



LOT 28
MB 9/375

~NOW OR FORMERLY~
DAVID J MCKEITHAM
DB 26683510

PROPOSED SCM

10' SIDE YARD

30' SETBACK

65' FUTURE R/W

12' SHARED USE PATH

8' PLANTING STRIP

~NOW OR FORMERLY~
TTI NC LLC
DB 33378495
MB 67717
PID 16704246
ZONING: CC
USE: COMMERCIAL

LEATHERMAN GOLF
LEARNING CENTER LLC
PID 16708101
ZONING: B-2(CD)
USE: COMMERCIAL

ALSON COURT INC
PID 16708103
ZONING: B-2(CD)
USE: VACANT

A. GENERAL PROVISIONS:

- The more serious stringent standards are established by the rezoning plan or these development standards, all development standards established under the City of Charlotte Zoning Ordinance ("the Ordinance") for the R-1/TM1 Zoning District and the standards shall be applied in common with the development taking place on the Site. The rezoning plan is subject to modifications during the design development stages as provided below.
- The development standards form a part of the rezoning plan associated with the rezoning petition filed by Coral Ridge Land Services, Inc. ("the Petitioner") to accommodate the development of an approximately 8.62-acre site located approximately at 500 West Tryon Road ("the Site") with a multi-family residential community that could contain up to 129 multi-family residential dwelling units with 7 workforce housing units (80-90% affordable).
- Development of this Site will be governed by the attached rezoning plan and these development standards (Collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance ("the Ordinance"). The regulations established under the Ordinance for the R-1/TM1 zoning district classification shall govern development taking place on the Site.

3. **Setbacks, Side Yards and Rear Yards:**
 - a. Building setbacks and yards will be established in the manner depicted on the rezoning plan.
 - Along West Tyvola Road, a 30 foot setback from the future right-of-way will be provided.
 - Side and rear yard determinations will be based on the orientation of each proposed building to the adjoining project property line, and adjacent zoning.
4. **Screening:**
 - a. Mechanical equipment or other utility hardware installed at ground level and on the roofs of buildings constructed on the Site will be screened from public view at grade from a public street.
5. **Transportation Improvements and Access:**
 - a. **Proposed Improvements**
 - a. Access to the site will be from West Tyvola Road, as generally depicted on the rezoning plan on Sheet RZ-1.

1. Preferred exterior building materials: All principal and accessory buildings abutting West Tyvola Road shall comprise a minimum of 30% of that building's entire façade facing West Tyvola Road using brick, natural stone (or its synthetic equivalent), stucco or other material approved by the Planning Director.
2. Prohibited exterior building materials:

- a. Vinyl siding (but not vinyl) hand rails, windows or door trim)
- b. Concrete masonry units not architecturally finished.
3. Building placement and site design shall focus on and enhance the pedestrian environment through the following:
 - a. Buildings shall be placed so as to present a front or side facade to West Tyvola Road.
 - b. Parking lots shall not be located between any building and West Tyvola Road.
4. Building massing and height shall be designed to break up long monolithic building forms as follows:
 - a. Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 foot wide and shall project or recess a minimum of 6 feet extending through the building.
5. Architectural elevation design: Elevations shall be designed to create visual interest as follows:
 - a. Building elevations shall be designed with vertical bays or articulated architectural facade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.
 - b. Buildings shall be designed with a recognizable architectural base on all facades facing West Tyvola Road, such base may be executed through use of preferred exterior building materials or articulated architectural facade features or color changes.
 - c. Building elevations facing West Tyvola Road shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design.

Features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.

6. Roof form and articulation - Roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
 - a. 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, hipped eaves or parapets.
 - b. For pitched roofs the minimum allowance is 4:12 excluding buildings with a flat roof and parapet walls.
- c. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

7. Service Area Screening: Service areas such as dumpsters, refuse areas, recycling and storage shall be screened from view with materials and design to be compatible with principal structures. Such design shall include a minimum 20 percent preferred exterior screening materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.

Environmental Features:

- a. The site shall comply with the Charlotte City Council approved and adopted post construction *stormwater* Ordinance.
- b. The site shall comply with the City of Charlotte tree ordinance, Chapter 21 of the city code.

c. The location, size and type of storm water management systems depicted on the zoning plan are subject to review and approval as part of the full development plan review and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural State discharge points.

d. Development within any SWIM/PCSO buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by city Ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Open Space/Tree Save Areas:

a. Open space will be provided to meet Ordinance requirements.

b. Tree save will be provided to meet Ordinance requirements.

Signage:

Signage allowed by the Ordinance may be provided.

Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas.

b. Detached lighting on the Site, except street lighting located along public streets, will be limited to 21 feet in height.

Amendments to the Rezoning Plan:

Future amendments to the rezoning plan (which includes these development standards) may be made for the purpose of the purposes of the applicable development area portion of the site affected by such amendment in accordance with the provisions herein and of chapter 6 of the Ordinance.

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 herein and under the Ordinance, be binding upon and inure to the benefit of the petitioner and subsequent owners of the development areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ONING PLAN PETITION #2025-138
FOR
WEST TYVOLA APARTMENTS
CHARLOTTE, NORTH CAROLINA

[illegible]

JOB #	25039
DATE:	02/09/26
SCALE:	1" = 50'
DRAWN BY:	JAW
APPROVED BY:	DLS

RZ-1