

KEY MAP

SEAL

**NOT FOR
 CONSTRUCTION**

7TH AND TRYON

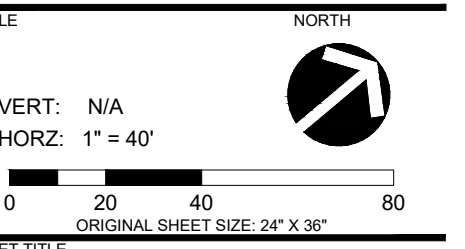
MECKLENBURG COUNTY
 CHARLOTTE,
 NORTH CAROLINA
 ORIGINAL REZONING PETITION #:
 2021-163
 REZONING SPA PETITION #:
 2023-091

LANDDESIGN PROJ.# 1018415

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	06.15.21
2	2ND SUBMITTAL	09.13.21
3	3RD SUBMITTAL	10.21.21
4	4TH SUBMITTAL	11.02.21
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8	SPA - 2ND SUBMITTAL	10.16.23
9	SPA - 3RD SUBMITTAL	11.22.23
10	SPA - 4TH SUBMITTAL	03.22.24

DESIGNED BY: LD
 DRAWN BY: LD
 CHECKED BY: LD



EXISTING CONDITIONS

SHEET NUMBER
RZ-EC

NOTES:
 - EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. GIS, SURVEY, AERIAL RECONNAISSANCE AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER, ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.

Site Development Data:

--Acreage: ± 3.05 acres
--Tax Parcel #s: 080-022-08, 080-022-06, 080-022-05, 080-022-04, a portion of 080-022-03, a portion of 080-023-04, 080-023-12, 080-023-11, 080-023-08, 080-023-09, 080-023-13 and a portion of 080-023-05

--Existing Zoning: UMUD-O and UMUD-O SPA

--Proposed Zoning: UMUD-O SPA

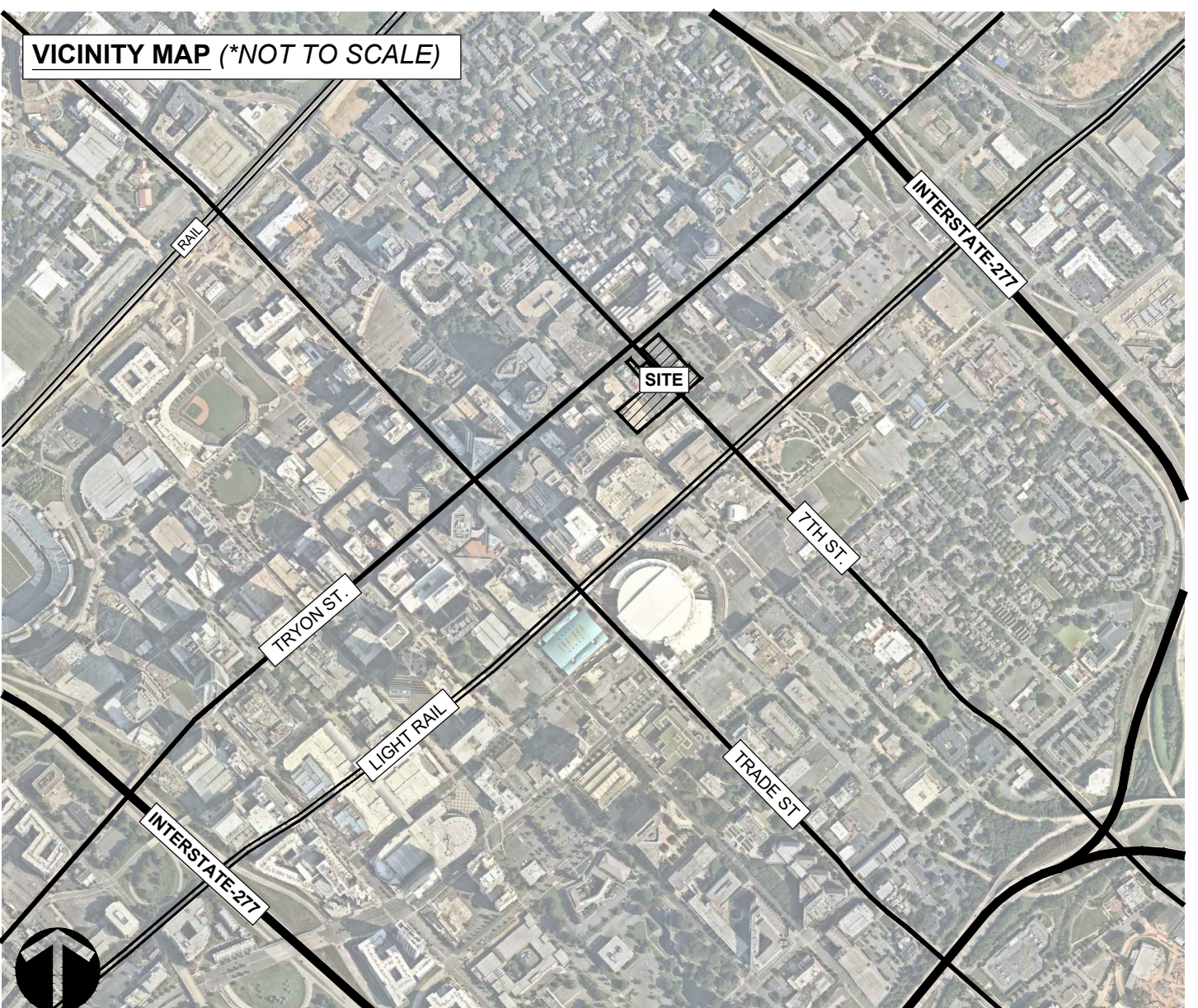
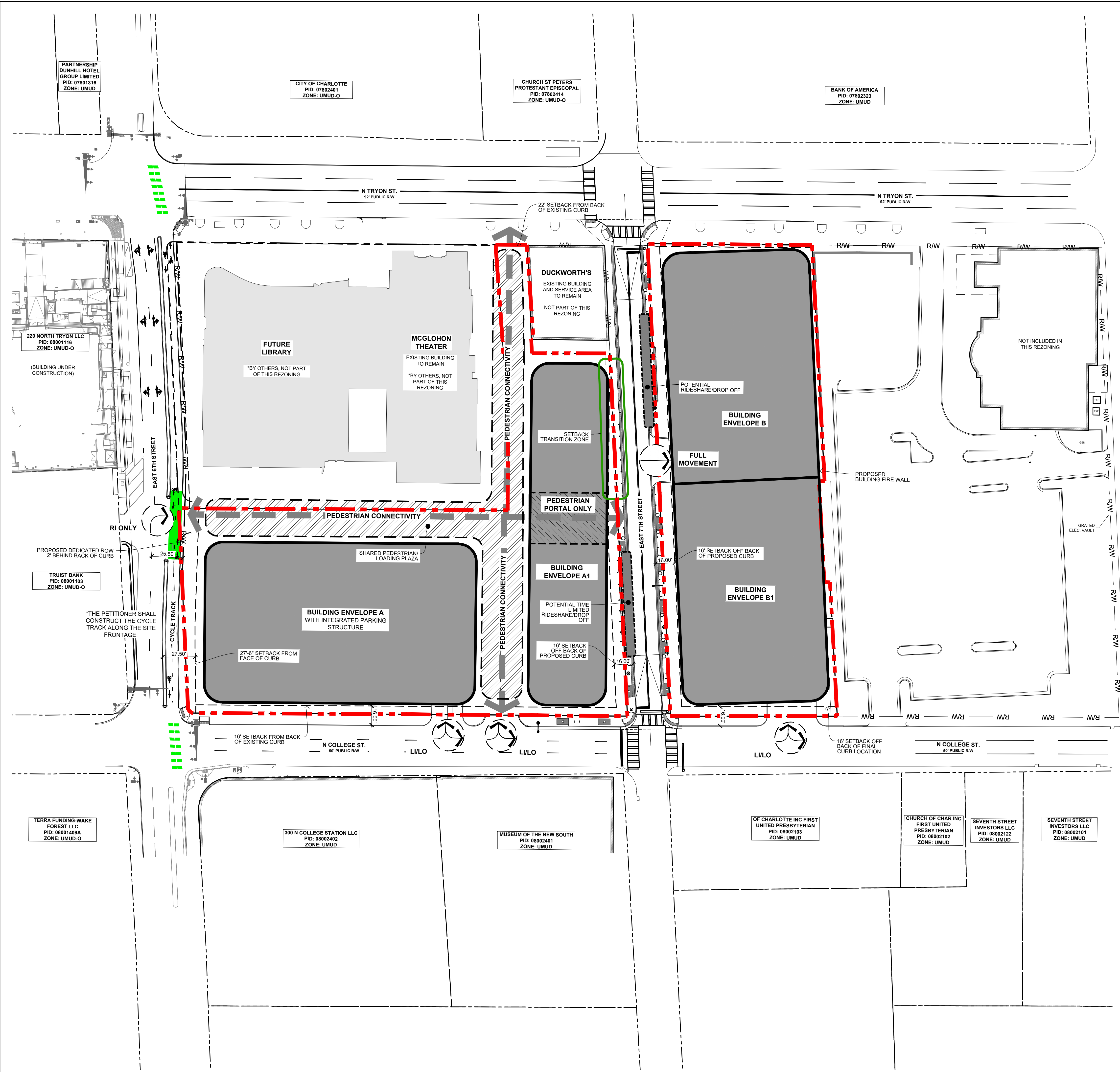
--Existing Uses: Civic/Institutional and Parking

