

SURVEY DISCLAIMER
TOPOGRAPHIC OR "ALTA/NSPS LAND TITLE SURVEY"
ISSUE DATE JANUARY 11, 2021, REVISED JUNE 14, 2021
PROVIDED BY A.G. ZOUTEWELLE SURVEYORS,
1418 EAST FIFTH ST. CHARLOTTE, NC 28204, (704)-372-9444

REZONING PLAN SHEETS

RZ-100 EXISTING CONDITIONS
RZ-200 REZONING PLAN
RZ-300 DEVELOPMENT NOTES

LEGEND

SYMBOL	
	PROPERTY LINE/RIGHT-OF-WAY
	EXISTING BUILDING

REZONING SUMMARY

PETITIONER: FRH REALTY, LLC
3330 CUMBERLAND BLVD,
SUITE 375,
ATLANTA, GA 30339

PROPERTY OWNER: FW OZ TRYON 2, LLC
1337 FERNCLIFF RD
CHARLOTTE NC 28211

TAX PARCEL: 083-011-10

EXISTING ZONING: I-2
PROPOSED ZONING: MUDD-(CD)

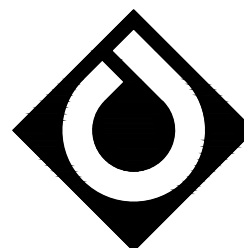
ACREAGE: 3.58 AC

IMPERVIOUS CALCULATIONS (1978, 2007, AND 2022)**

EXISTING IMPERVIOUS AREA: ±131066.4 SF (±84%)*

***BASED ON HISTORICAL AERIALS THE BUILT UPON AREA IN 1978, 2007, AND 2022 APPEARS TO REMAIN UNCHANGED.**

**** SITE IS LOCATED WITHIN THE BUSINESS CORRIDOR REVITALIZATION AREA.**



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
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Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202
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FRH REALTY, LLC

3330 CUMBERLAND BLVD, SUITE 375
ATLANTA
GEORGIA 30339

2300 N TRYON ST MULTIFAMILY REZONING PETITION 2022-040

2300 N TRYON ST
CHARLOTTE
NORTH CAROLINA 28206

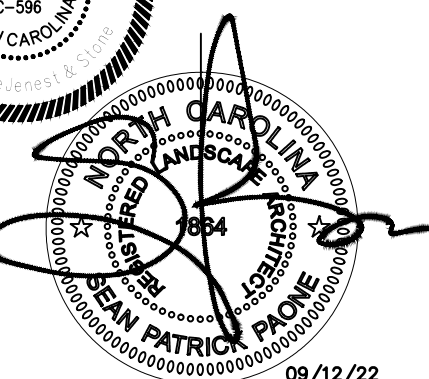
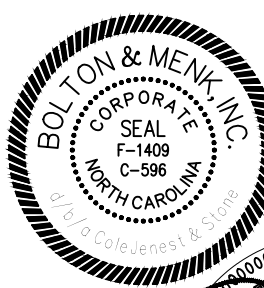
EXISTING CONDITIONS

