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CLIENT

JASON MCARTHUR
TRY MATH INVESTORS, LLC
338 S. SHARON AMITY ROAD, PMB 510
CHARLOTTE, NORTH CAROLINA 28211

N. TRYON + MATHESON
MULTI-FAMILY
REZONING PETITION NO. 2021-XXX
110 MATHESON AVENUE
CHARLOTTE, NORTH CAROLINA 28206

REVISIONS

NO. DATE

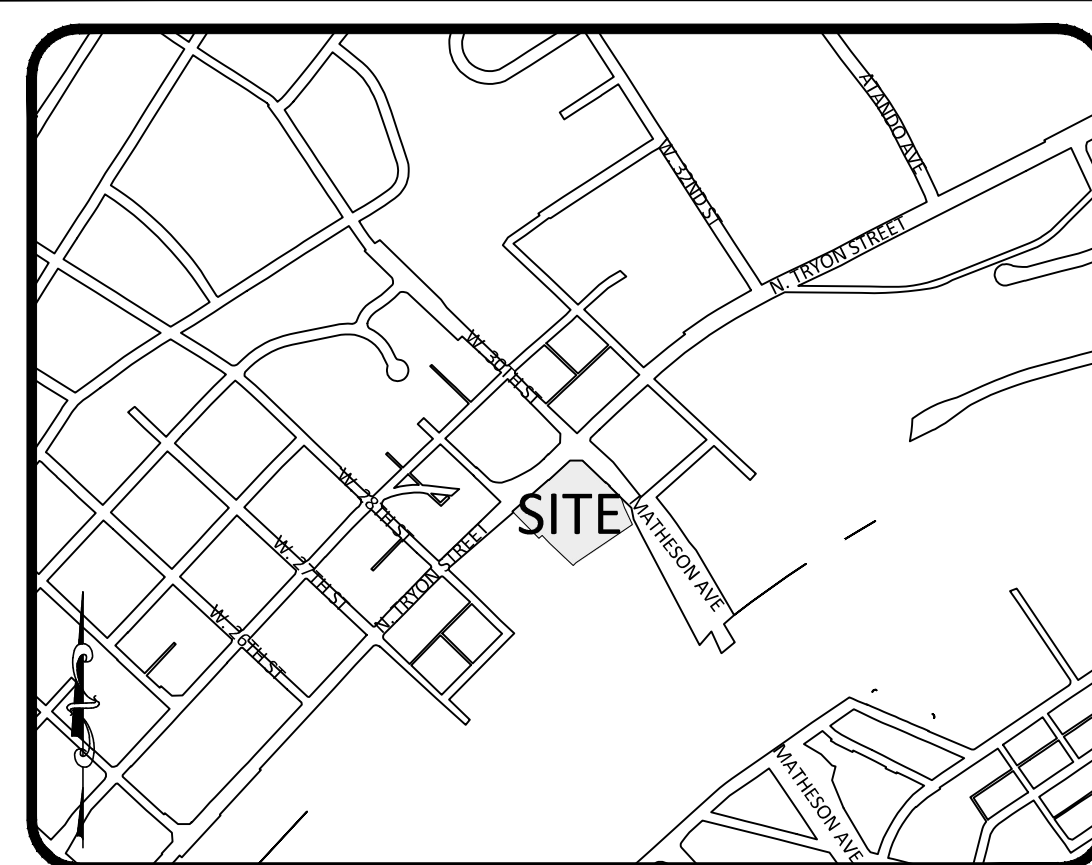
PLAN INFORMATION

PROJECT NO. 2021210498
FILENAME 202121048X
CHECKED BY EM
DRAWN BY JDS
SCALE 1"=30
DATE 05. 24. 2021

SHEET

REZONING PLAN

RZ.01



VICINITY MAP
NTS

SITE DATA

Table with site data including: PREPARED BY: MCADAMS COMPANY; PARCEL PIN: 08302307; TOTAL SITE ACREAGE: 3.5 AC; CURRENT ZONING: I-2; PROPOSED ZONING: MUDD(CD); UNIT TYPE: RESIDENTIAL; PROPOSED USES: 340 RESIDENTIAL DWELLING UNITS; DENSITY: +/- 97.1 UNITS/AC; LOT SETBACKS: MATHESON AVE: 31' FROM NEW BACK OF CURB; N. TRYON ST: 16' FROM NEW BACK OF CURB (OUTSIDE); IMPROVEMENTS FROM MATHESON AVE STREETSCAPE PLAN; SIDE YARD = 0' BUT 10' BUILDING SEPARATION REQUIRED; ADJACENT TO RESIDENTIAL USE; REAR YARD = 0' BUT 10' BUILDING SEPARATION REQUIRED; ADJACENT TO RESIDENTIAL USE; POTENTIAL TREE SAVE AREA: IN ACCORDANCE WITH 21-94(3)

DEVELOPMENT STANDARDS
Petitioner: Alliance Residential
Rezoning Petition No. 2021-xxx
5/24/2021

Site Development Data:

- Acreage: ± 3.5
--Tax Parcels: 083-023-07
--Existing Zoning: I-2
--Proposed Zoning: MUDD(CD)
--Existing Uses: Vacant
--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 340 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 Alliance Residential ("Petitioner") to accommodate development of a multi-family residential community on an approximately 3.5-acre site located at the southeastern intersection of North Tryon Street and Matheson Avenue, more particularly described as Mecklenburg County Tax Parcel Number 083-023-07 (the "Site").
b. Intent. This Rezoning is intended to 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. Permitted Uses

Subject to the Maximum Development provisions set forth under Section III below, the Site may be devoted to any uses permitted by right or under prescribed conditions in the MUDD Zoning District, together with any incidental or accessory uses associated therewith.