--Proposed Uses: All uses permitted by right and under prescribed conditions in UMUD zoning district (with the benefit of the Optional provisions below) together with accessory uses as allowed in the UMUD zoning district (as may be more specifically described within the development standards).

--Maximum Gross Square feet of Development: As allowed by the UMUD zoning district.

NOTE:

1. DEVELOPMENT STANDARDS/PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED BELOW IN THIS REZONING PLAN (E.G. BUILDING HEIGHT, AMONG OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/PROVISIONS OF THE UMUD ZONING DISTRICT.
2. THE IMAGES ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS. REFER TO SHEETS AND NOTES AS PART OF THIS SET FOR ADDITIONAL INFORMATION.



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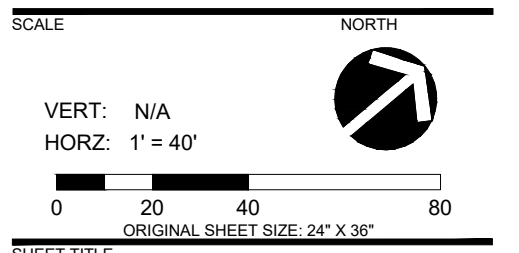
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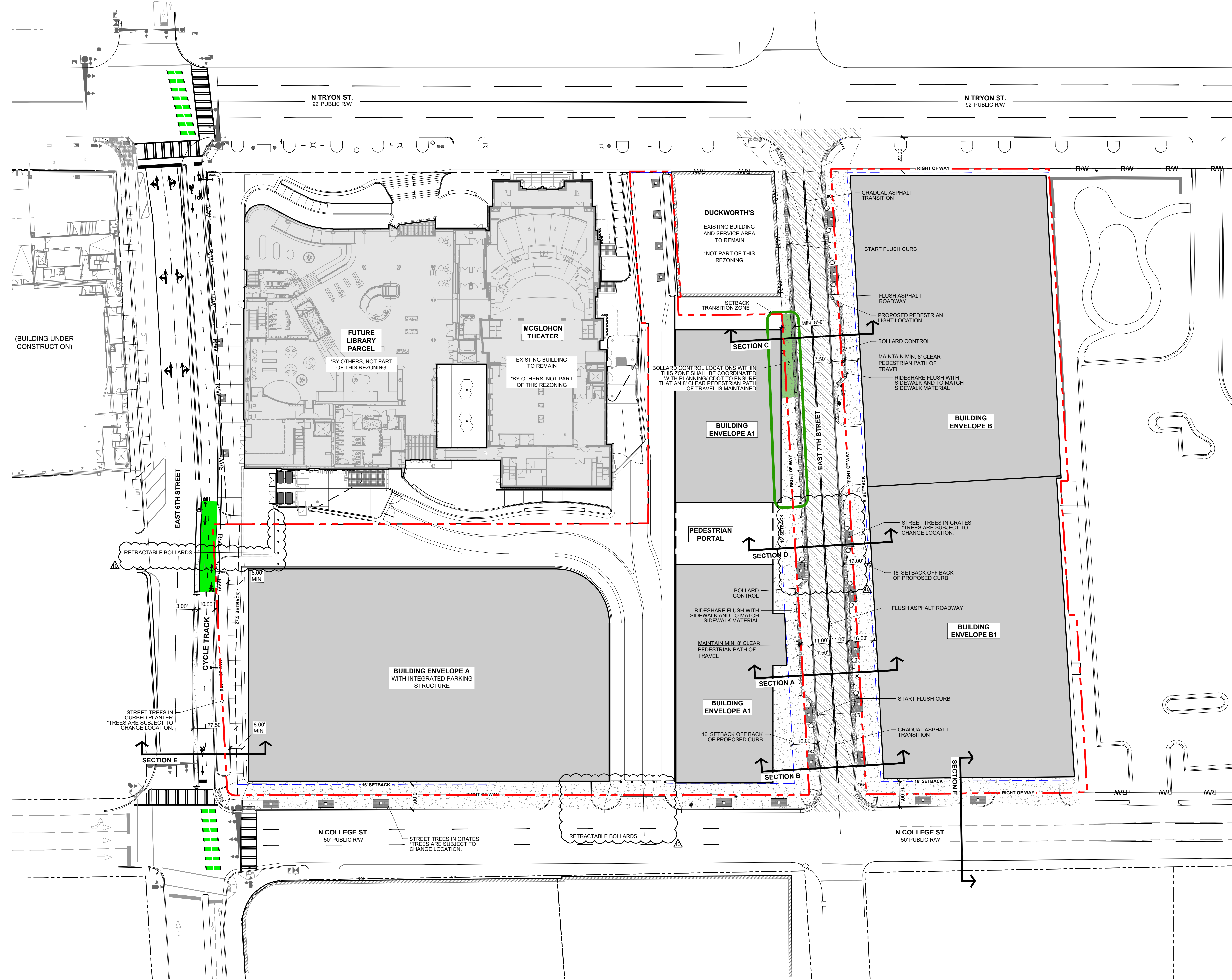
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DESIGNED BY: LD
DRAWN BY: LD
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TECHNICAL DATA

SHEET NUMBER
RZ-01



KEY MAP

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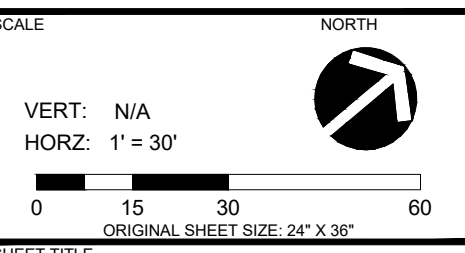
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7TH STREET ENLARGEMENT PLAN

SHEET NUMBER

RZ-01B

NOTE:
 1. THIS ENLARGEMENT PLAN IS CONCEPTUAL IN NATURE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND DIMENSIONAL CONSTRAINTS FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON PERMITTING AND UNFORESEEN CONDITIONS.

