

Rezoning Petition - 2023-129

550 South Tryon Street

1. General Provisions:

- a. **Site Description.** The sole purpose of this Site Plan Amendment is to accommodate signage plans for an existing office building development bound by South Church Street, West Brooklyn Village Avenue (previously West Stonewall Street), South Tryon Street, and Levine Avenue of the Arts (previously West First Street) in Uptown Charlotte, more particularly described as Mecklenburg County Tax County Parcel 073-031-121 (the "Site")

- b. Except as provided herein, the standards established under approved Rezoning Petition 2010-008 (**attached for reference**) or as otherwise applicable under the Ordinance for the UMUD-O SPA zoning classification shall govern all development on the Site.

2. Optional Provisions for UMUD-O SPA:

In addition to those optional provisions established in approved Rezoning Petition 2010-008, incorporated herein, the following optional provision is provided to accommodate deviation from the UMUD-O SPA standards under the Ordinance.

- a. **Signage.** To allow two (2) **1,880 square feet** skyline signs with a total maximum sign area of 3,760 square feet to be allocated between two sides of the existing office tower, generally as depicted on this Rezoning Plan. **Such signs will be face-lit channel letters.**

3. Site Data:

Address: 550 South Tryon Street, Charlotte, NC 28202

Tax Parcel: 073-031-121

Zoning: UMUD-O-SPA

Proposed Zoning: UMUD-O-SPA

Proposed Use: Existing - Commercial - General - Office

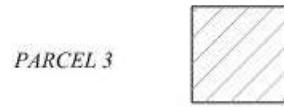
Building Height: 786'

Stories: 48 Floors (54 in total with mechanical floors)

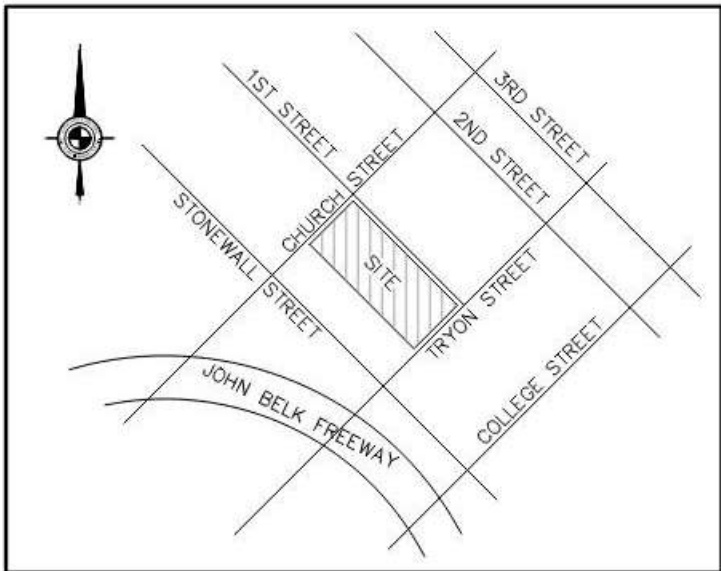
Size (Acres): 1.48 Acres or 64,721 sf

REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF
THE ORIGINAL MAP RECORDED IN
BOOK _____ PAGE _____
DATE: _____
JUDITH A. GIBSON, REGISTER OF DEEDS

LEGEND:
BOC - BACK OF CURB
CP - CALCULATED POINT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
(M) - MEASURED
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
(P) - PLATTED
PG - PAGE
PH - PUNCH HOLE
(R) - RECORDED
R/W - RIGHT-OF-WAY
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK



NOTES:
1. ALL CORNERS MONUMENTED AS SHOWN.
2. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. S. TRYON ST. IS SHOWN AS A "MINOR THOROUGHFARE" INSIDE RT. 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
5. W. STONEWALL ST., S. CHURCH ST. AND W. FIRST ST. ARE SHOWN AS A "MAJOR THOROUGHFARE" INSIDE RT. 4 ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
7. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
8. THE PURPOSE OF THIS PLAT IS TO RECOMBINE AND SUBDIVIDE THE SUBJECT PROPERTY AS SHOWN HEREON.
9. PARCEL 3 ELEVATION 740 FT AND ABOVE AS SHOWN HEREON.
ZONING:
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: UMUD-O
MINIMUM SETBACK: 12' FROM BACK OF CURB ON FIRST CHURCH AND STONEWALL STREETS
20' FROM BACK OF CURB ON TRYON STREET
MINIMUM SIDE YARD: NONE REQUIRED
MINIMUM REAR YARD: NONE REQUIRED
SETBACKS SHOWN HEREON ARE AS PER SITE PLAN BY: THE FREELON GROUP
SITE PLAN DATED: AUGUST 15, 2007
PROJECT NO: 20094.01
SHEET: A-100
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



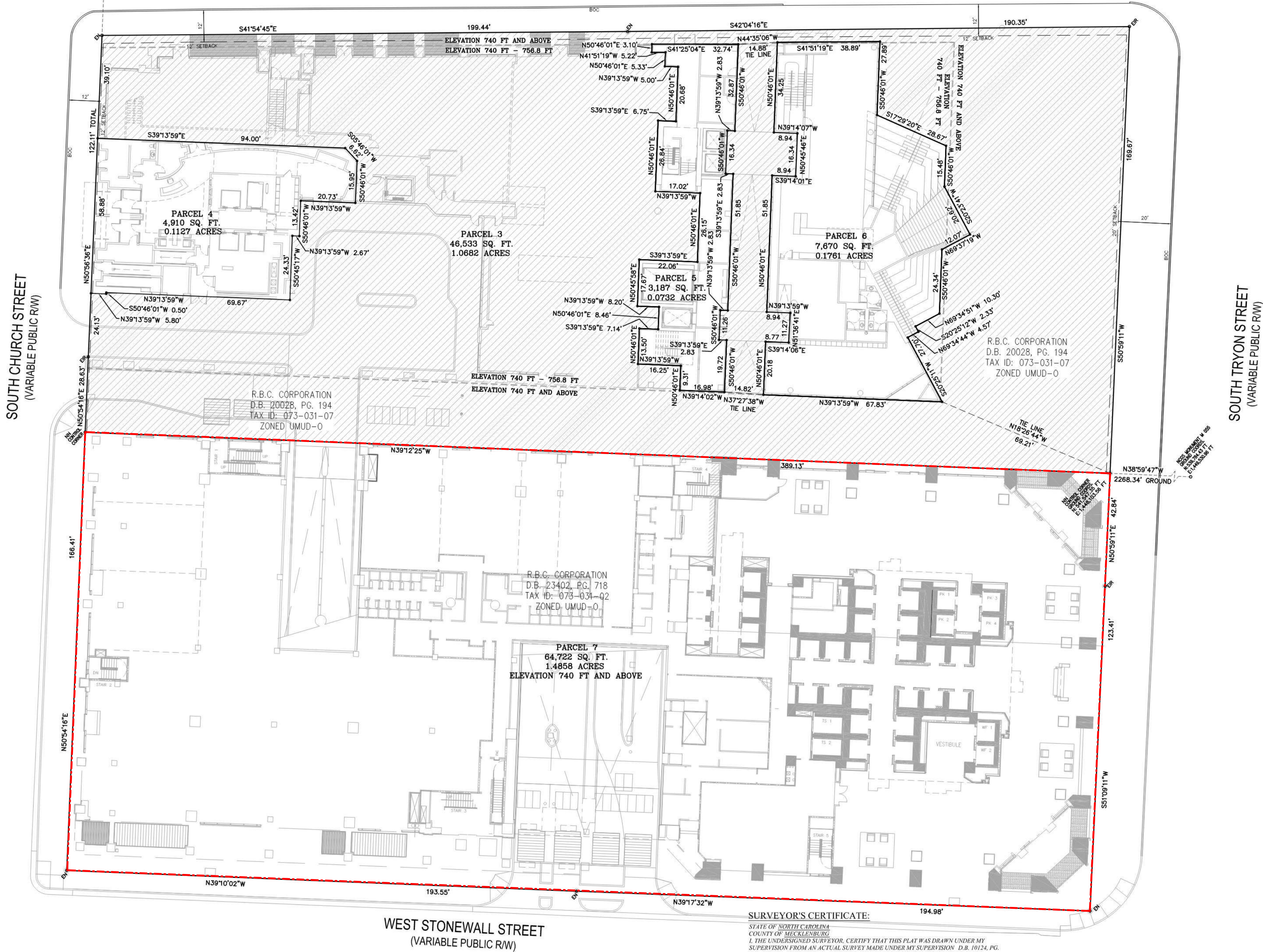
CREW: ME CEB
DRAWN: CEB
REVISED:
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186
SCALE: 1"=20' DATE: SEPTEMBER 4, 2007 FILE NO. W-3517 JOB NO. 71761