Project No.
4809

Issued
03/04/22

Revised

09/12/2022 - 2ND SUBMITAL



09/12/22



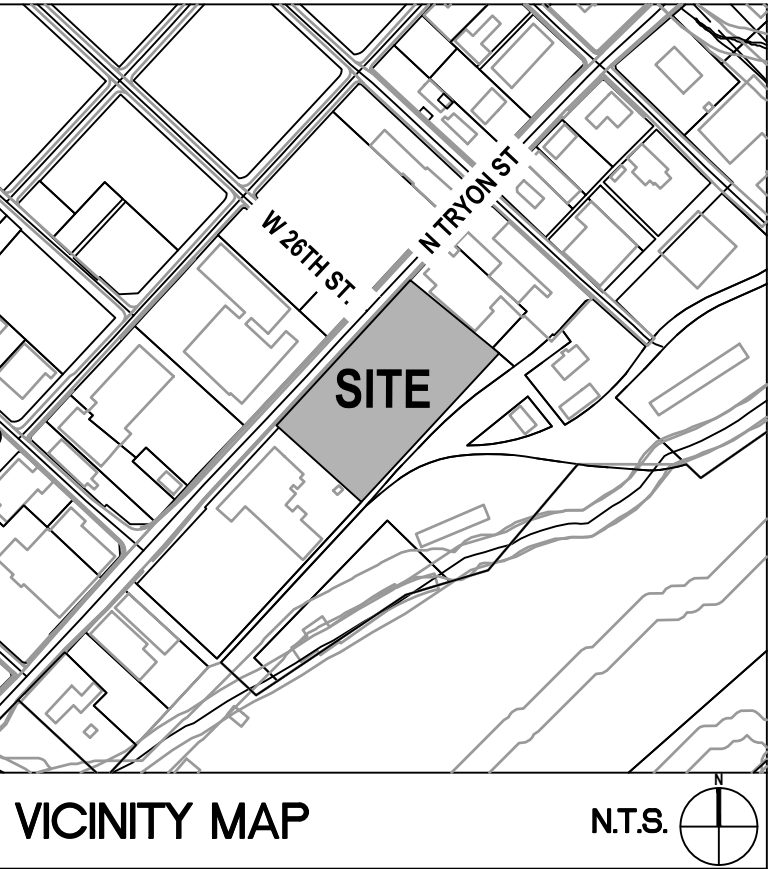
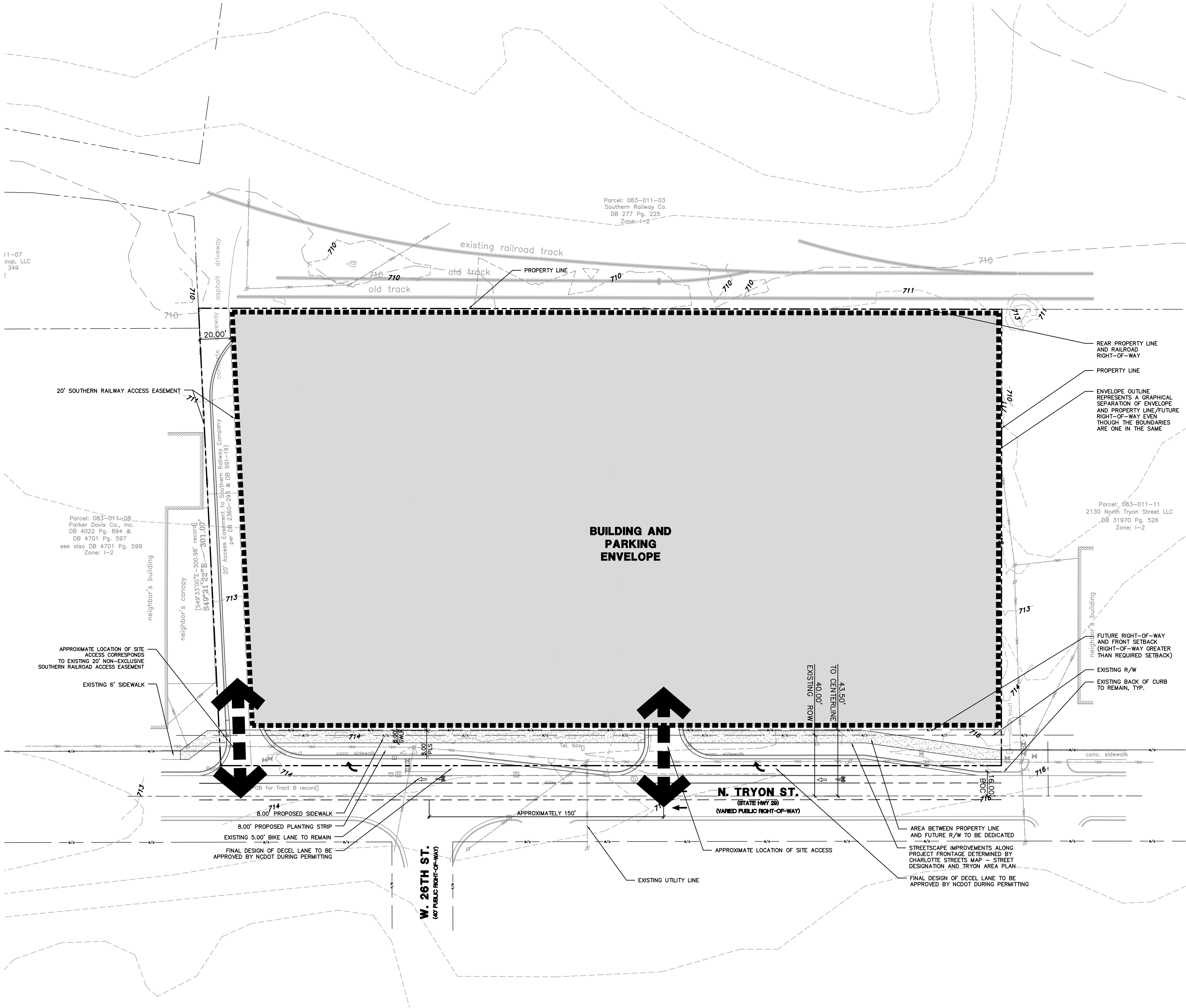
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- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE THE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