ADMINISTRATIVE AMENDMENT CONDITIONAL NOTES:

- 1) PLAZA SHALL BE ONE-DIRECTIONAL VEHICULAR FLOW FROM 6TH TO COLLEGE STREET.
- 2) SIGNAGE WILL BE ADDED TO LIMIT TRAFFIC "SERVICE ENTRY/TRAFFIC ONLY". PASSENGER VEHICLES WILL BE RESTRICTED FROM THE SHARED PEDESTRIAN/LOADING PLAZA
- 4) ALL LOADING/SERVICE AREAS SHALL BE ENCLOSED AND GATED.

"THE INTENT OF THIS SCHEMATIC SITE PLAN IS TO ILLUSTRATE THE CONCEPT OF A SHARED PEDESTRIAN PLAZA. GENERAL LOCATIONS OF LOADING AREAS AND VEHICULAR MOVEMENT. THIS LAYOUT IS SUBJECT TO CHANGE AS THE PROJECT DESIGN IS ADVANCED AND THROUGH THE PERMITTING PROCESS.



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MECKLENBURG COUNTY

CHARLOTTE,

NORTH CAROLINA

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DESIGNED BY: LD

DRAWN BY: LD

CHECKED BY: LD

SCALE

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



ORIGINAL SHEET SIZE: 24" X 36"

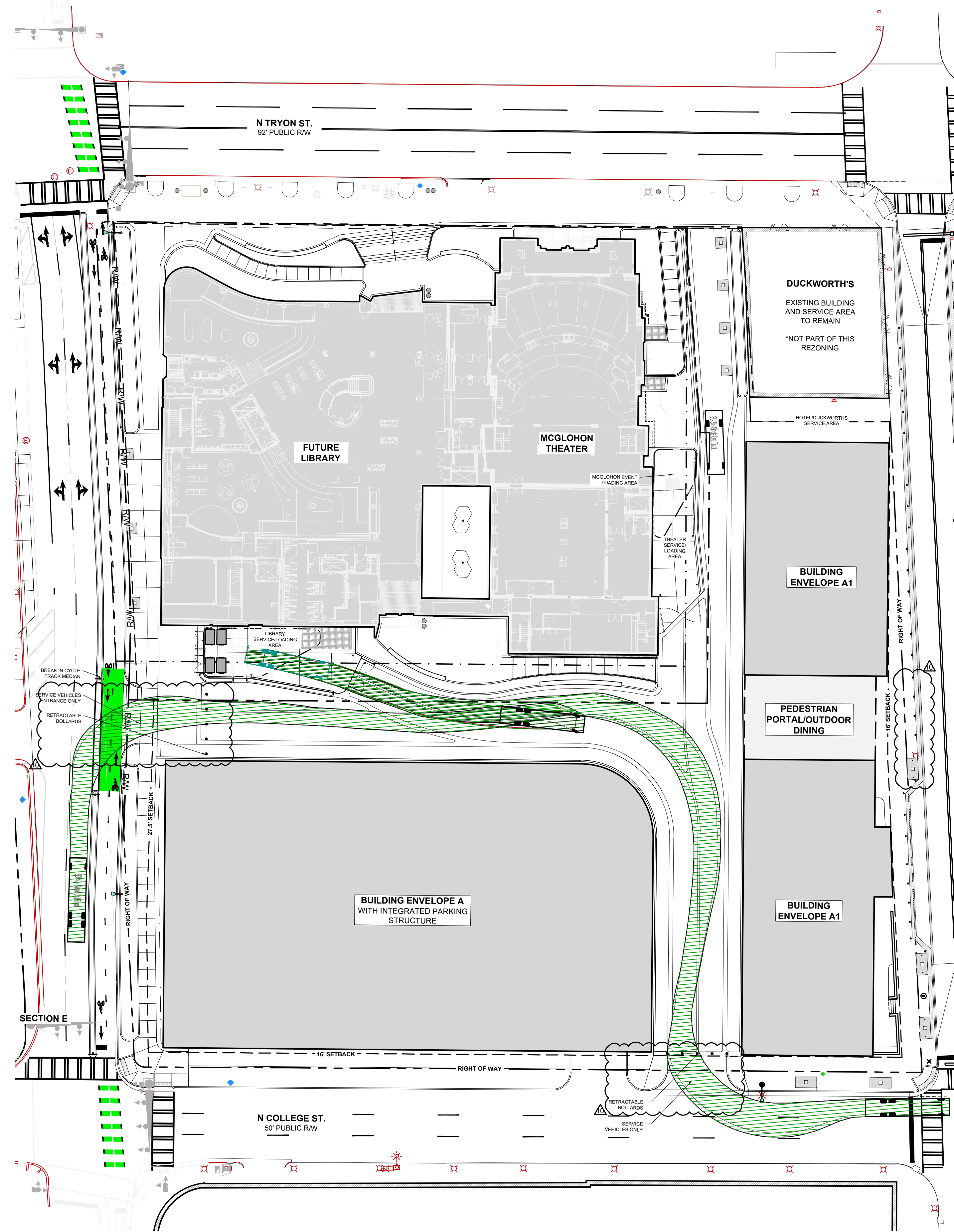
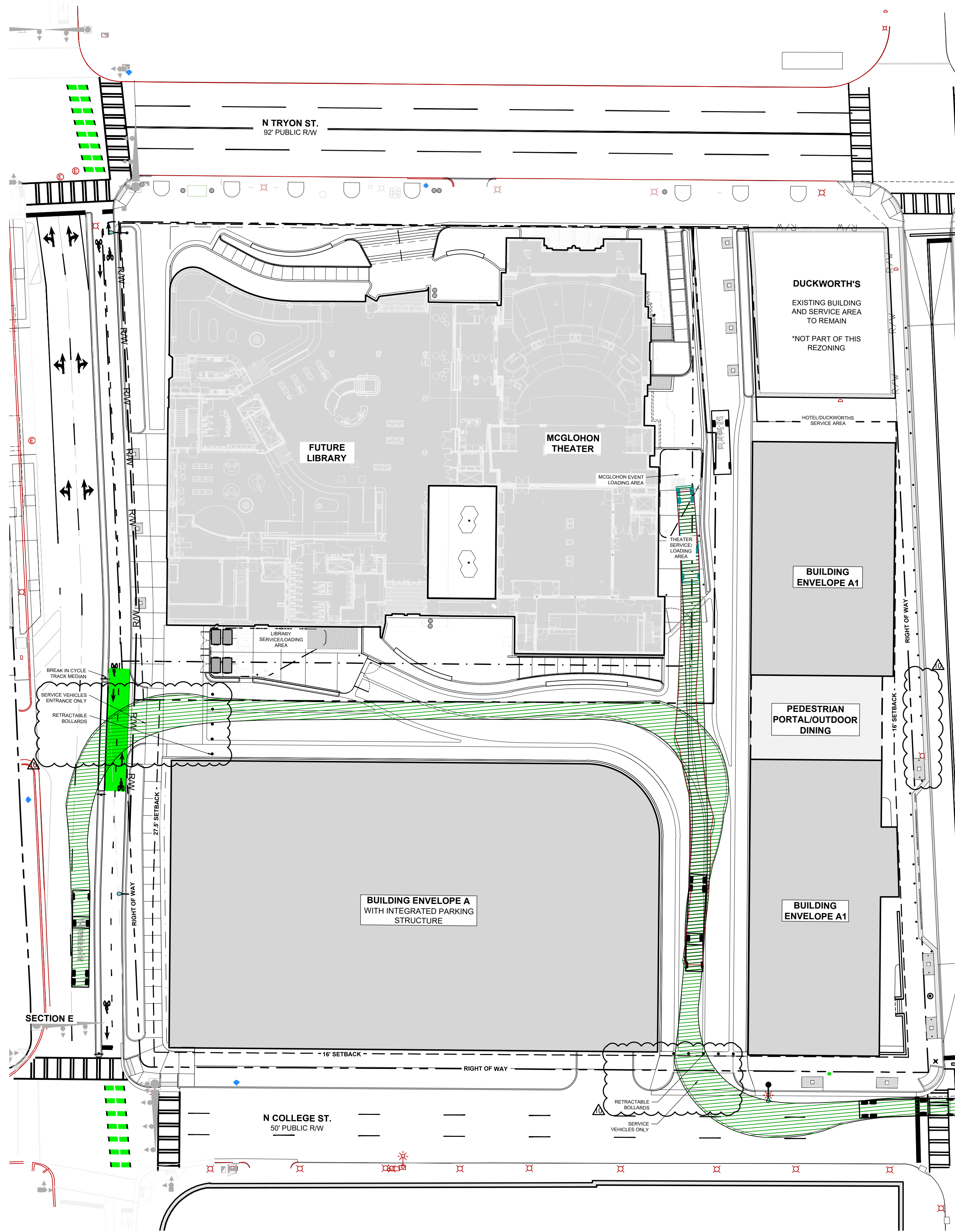
SHEET TITLE

