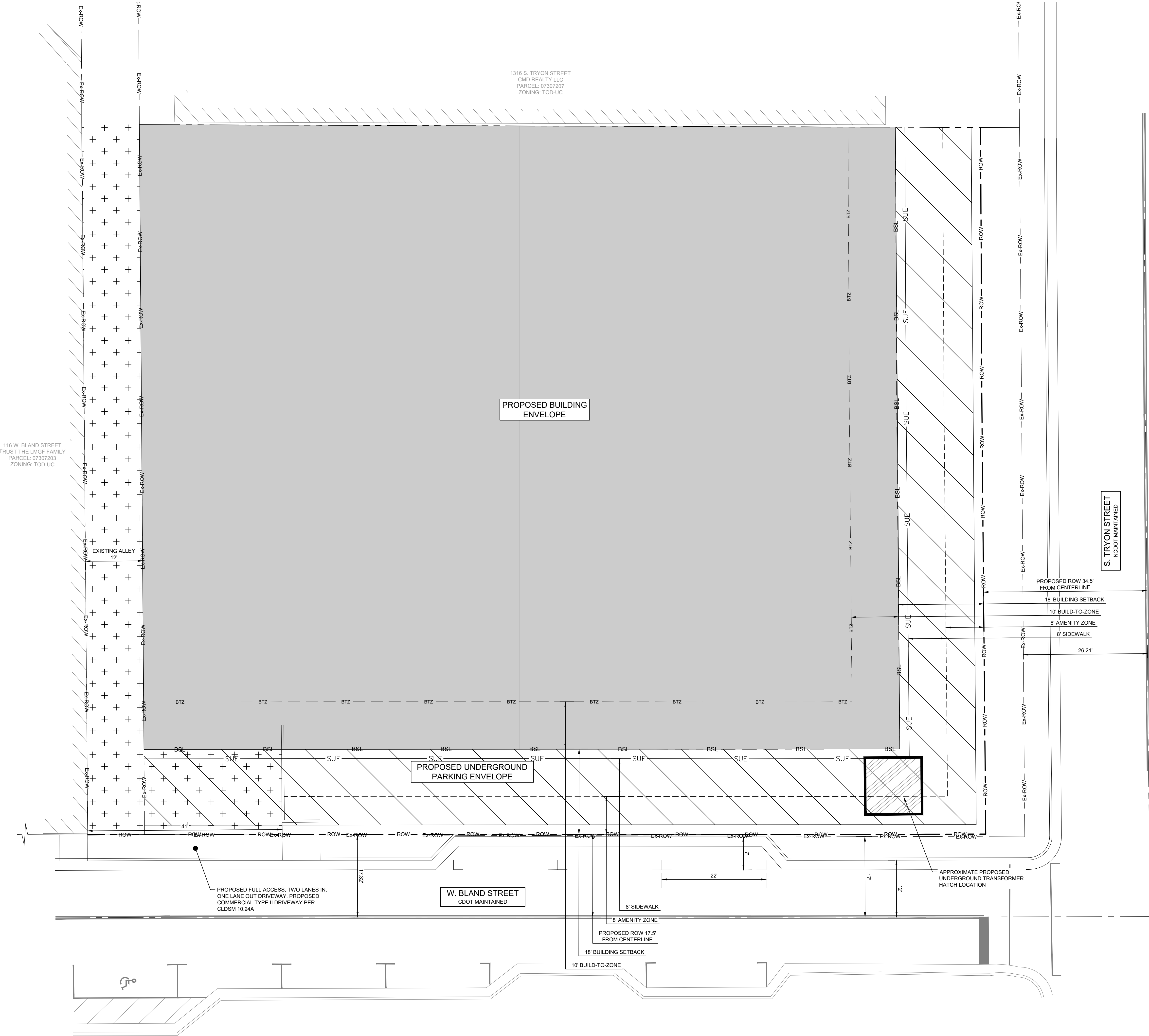
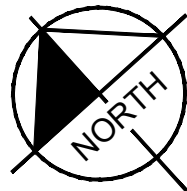
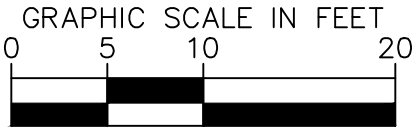


Plotted By:Resendez, Tyler Sheet Set:1320 S. Tryon Street Layout:RZ-1 August 11, 2025 11:29:21am K:\CHL PRJ\016491 - White Lodging\000 - 1320 South Tryon\02 - DWG\Rezoning\RZ-1.dwg