III. Maximum Development

The principal building(s) constructed may be developed with up to 340 multi-family residential units along with any accessory uses allowed in the MUDD zoning district.

IV. 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. 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 approved and constructed prior to the issuance of the Site's first building certificate of occupancy.

V. Design Guidelines:

- a. The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings will be a combination of any of the following: glass, brick, metal, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco/E.F.S., cementitious siding (such as hardi-plank), or wood/composite wood. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
b. Building length shall not exceed 400 feet along public street frontages.
c. Buildings shall be a minimum of twenty-four (24) feet and a maximum of seventy-five (75) feet.
d. Blank wall areas (both horizontal and vertical) shall be a maximum of twenty (20) feet along public street frontages.
e. All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.
f. 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.
g. Arcades, galleries, colonnades, outdoor plazas, outdoor dining areas, or similar pedestrian-oriented ground floor designs may be incorporated into facades. When provided, such features that are in line with the building facade above the ground floor are considered to meet any required build-to percentage.
h. 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.

VI. Environmental Features

- a. The Petitioner shall comply with the Post Construction Stormwater Ordinance.
b. The Petitioner shall comply with the Tree Ordinance.

VII. 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.

VIII. Amendments to the Rezoning Plan:

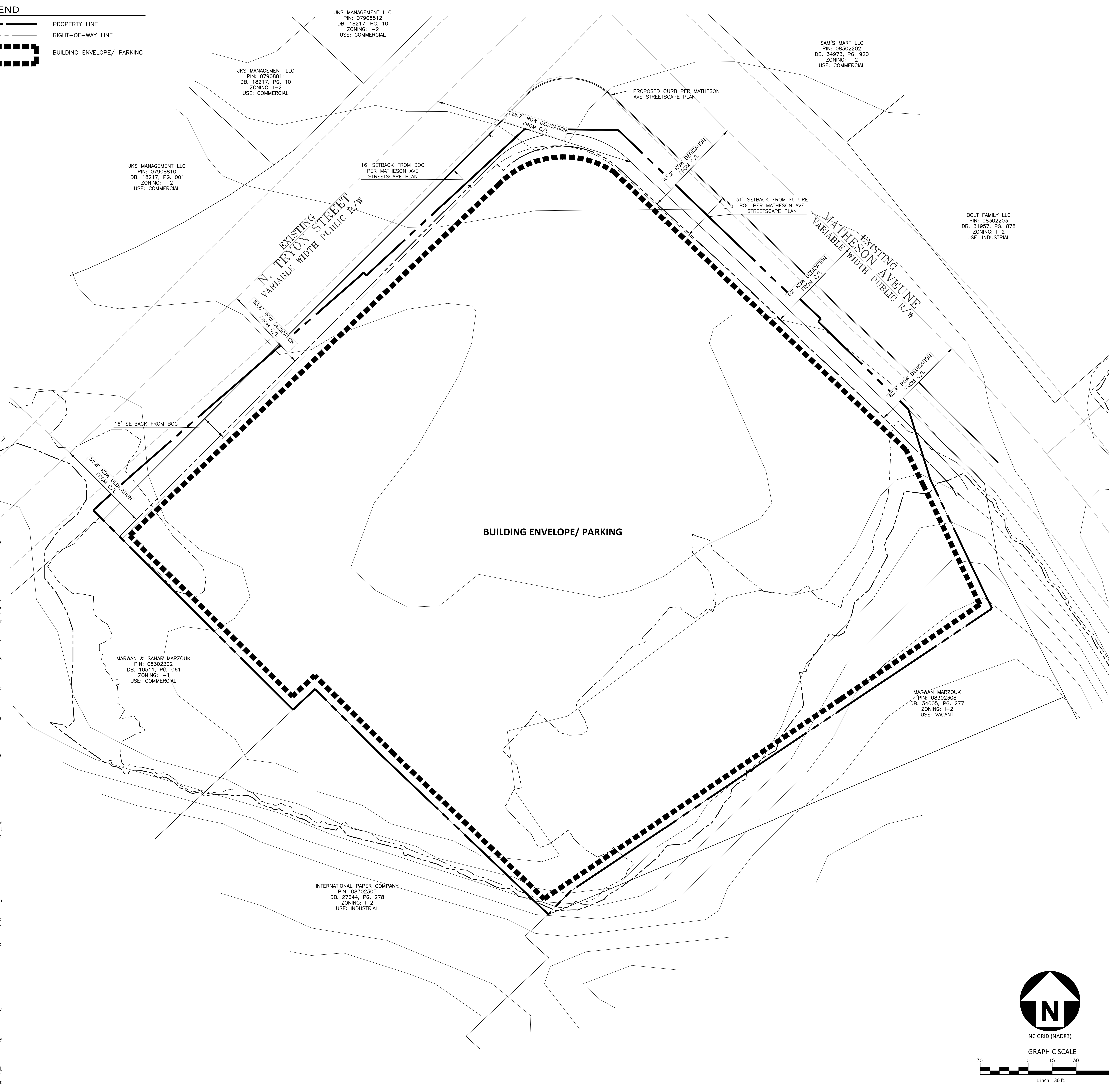
Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Lot of the Site affected by such amendment in accordance with the provisions herein and of Section 6.207 of the Ordinance.

IX. 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 Lot(s), as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

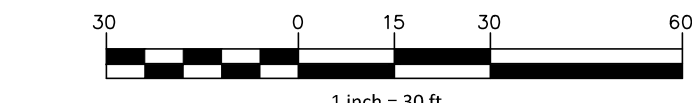
SITE LEGEND

- PROPERTY LINE
RIGHT-OF-WAY LINE
BUILDING ENVELOPE/ PARKING



NC GRID (NAD83)

GRAPHIC SCALE



1 inch = 30 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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