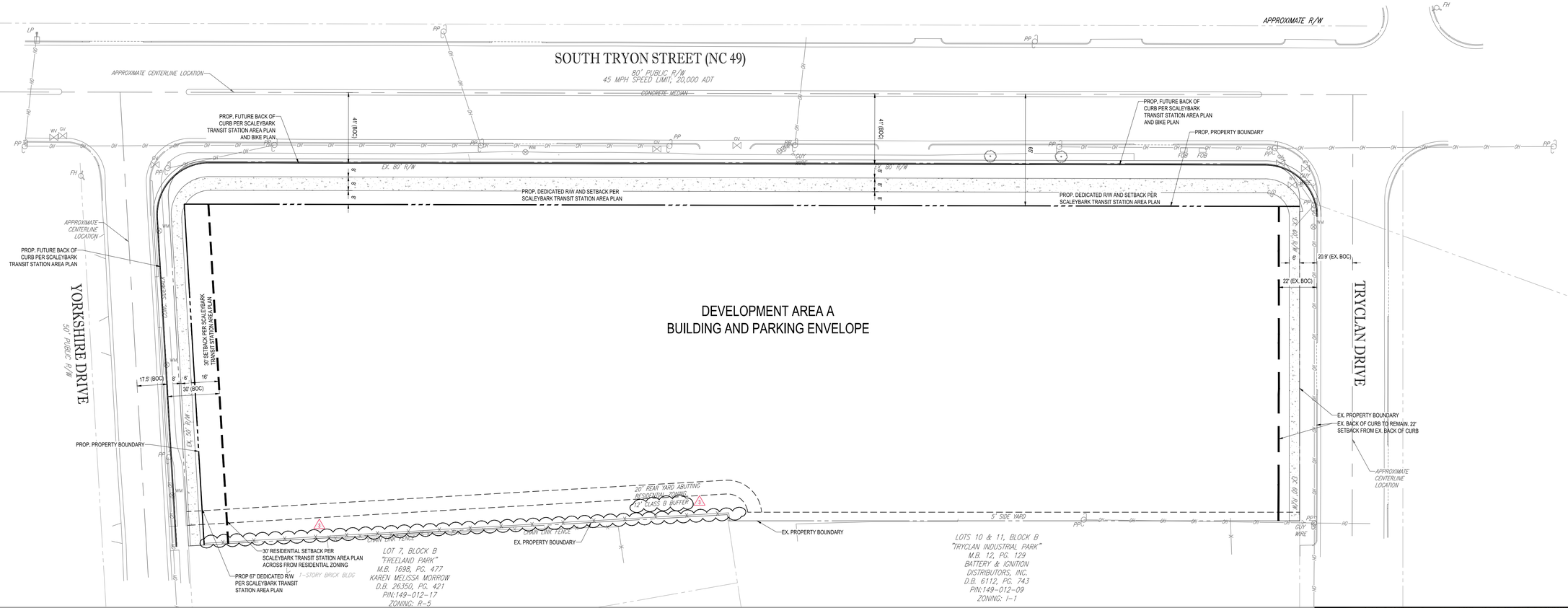


DEVELOPMENT STANDARDS

JANUARY 28, 2019 3

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 3.169 ACRE SITE LOCATED ON THE EAST SIDE OF SOUTH TRYON STREET, NORTH OF THE INTERSECTION OF SOUTH TRYON STREET AND YORKSHIRE DRIVE, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NOS. 149-012-11, 149-012-12, 149-012-13, 149-012-16, 149-012-41, 149-012-15 AND 149-012-14.

B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

C. THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION REQUIREMENTS AND OTHER SIMILAR ZONING STANDARDS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES 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 TO CREATE LOTS WITHIN THE INTERIOR OF THE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS AND PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARY OF THE SITE.

D. ALL PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE BUILDING/PARKING ENVELOPE DEPICTED ON THE REZONING PLAN. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES OR STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE. THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES THAT MAY BE LOCATED ON THE SITE SHALL BE GOVERNED BY THE APPLICABLE PROVISIONS OF THE ORDINANCE.

E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. PERMITTED USES

A. THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.

3. ARCHITECTURAL STANDARDS

A. FOR BUILDINGS 150 FEET IN LENGTH OR LONGER, FAÇADES SHALL BE DIVIDED INTO SHORTER SEGMENTS BY MEANS OF FAÇADE MODULATION OR MASS SEPARATION. SUCH MODULATION OR MASS SEPARATION MUST OCCUR AT INTERVALS OF NO MORE THAN 60 FEET AND SHALL PROVIDE A SETBACK OR PROJECTION OF THE FRONT FAÇADE OF AT LEAST TWO FEET IN DEPTH.