SCHEMATIC SITE PLAN

SHEET NUMBER

RZ-01C

"PRIMARY PEDESTRIAN MOVEMENTS SHALL BE DEFINED AND ACCENTUATED UTILIZING SOME COMBINATION OF PAVING TEXTURE AND PAVING COLOR CHANGE. THE PRIMARY PEDESTRIAN MOVEMENTS MAY ALSO BE REINFORCED, IN PARTICULAR FOR THE AREAS NOTED AT THE PORTAL OF BUILDING A AND PASSAGWAY FROM TRYON STREET, WITH POTENTIAL LANDSCAPE BOLLARDS, LANDSCAPE PLANTERS, OR TREES IN PLAZA GRATES.



WB-40 TURNING MOVEMENT

SU-40/BUS-45 TURNING MOVEMENT

NOTES:
2' MINIMUM DISTANCE TO BE PROVIDED FROM BUILDING FACE AND TURNING MOVEMENTS

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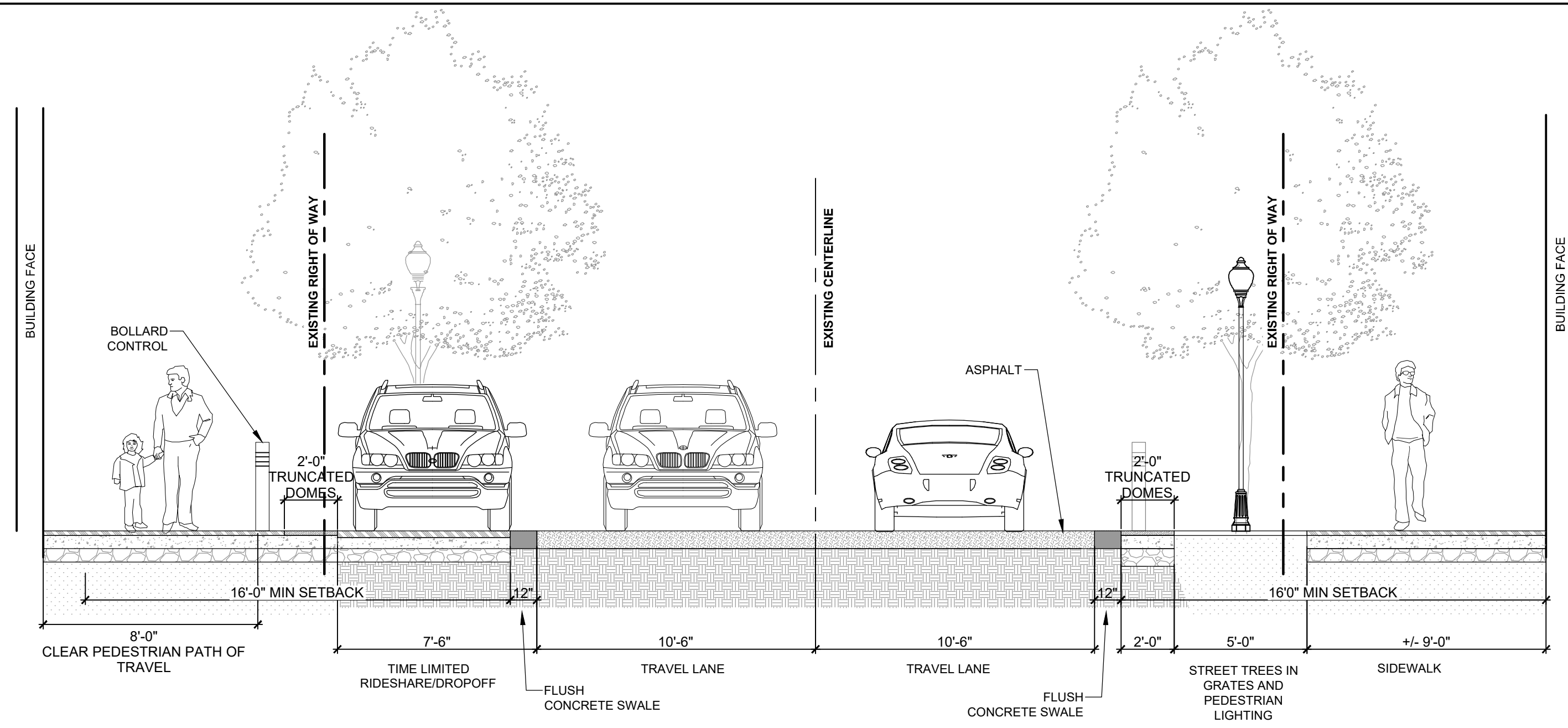
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DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH
VERT: N/A
HORZ: 1" = 30'
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ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE
SERVICE VEHICLE TURNING MOVEMENTS

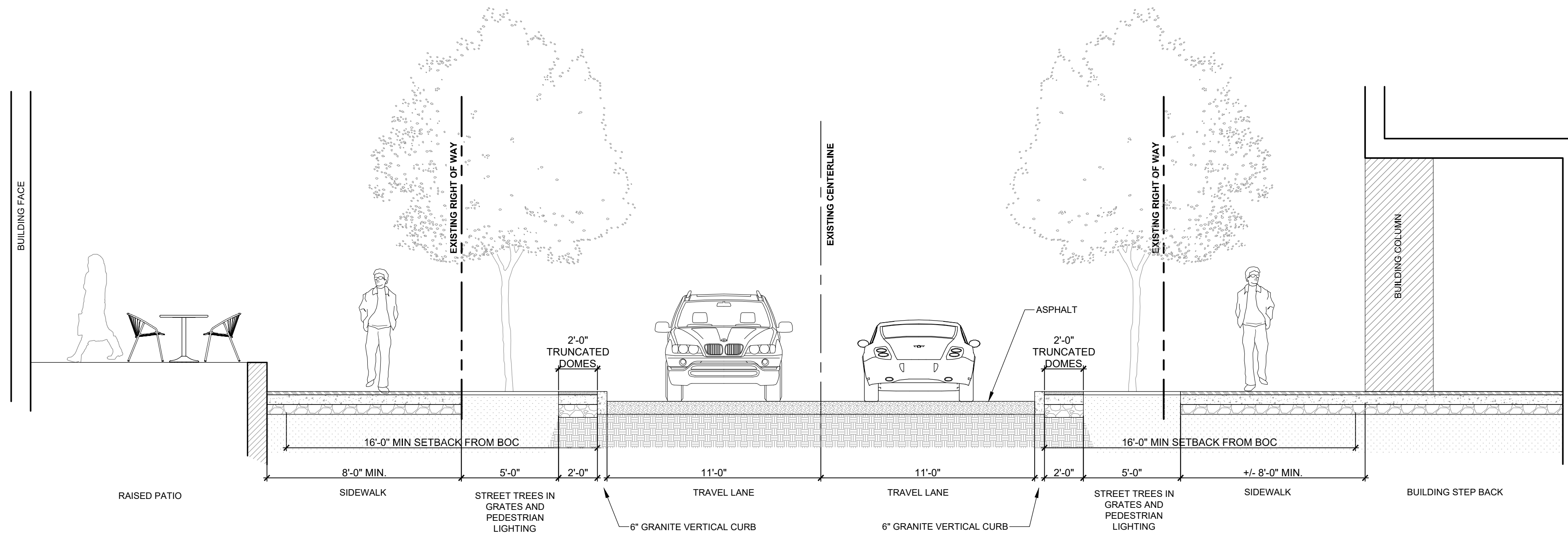
SHEET NUMBER
RZ-01D

- NOTE:**
1. PROWAG AND DRAINAGE ADJUSTMENTS WILL BE ACCOUNTED FOR DURING THE PERMIT PROCESS.
 2. CONSTRUCTION MEANS AND METHODS WILL BE DETERMINED AND COORDINATED DURING THE PERMIT PROCESS