SITE DATA TABLE	
ZONING SUMMARY	
EXISTING ZONING	TOD-UC
PROPOSED ZONING	TOD-UC(EX)
TAX PARCEL ID	7307205
ADDRESS	1320 S. TRYON STREET, CHARLOTTE, NC 28203
SITE AREA	0.638 ACRES
PROPOSED USE	SEE DEVELOPMENT STANDARDS
FRONTAGE SETBACKS (PER CHARLOTTE UDO TABLE 11-1)	
S. TRYON STREET (4+ LANE AVENUE)	SEE DEVELOPMENT STANDARDS
WEST BLAND STREET SETBACK (OTHER-PRIMARY)	SEE DEVELOPMENT STANDARDS
BUILD-TO-ZONE (MEASURED FROM SETBACK LINE)	0'-10'
MINIMUM BUILD TO PERCENTAGE (S. TRYON STREET)	80%
MINIMUM BUILD TO PERCENTAGE (WEST BLAND STREET)	80%
BUILDING HEIGHT REQUIREMENTS (PER CHARLOTTE UDO 13-2)	
MINIMUM BUILDING HEIGHT	PER UDO
MAXIMUM BUILDING HEIGHT	PER UDO

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



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CHARLOTTE SOUTH  
END HOTEL  
PREPARED FOR  
WHITE LODGING

CHARLOTTE  
NORTH CAROLINA

PROJECT  
016491000

DATE  
8/11/2025

SCALE  
AS SHOWN

DESIGNED BY  
TJR

DRAWN BY  
TJR

CHECKED BY  
KIMS

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
200 SOUTH TRYON ST. SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
NC LICENSE #P-0102

REVISIONS

DATE

BY

RZ-1

SHEET NUMBER

RZP-2025-073

## DEVELOPMENT STANDARDS

**Petitioner: White Lodging**

8/11/2025

**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:** Vacant
- Other 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 Logging (“Petitioner”) to accommodate the development of mixed use development on an approximately 0.6-acre site located on the east side of South Tryon Street and West Blad Street, more particularly described as Mecklenburg County Tax Parcel Number 073-072-05 (the “Site”).
- b. **Intent.** This Rezoning is intended to accommodate development of the Site of a hotel with commercial uses.
- 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/Unfiled Development.** The Site shall be viewed as a planned/unfiled development plan as the elements and portions of the Site generally shown on the Rezoning Plan are not shown on the current zoning map. The Rezoning Plan shall be used to determine the appropriate zoning for the Site and 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 of the subdivisions. The Rezoning Plan and the UDO shall be used to determine the appropriate zoning for the Site and shall be applied to the Site as a whole and not individual portions or lots located therein.

## II. Permitted Use:

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.** These 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:**
- 1. *Sustainability.*** Petitioner shall commit to building design that meets or exceeds LEED (Leadership in Energy and Environmental Design) Silver standards.
  - 2. *City Improvements.*** Petitioner shall provide an enhanced pedestrian drop-off area with decorative pavers from West Bland Street as shown on the Zoning Plan.
- 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:**
1. Article 37.2 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.
  2. 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.
  3. 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.
  4. Article 31.3 - To allow an enlarged curb cut and driveway along Bland Street for ingress and egress of vehicles for pedestrian drop-off.

#### 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 Blad 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.
  - a. 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, submit, and liability insurance coverage requirements.
  - b. 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. .
  - c. 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.
  - d. Petitioner shall commit to dedicate minimum 34.5' right-of-way from the road centerline along South Tryon Street.
  - e. Petitioner shall commit to dedicate minimum 17.5' along West Blad Street.
  - f. Petitioner shall provide an accessible on-street parking space on West Blad Street meeting PROWAG and CLDSM standard dimensions and requirements.
  - g. Proposed transformer to be located underground as generally shown on the Zoning Plan.
  - h. Petitioner shall commit to upgrading sidewalk connection with adjacent parcel (parcel 07307203) along West Blad to current PROWAG/ADA guidelines as part of widened West Blad driveway installation
  - i. Petitioner shall dedicate sidewalk utility easement (SUE) to back of sidewalk.
  - j. 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.
- 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 drainage points.

## V. Environmenta

- 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 two (2) feet of future right-of-way at future back-of-curb.	South Tryon Street and West Bland Street frontages.	
Driveways and Street Access	31.3.A.2	All driveway design, placement, and construction shall comply with the Streets Manual and CLDSM.	To allow an enlarged curb cut and driveway along Bland Street for ingress and egress of vehicles for pedestrian drop-off.	West Bland Street frontage	

Sustainability			Public Amenity			City Improvement			EX Public Benefits Applicable Development Areas or Off-Site Location			Notes		
X			X			Petitioner shall provide an enhanced pedestrian drop-off area with decorative pavers from West Bland Street as shown on the Zoning Plan			West Bland Street frontage					
The building constructed on the site will be designed and constructed to meet or exceed LEED (Leadership in Energy and Environmental Design) Silver standards.			X			X			Proposed building					



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[illegible]