPLY WITH THE ARTICLE 22 OF THE UNIFIED DEVELOPMENT ORDINANCE.

LIGHTING:

2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH ARTICLES A, B, AND C, OF CHAPTER 16.2 OF THE UNIFIED DEVELOPMENT ORDINANCE.

AMENDMENTS TO REZONING PLAN:

FUTURE AMENDMENTS TO THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.

FURTHER ALTERATIONS OR MODIFICATIONS TO THE REZONING PLAN WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED SITE PLAN OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE, AS APPLICABLE.

BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS:

1. IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE SITE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

GRAPHIC SCALE

0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REZONING PETITION #2024-004

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PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY

3/11/2024

The Drox Group, LLC
PO Box 11145
Charlotte, NC 28220

S Tryon Townhomes

Rezoning Site Plan

5215 S Tryon St Charlotte, NC 28217

NO.	DATE:	BY:	REVISIONS:
01	3.11.2024	UDP	REVISIONS PER CITY COMMENTS

Project No: 23-CLT-100

Date: 08.21.2023

Sheet No:

RZ-1.0