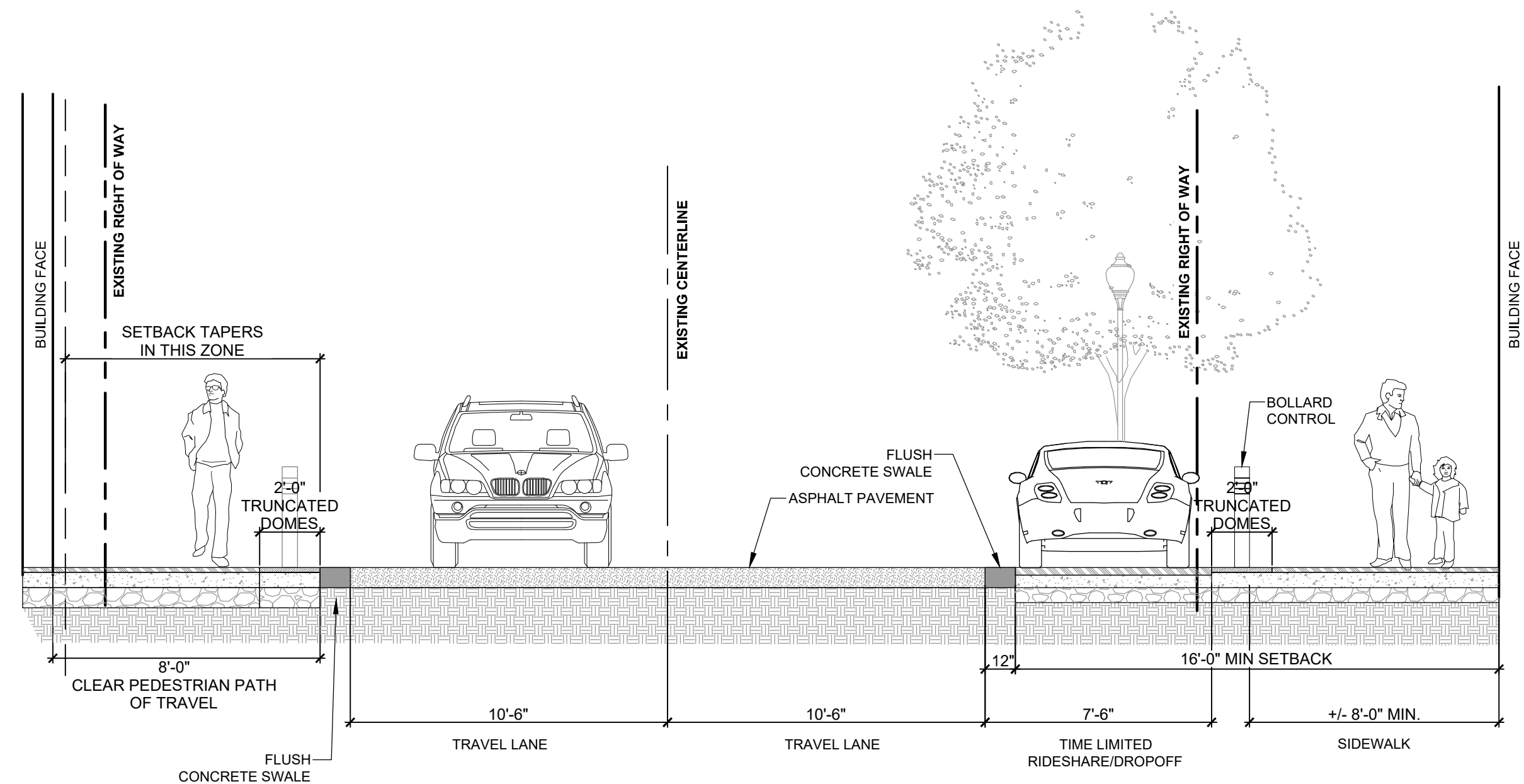
1 - 7TH STREET SECTION A (W/ RIDESHARE/DROPOFF)
SECTION

1/4" = 1'-0"



2 - 7TH STREET SECTION B (W/O RIDESHARE/DROPOFF)
SECTION

1/4" = 1'-0"



3 - 7TH STREET SECTION C (W/ RIDESHARE/DROP OFF)
SECTION

1/4" = 1'-0"

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SCALE: NORTH

VERT: N/A
HORZ: N/A

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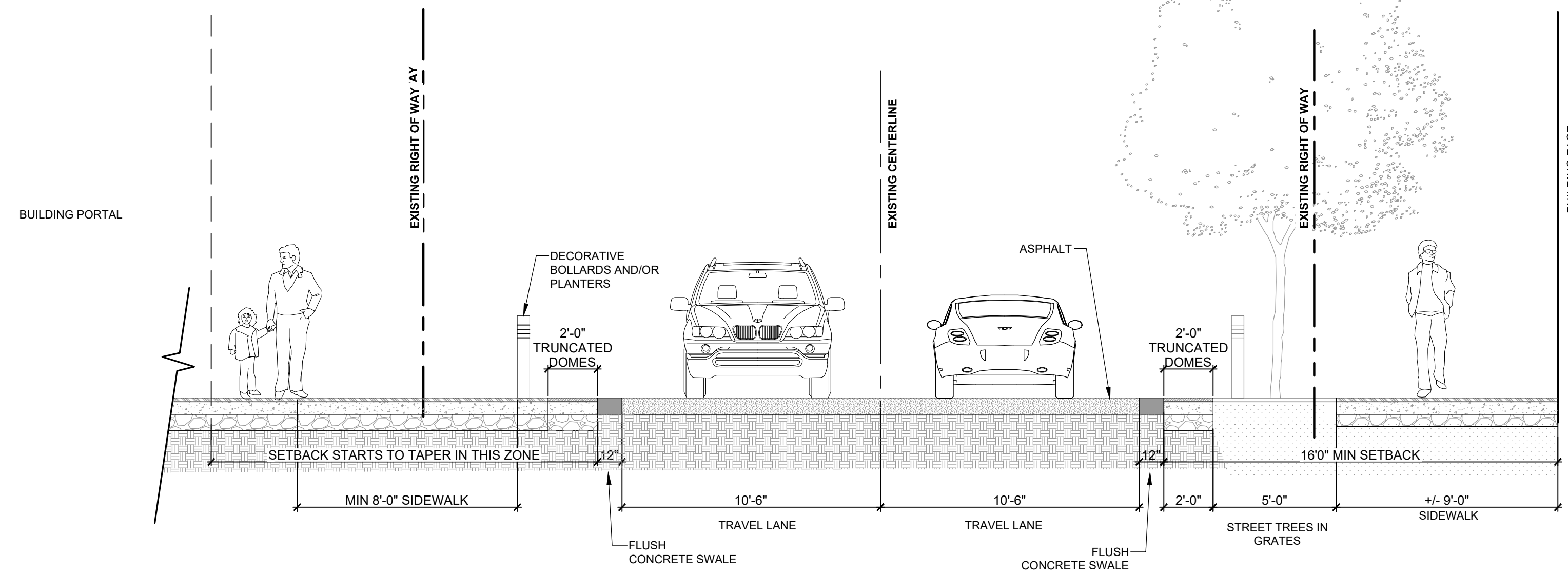
SHEET TITLE