B. THE SITE MAY BE DEVELOPED WITH EITHER A SINGLE BUILDING OR WITH MULTIPLE BUILDINGS. HOWEVER, IF THE SITE IS DEVELOPED WITH A SINGLE BUILDING, RATHER THAN MULTIPLE BUILDINGS, PETITIONER SHALL PROVIDE AT THE APPROXIMATE MIDPOINT OF SAID BUILDING A 20 FOOT WIDE OPEN AREA THAT HAS A MINIMUM DEPTH OF 20 FEET AS MEASURED FROM THE FACE OF THE BUILDING.

C. PETITIONER COMMITS TO GROUND FLOOR ACTIVATION THROUGH, WITHOUT LIMITATION, TRANSPARENT GLASS WINDOWS, OPERABLE DOORS, PORCHES, STOOPS, AND/OR OPEN SPACE (INCLUDING THE OPEN AREA DESCRIBED IN NOTE 3.B) AS FOLLOWS: (I) ALONG THE SITE'S FRONTAGE ON SOUTH TRYON STREET, GROUND FLOOR ACTIVATION MEASURING AT LEAST 66% OF THE GROUND FLOOR FAÇADE OF THE BUILDING(S) FRONTING SOUTH TRYON STREET; (II) ALONG THE SITE'S FRONTAGE ON YORKSHIRE DRIVE, GROUND FLOOR ACTIVATION MEASURING AT LEAST 50% OF THE GROUND FLOOR FAÇADE OF THE BUILDING(S) FRONTING YORKSHIRE DRIVE; AND (III) ALONG THE SITE'S FRONTAGE ON TRYCLAN DRIVE, GROUND FLOOR ACTIVATION MEASURING AT LEAST 50% OF THE WIDTH OF THE GROUND FLOOR FAÇADE OF THE BUILDING(S) FRONTING TRYCLAN DRIVE. 3

D. PETITIONER COMMITS TO A GROUND FLOOR HEIGHT OF: (I) A MINIMUM OF 8 FEET FLOOR-TO-FLOOR FOR ANY SINGLE-FAMILY ATTACHED DWELLING UNITS; (II) A MINIMUM OF 12 FEET FLOOR-TO-FLOOR FOR ANY BUILDINGS DEDICATED TO MULTI-FAMILY RESIDENTIAL USE, INCLUDING LEASING/AMENITY SPACE, AND (III) A MINIMUM OF 14 FEET FLOOR-TO-FLOOR FOR ANY BUILDING DEDICATED TO ANY OTHER USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT.

E. THE UPPER FLOORS OF ANY PROPOSED PARKING STRUCTURE TO BE CONSTRUCTED ON THE SITE WILL BE SCREENED.

4. LANDSCAPING

A. AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN AND ON THE SECTION SET OUT ON SHEET RZ-1 OF THE REZONING PLAN, A MINIMUM 12 FOOT WIDE CLASS B LANDSCAPED BUFFER AREA ("THE "CLASS B BUFFER") SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S SOUTHEASTERN BOUNDARY LINE THAT ARE MORE PARTICULARLY DEPICTED ON THE REZONING PLAN. TREES SHALL BE INSTALLED IN THE CLASS B BUFFER AT THE RATE OF 6 TREES PER 100 FEET, AND SHALL BE EVERGREEN TREES. SUBJECT TO AVAILABILITY, THE EVERGREEN TREES INSTALLED IN THE CLASS B BUFFER SHALL HAVE A MINIMUM HEIGHT AT THE TIME OF INSTALLATION OF 10 TO 12 FEET. ADDITIONALLY, A MINIMUM 6 FOOT TALL OPAQUE FENCE SHALL BE INSTALLED ALONG THE SITE'S SOUTHEASTERN BOUNDARY LINE IN THE LOCATION MORE PARTICULARLY DEPICTED ON THE REZONING PLAN.

5. CONSTRUCTION ACTIVITIES

A. SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION, PETITIONER SHALL REQUEST THAT ALL ENTRANCES TO AND EXITS FROM THE SITE DURING CONSTRUCTION WILL BE LIMITED TO S. TRYON STREET.

B. CONSTRUCTION ACTIVITIES CONDUCTED ON THE SITE MAY NOT COMMENCE PRIOR TO 7:00 AM AND MUST CEASE BY 9:00 PM. NOTWITHSTANDING THE FOREGOING, THESE TIME RESTRICTIONS SHALL NOT APPLY TO INTERIOR CONSTRUCTION ACTIVITIES THAT ARE CONDUCTED WITHIN AN ENCLOSED BUILDING.

