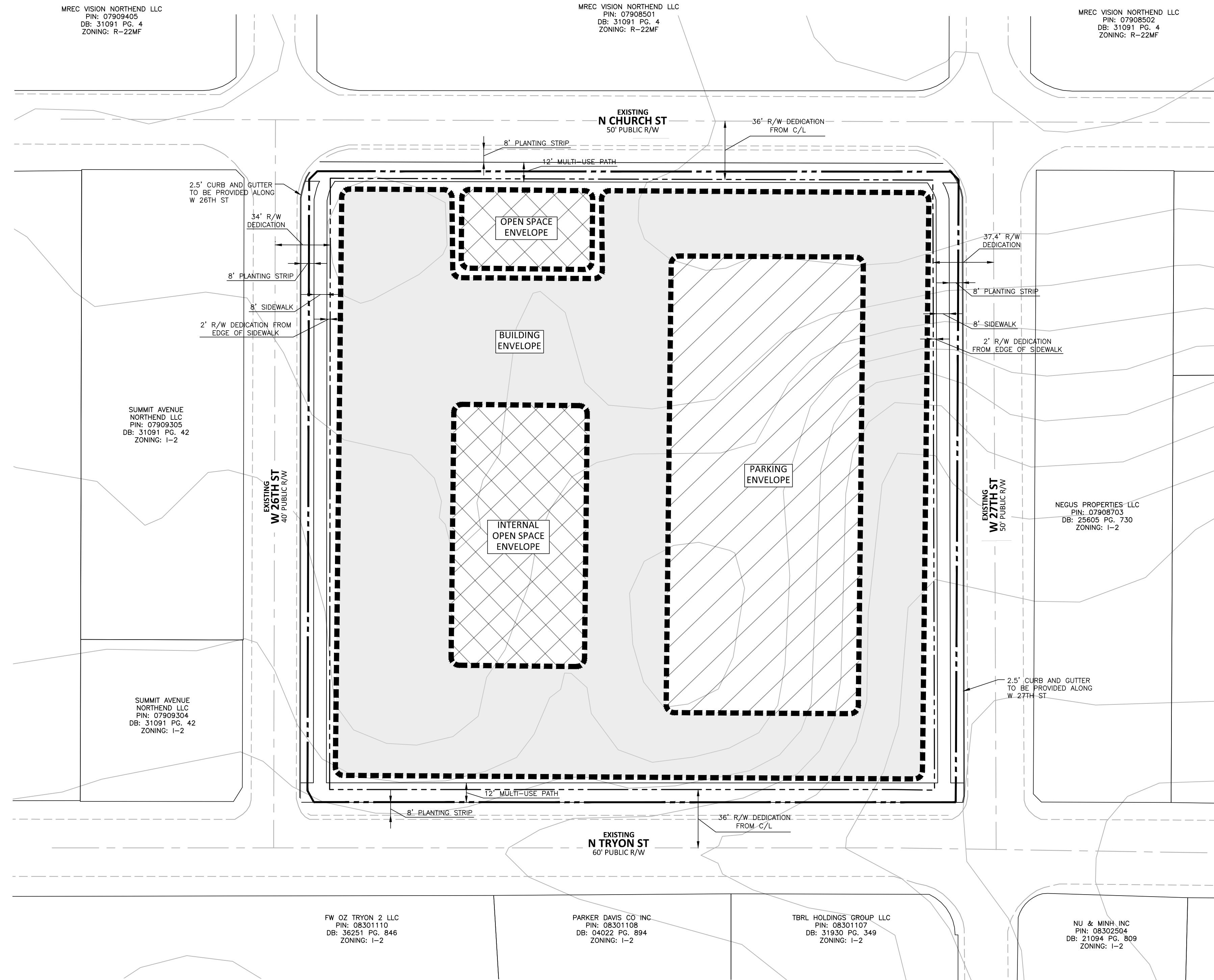


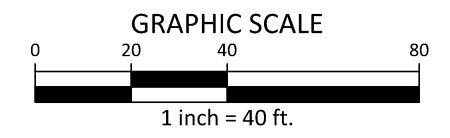
SITE DATA	
DEVELOPER/APPLICANT INTEGRA LAND COMPANY 1525 INTERNATIONAL PARKWAY, SUITE 2001 LAKE MARY, FLORIDA 32746	
PID:	07908701 & 07908702
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD (CD)
DEVELOPMENT AREA	
AREA:	± 3.573 AC
EXISTING USE:	VACANT & COMMERCIAL
PROPOSED USE:	RESIDENTIAL
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE	
MULTI-FAMILY UNITS:	350 UNITS MAX (FINAL UNIT COUNT TO BE DETERMINED DURING DESIGN AND CONSTRUCTION PHASE)
PROPOSED DENSITY:	+ 97.93 UNITS/AC
MAXIMUM BUILDING HEIGHT:	75 FEET

**SITE LEGEND**

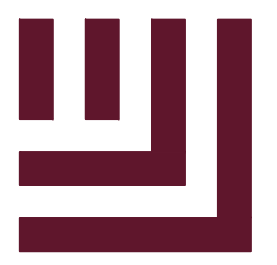
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- BUFFER LINE
- CENTERLINE
- BUILDING ENVELOPE
- PARKING ENVELOPE
- OPEN SPACE ENVELOPE



\\fserv01\ndraw\Projects\ILA\21001\04-Production\Engineering\Borcomin\ILA21001-04-Rev.dwg, 11/10/2021 12:27:28 PM, Drew Singleton



PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



**McADAMS**

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**CLIENT**

INTEGRA LAND COMPANY  
1525 INTERNATIONAL PARKWAY  
SUITE 2001  
LAKE MARY, FLORIDA 32746

**N. TRYON + W 27TH  
MULTI-FAMILY  
REZONING PLAN**  
 2325 N. TRYON STREET  
 CHARLOTTE, NORTH CAROLINA, 28206

**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. ILA-21001  
FILENAME ILA21001-R21  
CHECKED BY EM  
DRAWN BY JDS  
SCALE 1"=40'  
DATE 11. 10. 2021

**SHEET**

**REZONING PLAN**

**RZ.01**

**DEVELOPMENT STANDARDS**

November 10, 2021

**1. General Provisions**

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Integra Land Company to accommodate the development of that approximately 3.574 acre site located on the west side of North Tryon Street between West 26<sup>th</sup> Street and West 27<sup>th</sup> Street, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 079-087-01 and 079-087-02.
- B. The development 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"). Subject to the conditions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
- C. The total number of buildings to be developed on the Site shall not exceed one (1). The building developed on the Site shall be located within the "Building Envelope" depicted on the Rezoning Plan. The structured parking facilities developed on the Site shall be located within the "Parking Envelope" depicted on the Rezoning Plan.
- D. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configurations, placements and sizes of the building footprint as well as the internal open space and parking areas depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- 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 Section 6.207 of the Ordinance.

**2. Permitted Uses**

- A. Subject to the development limitations set out herein, the Site may be devoted to any use or uses (including any combination of such uses) permitted by right or under prescribed conditions in the MUDD zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district, including, without limitation, a residential community containing a maximum of 350 multi-family dwelling units.
- B. No less than 2,500 square feet of gross floor area facing North Tryon Street in the first floor of the building to be constructed on the Site shall be reserved for non-residential uses; provided, however, that a leasing and management office and amenities for the multi-family residential community located on the Site may be located within such 2,500 square feet.
- C. Notwithstanding the terms of Paragraph 2.A above, the uses set out below shall be prohibited on the Site.
  - (1) Adult establishments.
  - (2) Auction sales or auction houses.
  - (3) Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes.
  - (4) Bed and breakfasts.
  - (5) Boarding houses.
  - (6) Buildings for dramatic, musical or cultural activities.
  - (7) Building material sales, retail.
  - (8) Bus passenger stations.
  - (9) Car washes.
  - (10) Commercial rooming houses.
  - (11) Conference centers, exhibit halls, merchandise marts and other similar uses.
  - (12) Equipment rental and leasing within an enclosed building.
  - (13) Group homes for up to 10 residents.
  - (14) Non-commercial public recreation parks and playgrounds and recreation centers.
  - (15) Outdoor seasonal sales.
  - (16) Repair or servicing of any article, the sale of which is permitted in the district, within an enclosed building.
  - (17) Stadiums, coliseums and arenas.
  - (18) Theatres, motion pictures.
  - (19) Warehousing within an enclosed building.

**3. Transportation**

- A. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- B. Prior to the issuance of the first certificate of occupancy for the building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements):
  - (a) those portions of the Site located immediately adjacent to North Tryon Street as required to provide right-of-way measuring 36 feet from the center line of existing North Tryon Street, to the extent that such right-of-way does not already exist;
  - (b) those portions of the Site located immediately adjacent to North Church Street as required to provide right-of-way measuring 36 feet from the center line of existing North Church Street, to the extent that such right-of-way does not already exist;
  - (c) those portions of the Site located immediately adjacent to West 26<sup>th</sup> Street as required to provide right-of-way measuring 34 feet from the center line of existing West 26<sup>th</sup> Street, to the extent that such right-of-way does not already exist; and
  - (d) those portions of the Site located immediately adjacent to West 27<sup>th</sup> Street as required to provide right of way measuring 37.4 feet from the center line of existing West 27<sup>th</sup> Street, to the extent that such right of way does not already exist.

**4. Architectural Standards**

- A. The maximum height of the building constructed on the site shall be 75 feet as measured under the Ordinance.

**5. Streetscape**

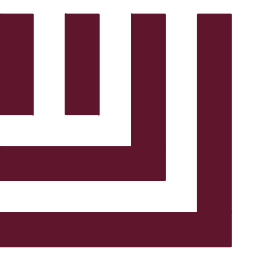
- A. A minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk shall be installed along the Site's frontage on West 26<sup>th</sup> Street and along the Site's frontage on West 27<sup>th</sup> Street, as generally depicted on the Rezoning Plan.
- B. A minimum 8 foot wide planting strip and a minimum 12 foot wide multi-use path shall be installed along the Site's frontage on North Tryon Street and along the Site's frontage on North Church Street, as generally depicted on the Rezoning Plan.
- C. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way (as set forth in Paragraph 3.B above). The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

**5. Environmental**

- A. Development of the Site shall comply with the City of Charlotte Tree Ordinance.
- B. Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.

**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 is approved.



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**REVISIONS**

NO. DATE

**PLAN INFORMATION**

PROJECT NO. ILA-21001  
FILENAME ILA21001-RZ1  
CHECKED BY EM  
DRAWN BY JDS  
SCALE  
DATE 11.10.2021

**SHEET**

**REZONING NOTES**

**RZ.02**