SCALE: 1"=30'
0 15' 30' 60'

RZ - 100

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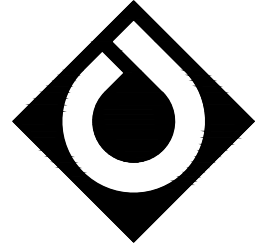
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LEGEND	
	PROPERTY LINE
	PROPOSED BUILDING ENVELOPE
	PARKING ENVELOPE

REZONING SUMMARY:	
PETITIONER:	FRH REALTY, LLC.
PROPERTY OWNER:	FW OZ TRYON 2, LLC.
REZONING SITE AREA:	3.58 ± AC
TAX PARCEL#:	083-011-10
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-CD
EXISTING USE:	INDUSTRIAL
PROPOSED USE:	MULTI-FAMILY
BUILDING SETBACK:	14 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB WHICHEVER IS GREATER
MIN. SIDE YARD:	NONE
MIN. REAR YARD:	NONE
MAX. HEIGHT:	75'
REQUIRED PARKING:	AS REQUIRED BY CODE
OPEN SPACE REQUIRED:	AS REQUIRED BY CODE
*REQUIRED OPEN SPACE WILL BE LOCATED WITHIN INTERIOR COURTYARDS	
**PROJECT SITE IS LOCATED WITHIN THE CORRIDOR TREE SAVE ORDINANCE AREA.	
***PROJECT SITE IS LOCATED WITHIN THE BUSINESS CORRIDOR REVITALIZATION AREA.	



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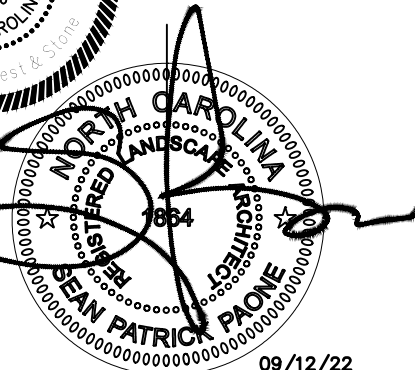
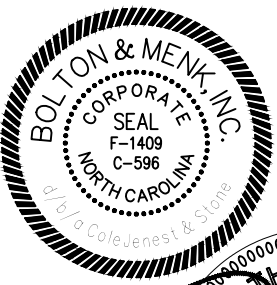
REZONING PLAN

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09/12/2022 - 2ND SUBMITAL



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- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 CFR, PART 1926, SUBPART P, OR AS AMENDED.

SITE DEVELOPMENT DATA:

- ACREAGE: # 3.58
--TAX PARCELS: 083-011-10
--EXISTING ZONING: I-2
--PROPOSED ZONING: MUDD(CD)
--EXISTING USES: INDUSTRIAL
--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.
--MAXIMUM DEVELOPMENT: UP TO 350 MULTI-FAMILY RESIDENTIAL UNITS
--MAXIMUM BUILDING HEIGHT: 75 FEET
--PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

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 FRH REALTY, LLC ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 3.58-ACRE SITE LOCATED AT 2300 NORTH TRYON STREET, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 083-011-10 (THE "SITE").
- b. **INTENT.** THIS REZONING IS INTENDED ACCOMMODATE DEVELOPMENT ON THE SITE OF A PEDESTRIAN AND TRANSIT-ORIENTED MULTI-FAMILY RESIDENTIAL COMMUNITY.
- 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 ZONING ORDINANCE (THE "ORDINANCE").

II. MAXIMUM DEVELOPMENT

- THE PRINCIPAL BUILDING(S) CONSTRUCTED MAY BE DEVELOPED WITH UP TO 350 MULTI-FAMILY RESIDENTIAL UNITS ALONG WITH ANY ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT. NON-RESIDENTIAL USES ARE NOT PROPOSED FOR THE SITE EXCEPT AMENITIES AS ACCESSORY USES TO THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT.