STREET SECTIONS

SHEET NUMBER

RZ-02

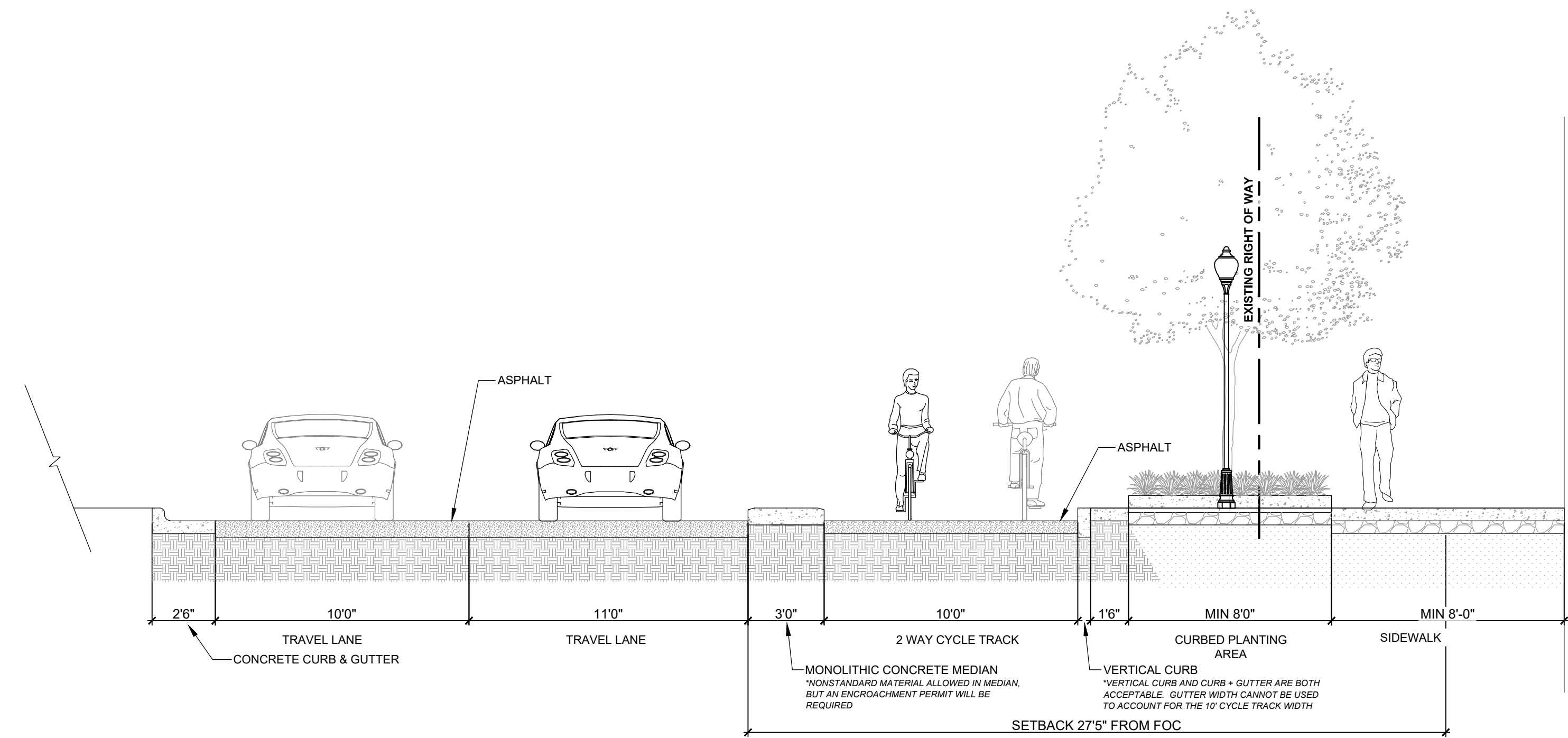
- NOTE:**
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1 - 7TH STREET SECTION D (MID BLOCK PEDESTRIAN CROSSING)

SECTION

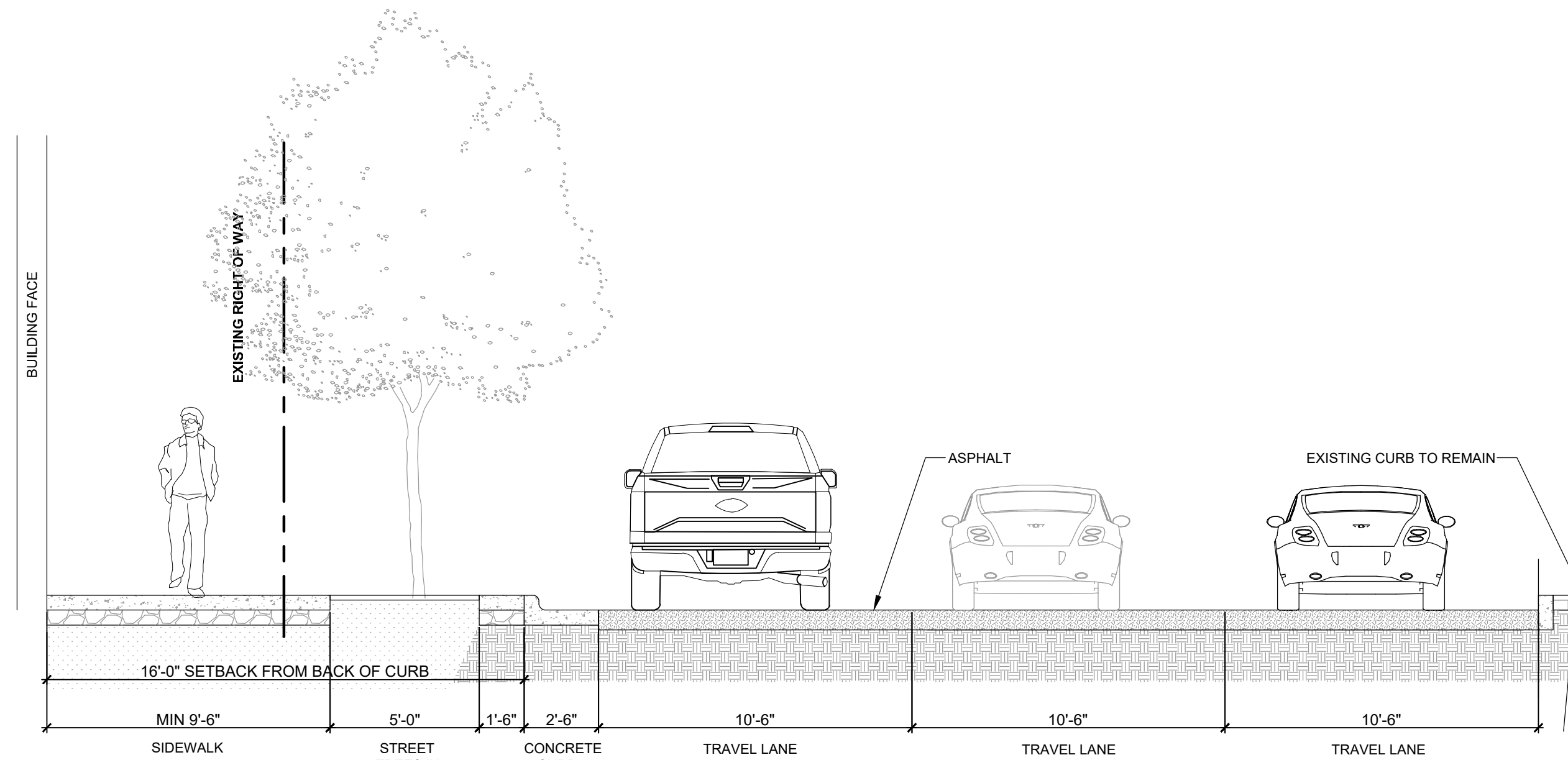
1/4" = 1'-0"