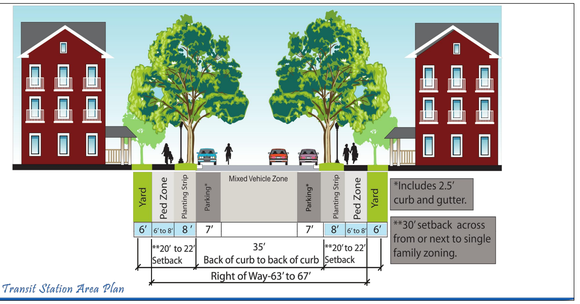
6. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

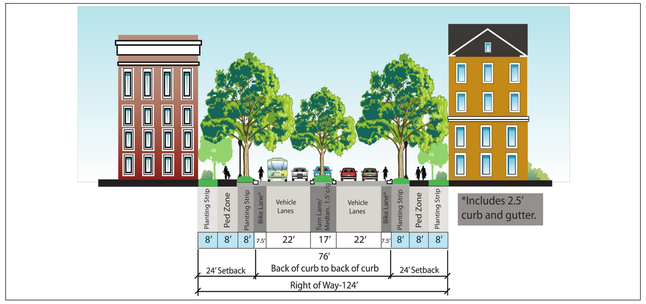
B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION

SCALEYBARK TRANSIT STATION AREA PLAN LOCAL RESIDENTIAL STREET - WIDE DETAIL FOR YORKSHIRE DRIVE AND TRYCLAN DRIVE



SCALEYBARK TRANSIT STATION AREA PLAN BOULEVARD STREET DETAIL FOR SOUTH TRYON STREET



LEGEND

EXISTING PROPERTY BOUNDARY

PROPOSED PROPERTY LINE

DEVELOPMENT AREA

3 PROPOSED FENCE

LAND USE AND ZONING INFORMATION

1. APPLICANT: BOULEVARD REAL ESTATE ADVISORS, LLC
121 WEST TRADE STREET, SUITE 2800
CHARLOTTE, NC 28202
CONTACT: CHRIS BRANCH
PHONE: (704) 604-5357

2. OWNER: PRESSON PROPERTIES, LLC
102 FARM KNOW WAY
TOWN OF MOORESVILLE
IREDELL COUNTY, NC 28117

3. PARCEL: 3.155 AC
149-012-11, 149-012-12, 149-012-13, 149-012-14
149-012-15, 149-012-16, 14-012-41
3605 SOUTH TRYON STREET
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NC 28217

4. ZONING:
EXISTING: B-1 (NEIGHBORHOOD BUSINESS), I-1 (LIGHT INDUSTRIAL), I-2 (GENERAL INDUSTRIAL), R-5 (SINGLE FAMILY RESIDENTIAL)
PROPOSED: TOD-M (CD)

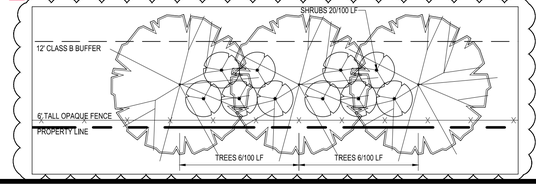
5. USES:
EXISTING: COMMERCIAL, INDUSTRIAL, RESIDENTIAL
PROPOSED: MAY BE ANY USE ALLOWED BY THE CITY OF CHARLOTTE ZONING ORDINANCE WITHIN THE TOD-M ZONING DISTRICT.
PROHIBITED: ANY USE PROHIBITED BY CITY OF CHARLOTTE ZONING ORDINANCE WITHIN THE TOD-M ZONING DISTRICT.

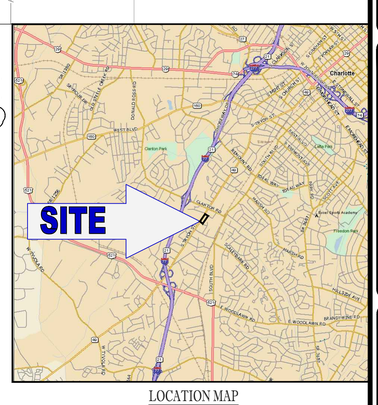
6. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE CITY OF CHARLOTTE ZONING ORDINANCE

7. PARKING: AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

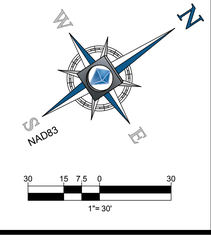
3 8. MAX HEIGHT: THE BUILDING MAX HEIGHT WILL BE AS REQUIRED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.

3





LOCATION MAP



BOHLER ENGINEERING NC, PLLC
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN IS PROPRIETARY AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY
1	11/09/18	RZ SUBMITTAL 2	RCB
2	12/20/18	RZ SUBMITTAL 3	RCB
3	01/28/19	RZ SUBMITTAL 4	RCB

811 KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG** It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC182066
DRAWN BY:	RCB
CHECKED BY:	RDH
DATE:	7/25/2018
SCALE:	1" = 30'
CAD I.D.:	RZ1

PROJECT: PROP. REZONING DOCUMENTS FOR BOULEVARD REAL ESTATE ADVISORS, LLC
LOCATION OF SITE
3605 S TRYON ST
CHARLOTTE NC
MECKLENBURG COUNTY 28217

BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION #2018-053

SHEET TITLE: TECHNICAL DATA SHEET

SHEET NUMBER: RZ-1