III. TRANSPORTATION

- a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. 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.
- b. PETITIONER SHALL CONSTRUCT A RIGHT TURN LANE WITH 100' OF STORAGE AND APPROPRIATE TAPER ON NORTH TRYON STREET AT THE PROPOSED ACCESS POINTS, PER NCDOT REQUIREMENTS.
- c. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY, SET 2' BEHIND THE BACK OF SIDEWALK WHERE FEASIBLE, TO THE CITY OF CHARLOTTE OR NCDOT AS APPLICABLE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- d. UNLESS OTHERWISE STATED HEREIN, ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
- e. 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 NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

IV. DESIGN GUIDELINES:

- a. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 20% OF THAT BUILDING'S ENTIRE FAÇADE FACING SUCH NETWORK STREET USING BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO OR OTHER MATERIAL OF COMPARABLE QUALITY APPROVED BY THE PLANNING DIRECTOR.
- b. PROHIBITED EXTERIOR BUILDING MATERIALS:
1. VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM); AND
 2. CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED
- c. BUILDING HEIGHT SHALL BE A MAXIMUM OF SEVENTY-FIVE (75) FEET. THE MINIMUM GROUND FLOOR HEIGHT (FLOOR TO FLOOR) ALONG NORTH TRYON STREET SHALL BE TWELVE (12) FEET (AT LEAST 70% OF THE TOTAL GROUND FLOOR HEIGHT SHALL MEET THE MINIMUM GROUND FLOOR HEIGHT REQUIREMENT).
- d. ALL GROUND FLOOR ENTRANCES SHALL INCLUDE DIRECT PEDESTRIAN CONNECTIONS BETWEEN STREET FACING DOORS AND ADJACENT SIDEWALKS.
- e. IF INDIVIDUAL RESIDENTIAL ENTRANCES ARE PROVIDED ON THE GROUND FLOOR OF THE BUILDING ADJACENT TO PUBLIC STREET FRONTAGES, ALL SUCH GROUND FLOOR ENTRANCES ALONG THE SIDEWALK SHALL BE BETWEEN 1' AND 7' ABOVE SIDEWALK GRADE OR 1' TO 3' BELOW SIDEWALK GRADE.
- f. ALL DUMPSTER ENCLOSURE AREAS SHALL BE INTERNAL TO THE BUILDING/PARKING DECK OR SCREENED FROM NETWORK REQUIRED PUBLIC OR PRIVATE STREETS WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. SUCH DESIGN SHALL INCLUDE A MINIMUM 20 PERCENT PREFERRED EXTERIOR BUILDING MATERIALS OR A CLASS B BUFFER NOT LESS THAN 10' IN DEPTH AT ALL ABOVE GRADE PERIMETER NOT PAVED FOR ACCESS.
- g. STRUCTURED PARKING, IF PROVIDED, SHALL BE DESIGNED SO THAT VEHICLES PARKED ON ALL LEVELS OF THE STRUCTURE AND ASSOCIATED LIGHTING ARE SCREENED BY A WALL OR PANEL MEASURING A MINIMUM OF 48 INCHES IN HEIGHT WHEN FRONTING A PUBLIC STREET. SCREENING ALONG PUBLIC STREET FRONTAGES SHALL INCLUDE BOTH VERTICAL AND HORIZONTAL TREATMENT THAT RESEMBLES PATTERNS AND ARCHITECTURAL PORTIONS OF THE BUILDING, INCLUDING USE OF SIMILAR MATERIALS AND A SIMILAR RHYTHM OF WINDOW OPENINGS ON FRONTAGES. IF STRUCTURED PARKING IS VISIBLE AT THE REAR OF THE BUILDING (FRONTING THE RAILROAD RIGHT-OF-WAY), DECORATIVE ELEMENTS SUCH AS BUT NOT LIMITED TO DECORATIVE PANELS, ARTWORK, COLOR CHANGES, GREEN SCREENING, OR OTHER ARCHITECTURAL TREATMENT SHALL BE PROVIDED.
- h. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING
1. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE);
 2. BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL NETWORK REQUIRED STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS, POINTS, ACCESSIBLE OPEN SPACE, TREE SAVE OR NATURAL AREAS, TREE REPLANTING AREAS AND STORM WATER FACILITIES);
 3. PARKING LOTS SHALL NOT BE LOCATED BETWEEN ANY BUILDING AND ANY NETWORK REQUIRED PUBLIC OR PRIVATE STREET;
 4. DRIVEWAYS INTENDED TO SERVE SINGLE UNITS SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.
- i. BUILDING MASSING AND HEIGHT SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS:
1. BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF 6 FEET EXTENDING THROUGH THE BUILDING.
- j. ARCHITECTURAL ELEVATION DESIGN - ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST AS FOLLOWS:
1. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE 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.
 2. THE FIRST TWO (2) FLOORS OF THE BUILDING FAÇADE FRONTING NORTH TRYON STREET SHALL CONTAIN A DISTINGUISHABLE BASE, WHICH MAY BE PROVIDED THROUGH THE USE OF VARIED BUILDING MATERIALS, COLORS, BANDING, ARTICULATION, OR OTHER ARCHITECTURAL TREATMENTS, OR ALTERNATE DESIGN AS APPROVED BY THE ZONING ADMINISTRATOR DURING PERMITTING.
- k. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:
1. 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, DORMERS OR PARAPETS.
 2. FOR PITCHED ROOFS THE MINIMUM ALLOWED IS 4:12 EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS, AND ACCENT ROOF FEATURES LIKE GABLES, DORMERS, WHICH WOULD BE ALLOWED A SLOPE OF LESS THAN 4:12.
 3. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET.