2 - 6TH ST. STREET SECTION E

SECTION

1/4" = 1'-0"



3 - NORTH COLLEGE STREET SECTION F

SECTION

1/4" = 1'-0"

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SCALE: NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

STREET SECTIONS

SHEET NUMBER

RZ-03

Mecklenburg County
Development Standards
11/22/2023

SITE PLAN AMENDMENT TO Rezoning Petition No. 2021-163

Site Development Data:

- Acres:** ± 3.05 acres
- Tax Parcel #s:** 080-022-08, 080-022-06, 080-022-05, 080-022-04, a portion of 080-022-03, a portion of 080-023-04, 080-023-12, 080-023-11, 080-023-08, 080-023-09, 080-023-13 and a portion of 080-023-05
- Existing Zoning:** UMUD-O and UMUD-O SPA
- Proposed Zoning:** UMUD-O SPA
- Existing Uses:** Civic/Institutional and Parking
- Proposed Uses:** All uses permitted by right and under prescribed conditions in UMUD zoning district (with the benefit of the Optional provisions below) together with accessory uses as allowed in the UMUD zoning district (as may be more specifically described in Section 3 below).
- Maximum Gross Square feet of Development:** As allowed by the UMUD zoning district.

NOTE: *Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g. building height, among other items) will be governed by the standards/provisions of the UMUD zoning district.*

1. **General Provisions:**

- a. **Site Location.** These Development Standards and the Technical Data Sheet and other graphics, if any, set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mecklenburg County ("Petitioner") for an approximately ± 3.05 acre site located at North Tryon Street and Seventh Street (the "Site").
- b. **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 Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UMUD-O zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") if 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. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall be not be limited except to the extent expressly limited by the regulations established under the Ordinance for the UMUD-O zoning classification, and with the benefit of the Optional Provisions provided below.
- e. **Planned/Unified Development.** The Site together with that certain site located adjacent to the Site and designated as Tax Parcel No. 080-02-305 (the "Library Site") may be viewed in the aggregate as a planned/unified development plan as to development taking place on the Site and development taking place on the Library Site. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards, if applicable at all, will not be required internally between improvements and other site elements located on the Site and the Library Site.
- f. **Phasing.** Streetscape and roadway improvements shall be implemented as development occurs within the limits and/or frontage of the associated building construction. Each building's certificate of occupancy will be not be issued until completion of transportation improvements along building's frontage or as approved by CDOT during permitting.
- g. **Encroachment Agreement.** All non-standard transportation improvements (i.e. granite band, bollards, special pavers, all items not within the CLDSM etc.) proposed within the public/City maintained street right-of-way will require approval by CDOT through an encroachment agreement. The encroachment agreement shall specify the maintenance responsibility for each non-standard transportation improvement item as proposed on site plans/cross-sections. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).
- h. **Abandonment Process:** The petitioner shall comply with easement requirements as approved under Abandonment Petition 2021-21A during the permitting process.

2. **Optional Provisions.**

The following optional provision shall apply to the Site:

- a. To allow measuring setback from the widest part of the travel lane including the granite band or curb. Ride share, valet or similar areas are permitted in the setback and between the building(s) and the street along both sides of 7th Street and the north side of College Street as generally depicted on the site plan. Locations of the ride share and/or valet service can be adjusted.
- b. To allow a minimum eight (8) foot setback on 7th Street as measured from the back of granite band or curb beginning at the property line shared with #080-023-01. The setback shall transition to a minimum sixteen (16) foot setback at the pedestrian portal as generally depicted on the Rezoning Plan. An eight foot minimum pedestrian clear zone shall be provided as generally depicted and described on Sheets RZ-01B, Sheet RZ-02 and Sheet RZ-03.
- c. To allow maneuvering in the setback along the frontage of the site and Parcel #080-023-01.
- d. To allow a 50% reduction in the required number of loading docks.
- e. To allow a reduction of 5%, above the permitted doorway reduction(s), in the ground floor retail requirement for any building with frontage on College Street.
- f. To allow the elimination of on street parking and reduced lane widths along both sides of 7th Street as generally depicted.
- g. To allow the elimination of on street parking along the west side of College Street as generally depicted.
- h. To not require adherence to the street wall provisions of Section 9.8506.2.a on required fire walls as generally depicted on the Rezoning Plan.

3. **Permitted Uses, Development Area Limitations:**

- a. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, with the benefits of the Optional Provisions above.

4. **Standards and Other Improvements:**

- a. Right-of-way Conveyance: IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. Petitioner will provide a permanent sidewalk utility easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way where ROW dedication is not provided as development takes place on a phased basis. The permanent sidewalk utility easement will be located a minimum of two (2) feet behind the sidewalk where feasible or at the face of building where 2' cannot be obtained.

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

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion or area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

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

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

KEY MAP

SEAL

**NOT FOR
CONSTRUCTION**

PROJECT

7TH AND TRYON

MECKLENBURG COUNTY


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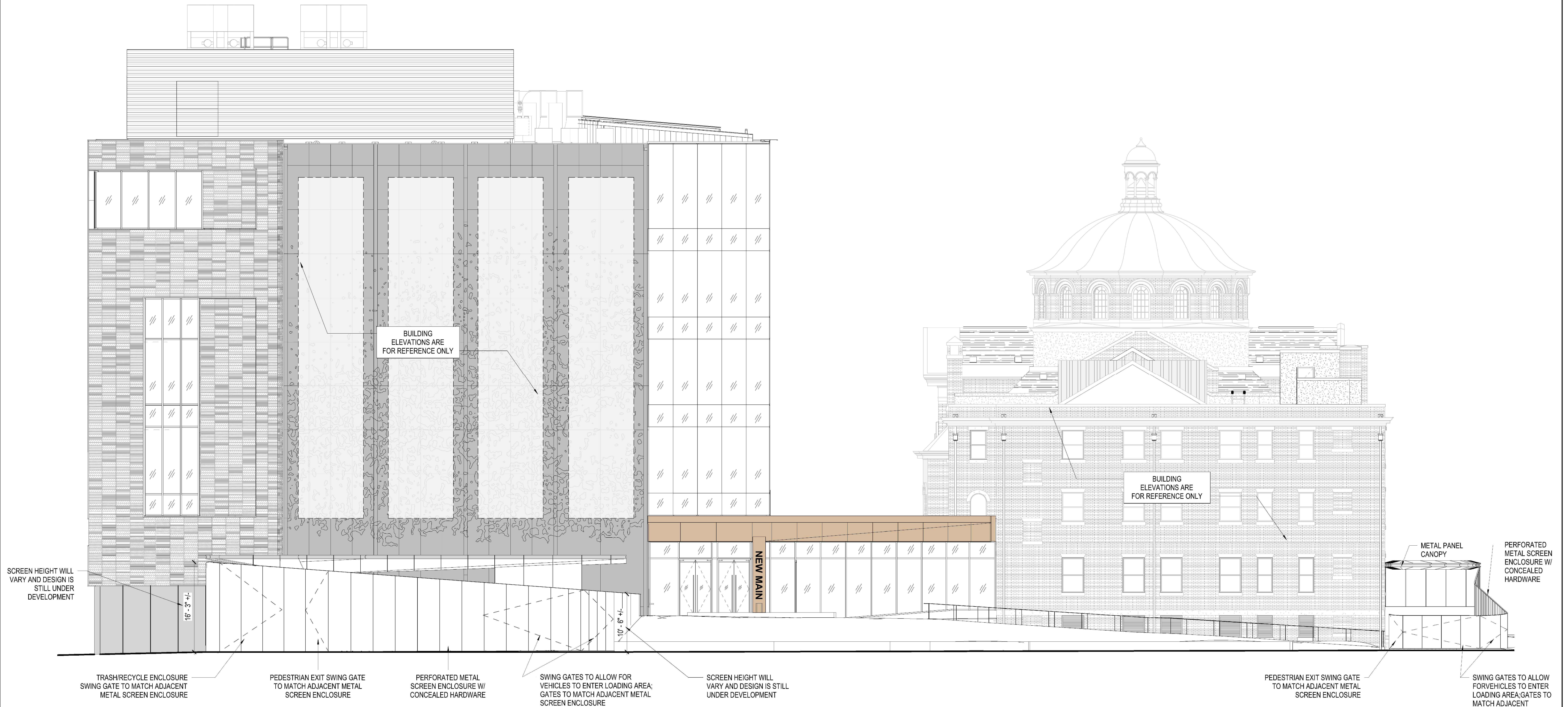
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HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"
SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-N1