0 5' 10' 20' 40'
Scale: 1" = 20'

R.B.C. CORPORATION SUBDIVISION - 500 BLOCK OF S. TRYON ST., SHEET 3 OF 6 ELEVATION 740 FT AND ABOVE

WEST FIRST STREET
(VARIABLE PUBLIC R/W)



SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. D.B. 10124, PG. 757 AND D.B. 10120, PG. 140. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS _____ DAY OF _____ A.D. 20____.

THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

DATE

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.
COMMUNITY PANEL NO: COMMUNITY PANEL NO: 37015801866

Perkins&Will

330 South Tryon St.
Suite 300
Charlotte, NC 28203
1 704 972 5900
1 704 972 5601
www.perkinswill.com

REZONING PETITION - 2023-129

PROJECT
550 SOUTH TRYON STREET

550 South Tryon Street
Charlotte, NC, 28202

PROJECT NAME: 550 SOUTH TRYON STREET

TAX PARCEL: 073-031-121

ZONING: UMUD-O SPA

PROPOSED USE: EXISTING - COMMERCIAL - GENERAL OFFICE

OPTIONS FOR UMUD-O SPA

1. ALLOW MULTIPLE BANNERS PER ESTABLISHMENT WITH MAXIMUM OF 3 PER WALL ELEVATION THAT MAY NOT BE ATTACHED IN TOTAL TO THE BUILDING WALL OR CANOPY ON A PERMANENT BASIS. ALL BANNERS THAT ARE PROJECTING WILL BE LOCATED AT LEAST TEN (10) FEET ABOVE GRADE.
2. EACH BANNER MAY NOT EXCEED 10% OF THE TOTAL WALL AREA WITH A MAXIMUM OF 800 SQUARE FEET PER BANNER.
3. ADVERTISEMENT IS LIMITED TO 10 PERCENT OF THE BANNER TOTAL AREA OR A MAXIMUM OF 30 SQUARE FEET WHICHEVER IS LESS.
4. VIDEO SIGNS - DETACHED OR ATTACHED. MAXIMUM SIZE 200 SQUARE FEET.

5. OPTIONAL REQUEST FOR SIGNAGE TO ALLOW TWO (2) 1,880 SQUARE FEET SKYLINE SIGNS WITH A TOTAL MAXIMUM SIGN AREA OF 3,760 SQUARE FEET TO BE ALLOCATED BETWEEN TWO SIDES OF THE EXISTING OFFICE TOWER, GENERALLY AS DEPICTED ON THIS REZONING PLAN. SUCH SIGNS WILL BE FACE-LIT CHANNEL LETTERS.

BUILDING HEIGHT: 78'

STORIES: 48 FLOORS (54 IN TOTAL WITH MECHANICAL FLOORS)

SIZE (ACRES): 1.48 ACRES OR 64,722 SF

SETBACKS: 20' AT SOUTH TRYON STREET, 12' AT SOUTH CHURCH STREET, 12' AT WEST BROOKLYN VILLAGE AVENUE (PREVIOUSLY WEST STONEWALL STREET). NOTE - ALL SET BACKS FROM BACK OF CURB.

MARK	ISSUE	DATE
Job Number		9/21/23
		TITLE

ISSUE CHART

SITE PLAN

SHEET NUMBER

G01-01

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