V. ENVIRONMENTAL FEATURES

- a. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.
- b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VI. LIGHTING:

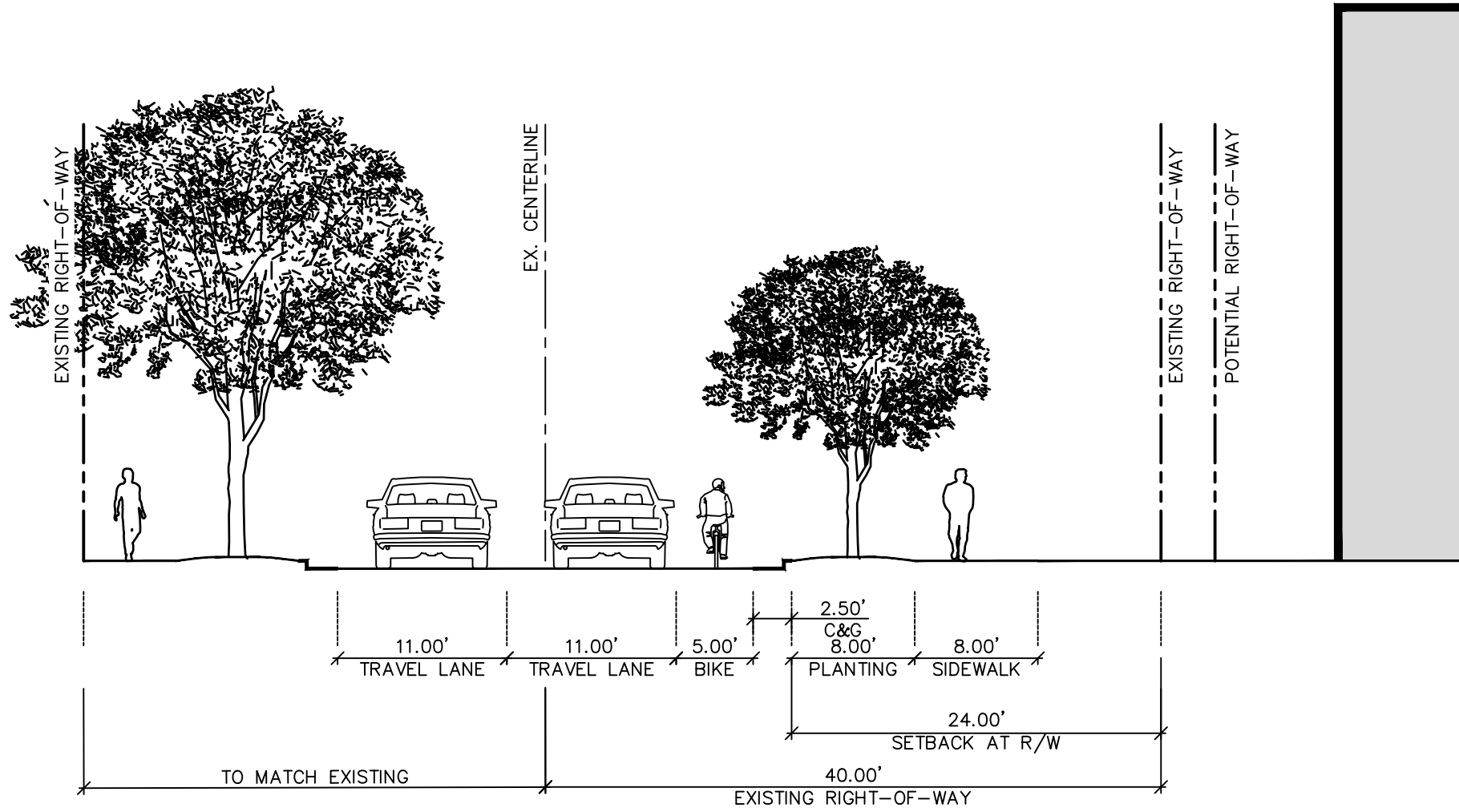
- ALL LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ON BUILDINGS, ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. HOWEVER, UPWARD FACING ACCENT/ARCHITECTURAL LIGHTING SHALL BE PERMITTED.