1 SOUTH LOADING AREA ENCLOSURE SCREENING
NOT TO SCALE

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CHECKED BY: CN/SN

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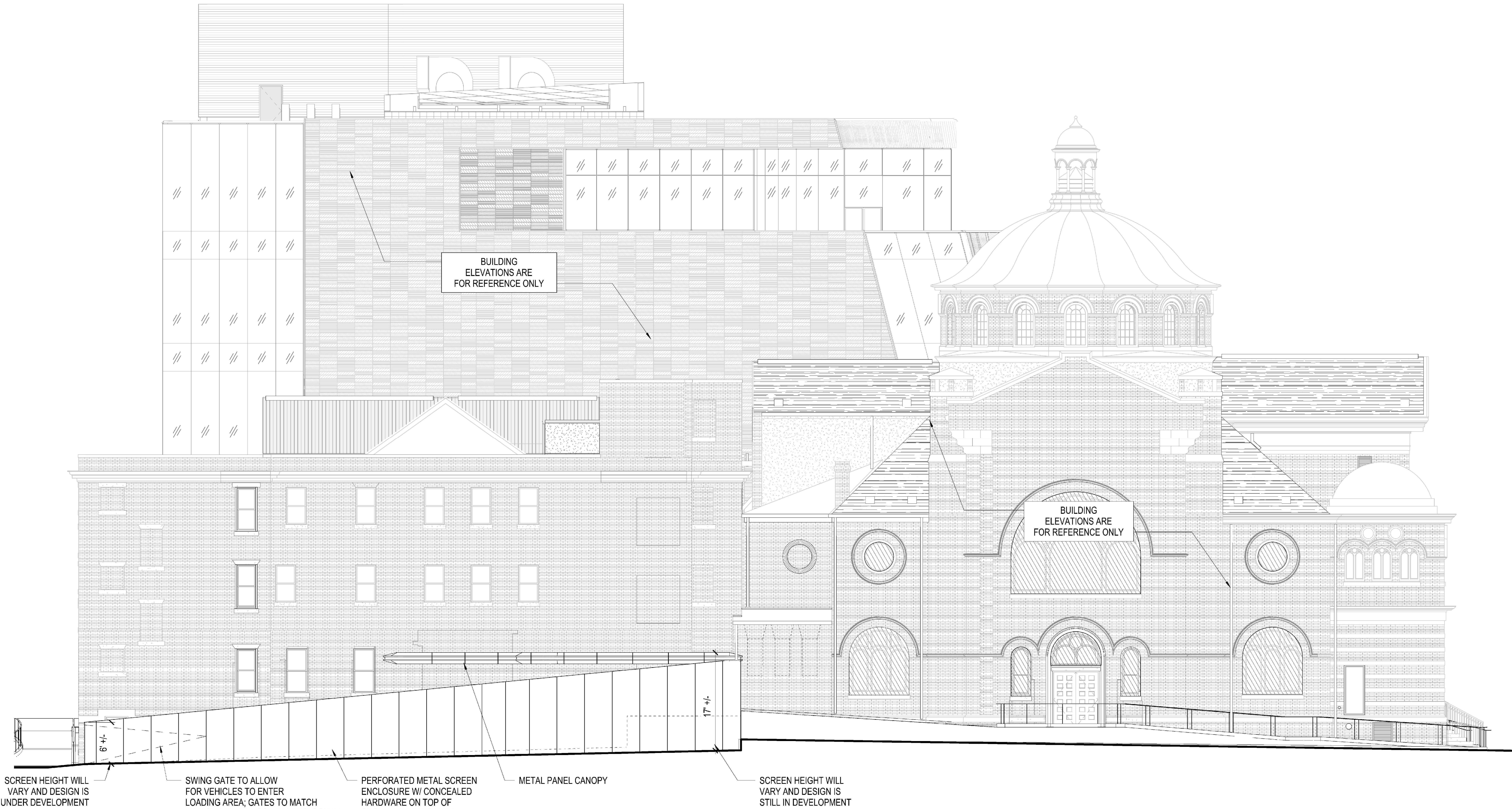
ORIGINAL SHEET SIZE: 24" X 36"
SHEET TITLE

ARCHITECTURAL ELEVATION

SHEET NUMBER

RZ-A1

* ELEVATIONS PREPARED BY CLARKNEXSEN/SNOHETTA
**THESE ELEVATIONS ARE FOR THE LOADING AREA SCREENING ONLY.



1 EAST LOADING AREA ENCLOSURE SCREENING
1/8" = 1'-0"

SCREEN HEIGHT WILL VARY AND DESIGN IS STILL UNDER DEVELOPMENT

SWING GATE TO ALLOW FOR VEHICLES TO ENTER LOADING AREA. GATES TO MATCH ADJACENT METAL SCREEN ENCLOSURE

PERFORATED METAL SCREEN ENCLOSURE W/ CONCEALED HARDWARE ON TOP OF SHORT RETAINING WALL

METAL PANEL CANOPY

SCREEN HEIGHT WILL VARY AND DESIGN IS STILL IN DEVELOPMENT

KEY MAP

SEAL

NOT FOR CONSTRUCTION

7TH AND TRYON

MECKLENBURG COUNTY
CHARLOTTE,
NORTH CAROLINA
ORIGINAL REZONING PETITION #:
2021-163
REZONING SPA PETITION #:
2023-091

LANDDESIGN PROJ.# 1018415

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	06.15.21
2	2ND SUBMITTAL	09.13.21
3	3RD SUBMITTAL	10.21.21
4	4TH SUBMITTAL	11.02.21
5	ADMINISTRATIVE AMENDMENT SUBMITTAL	5.15.23
6	SITE PLAN AMENDMENT	5.23.23
7	ADMINISTRATIVE AMENDMENT 2ND SUB.	8.10.23
8	SPA - 2ND SUBMITTAL	10.16.23
9	SPA - 3RD SUBMITTAL	11.22.23
10	SPA - 4TH SUBMITTAL	03.22.24

DESIGNED BY: CN/SN
DRAWN BY: CN/SN
CHECKED BY: CN/SN

SCALE: NORTH

VERT: N/A
HORZ: N/A

ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

ARCHITECTURAL ELEVATION

SHEET NUMBER

* ELEVATIONS PREPARED BY CLARKNEXSEN/SNOHETTA
**THESE ELEVATIONS ARE FOR THE LOADING AREA SCREENING ONLY.

RZ-A2