VII. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE LOT OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF SECTION 6.207 OF THE ORDINANCE.

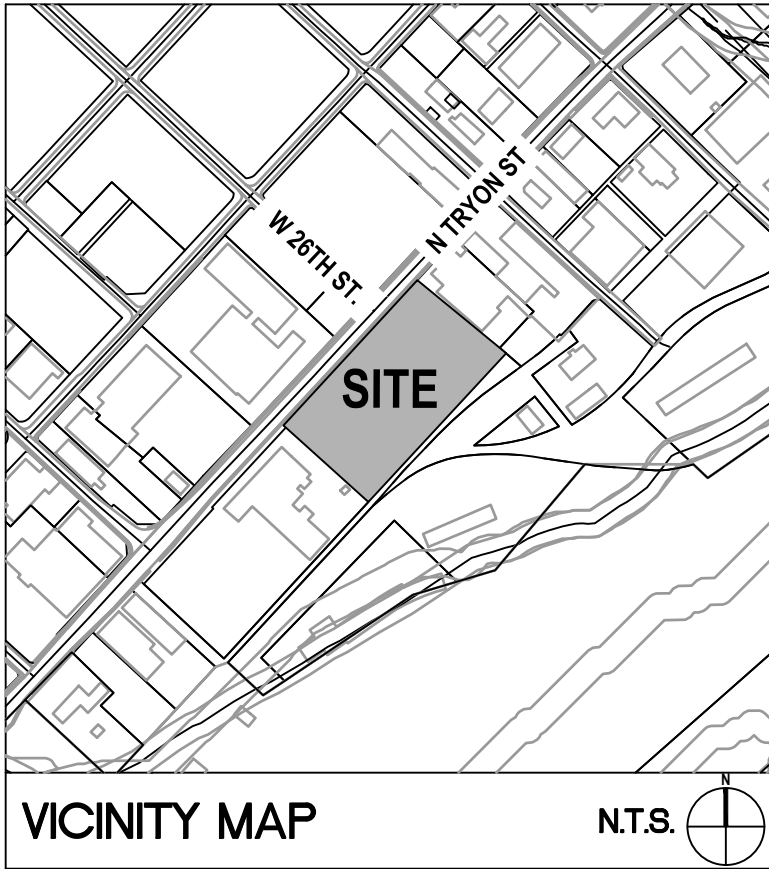
VIII. BINDING EFFECT OF THE REZONING APPLICATION:

- 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 SITE OR LOTS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



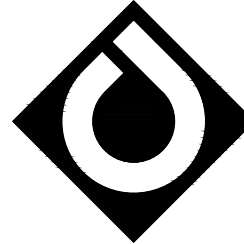
N. TRYON STREET CROSS SECTION

SCALE: 1" = 10'-0"



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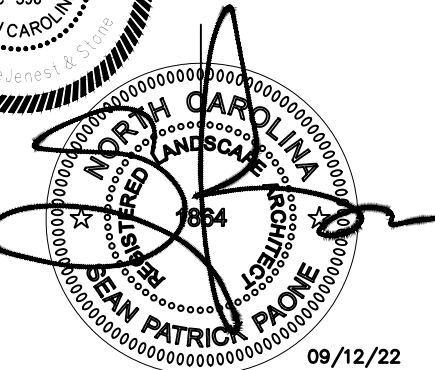
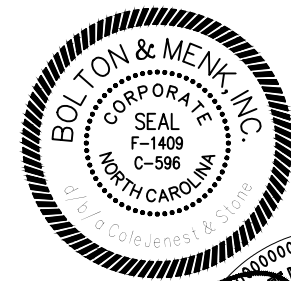
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