

SITE DEVELOPMENT DATA:

ACREAGE: ±46.80 ACRES

TAX PARCEL #S: 145-061-22, 145-061-21, 145-061-28, 145-061-20, 145-061-26

EXISTING ZONING: B-D, B-1, B-2 (CD)

PROPOSED ZONING: TOD-CC (EX)

EXISTING USES: WAREHOUSE / VACANT AND PARKING

PROPOSED USES: ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-CC ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE TOD-CC ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED IN SECTION 3 BELOW).

MAX. GROSS S.F. OF DEVELOPMENT: AS ALLOWED BY THE TOD-CC ZONING DISTRICT

TREE SAVE AREA: AS REQUIRED PER ORDINANCE

NOTE:

1. DEVELOPMENT STANDARDS/ PROVISIONS NOT SPECIFICALLY LISTED OR REFERENCED IN THIS REZONING PLAN (E.G., BUILDING HEIGHT, AMONG OTHER ITEMS) WILL BE GOVERNED BY THE STANDARDS/ PROVISIONS OF THE TOD-CC ZONING DISTRICT.

2. THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT OVERALL CIRCULATION AND DEVELOPMENT PATTERNS ONLY.

SITE LEGEND:

FULL MOVEMENT ACCESS

POTENTIAL ACCESS POINT

REQUIRED NETWORK STREETS **

SITE BOUNDARY LINE

** SUBJECT TO CHANGE BASED ON CDOT AND NCDOT APPROVALS

KEY MAP

SEAL

**PRELIMINARY
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ENGINEER REG. # DATE

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PROJECT

**SOUTHEND
BUSINESS PARK**

RAM REALTY ADVISORS
2100 S. TRYON STREET
CHARLOTTE, NC 28203

LANDDESIGN PROJ.# 1022222

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11.14.2022
2	SUBMITTAL #2	04.17.2023

DESIGNED BY: LD
DRAWN BY: MH
CHECKED BY: ND

SCALE: NORTH

VERT: N/A
HORZ: 1" = 200'

0 100 200 400

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-01

Ram Realty Acquisitions VI LLC
Development Standards
April 17, 2023
Rezoning Petition No. 2022-210

Site Development Data:

--Acreage: ± 46.80 acres
--Tax Parcel #: 145-061-22, 145-061-21, 145-061-28, 145-061-20 and 145-061-26
--Existing Zoning: B-D, B-1 & B-2(CD)
--Proposed Zoning: TOD-CC-EX
--Existing Uses: Civic/Institutional and Parking
--Proposed Uses: All uses permitted by right and under prescribed conditions in TOD-CC zoning district together with accessory uses as allowed in the TOD-CC zoning district (as may be more specifically described in Section 3 below).
--Maximum Gross Square feet of Development: As allowed by the TOD-CC zoning district.

NOTE: Development standards/provisions not specifically listed or referenced below in this Rezoning Plan (e.g., building height, among other items) will be governed by the standards/provisions of the TOD-CC zoning district.

1. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Ram Realty acquisitions VI LLC (“Petitioner”) for an approximately ± 46.80-acres site located at South Tryon Street and Clanton Road (the "Site").
- b. **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”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the TOD-CC zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- c. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not be limited except to the extent expressly limited by the regulations established under the Ordinance for the TOD-CC zoning classification.
- d. **Phasing.** Streetscape and roadway improvements shall be implemented as development occurs along the frontage of the associated building construction. Each building's certificate of occupancy will not be issued until completion of transportation improvements along building's frontage or as approved by CDOT during permitting.

2. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with uses permitted by right and under prescribed conditions in the TOD-CC zoning district together with accessory uses as allowed in the TOD-CC zoning district.
3. **TOD-CC-EX Standard Deviations:**
- a. To allow a maximum of fifty (50) surface parking spaces between the building and the street throughout the site.
- b. To allow during the staging and phasing of development on the Site, surface parking in lieu of parking decks on portions of the Site on an interim basis may be allowed provided that such surface parking areas will meet all required minimum setbacks, streetscape and screening requirements and such interim period shall last for up to 72 months per location or development site, and such time may be extended by the Planning Director for an additional 12 months based on a showing of delays in the phase of development beyond the reasonable control of Petitioner, or assigns.
- c. To encourage engaging places with a variety of experiential uses often that operate on a more temporary basis (*not to exceed six months per location*) such as mobile food vending and tactical urbanism type uses within portions of the Active Open Space areas on the Site, surface parking on an interim basis for temporary uses including gravel and composition surfaces but not adhering to the standards for permanent parking contained in the Ordinance may be allowed provided that such interim surface parking areas will meet all required minimum setbacks (*deviates from provisions of TOD prohibiting parking between the building and the street.*)
- d. To allow surface parking as a principal use with or without accompanied buildings for recreational uses, entertainment uses, community uses and events, or other similar uses such as greenways, parks and outdoor recreational facilities.
- e. To allow modifications to the required streetscape and build to zones along public and network required streets to preserve existing trees.
- f. To allow modifications to the required public and network required street cross sections as generally depicted on Sheet RZ.01.
- g. To allow encroachments in the public right of way for outdoor dining and amenity areas. It is understood that the Petitioner shall apply for right of way encroachment to the City of Charlotte Department of Transportation.
- h. To allow public open space along a block frontage between the building and the public street and/or network required street.
- i. To allow a maximum of two (2) retail anchor(s) that:
- exceeds the maximum building length
 - eliminates transparency requirements
 - eliminates prominent entrance spacing requirements
 - permits a larger build-to-zone
 - eliminates parking structure frontage standards for associated required parking

- j. To allow a maximum of two (2) parking structures along Clanton Road without ground floor activation. The provision is in addition to 3.i.v above.
- k. To allow compliance with open space and tree save requirements to occur within the entire rezoning Site rather than within individual development area(s) and/or parcel(s).
- l. To allow up to one (1) loading space on each public street or network required street frontage. Such space may be utilized for service, loading, ride share, valet and/or similar.

4. TOD-CC-EX Benefits:

- a. The Petitioner shall provide a minimum of one (1) benefit from a minimum of two (2) of the following categories: sustainability, public amenity, and or city improvement. The TOD-EX benefits shall be finalized during the land development process. It is understood that benefits identified to achieve TOD-EX standards may not be used to achieve other TOD bonus provisions.

5. Transportation Improvements:

- a. To be added.

6. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion or area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.
- b. **Alterations.** Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

7. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, it 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

CHAR2/2710719v3

CHAR2/2710719v3

2

CHAR2/2710719v3

3

2

REZONING
PETITION NO.
RZP-2022-210

KEY MAP

SEAL

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SCALE NORTH

VERT: N/A
HORZ: N/A

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-02

REZONING
PETITION NO.
RZP-2022-210

KEY MAP

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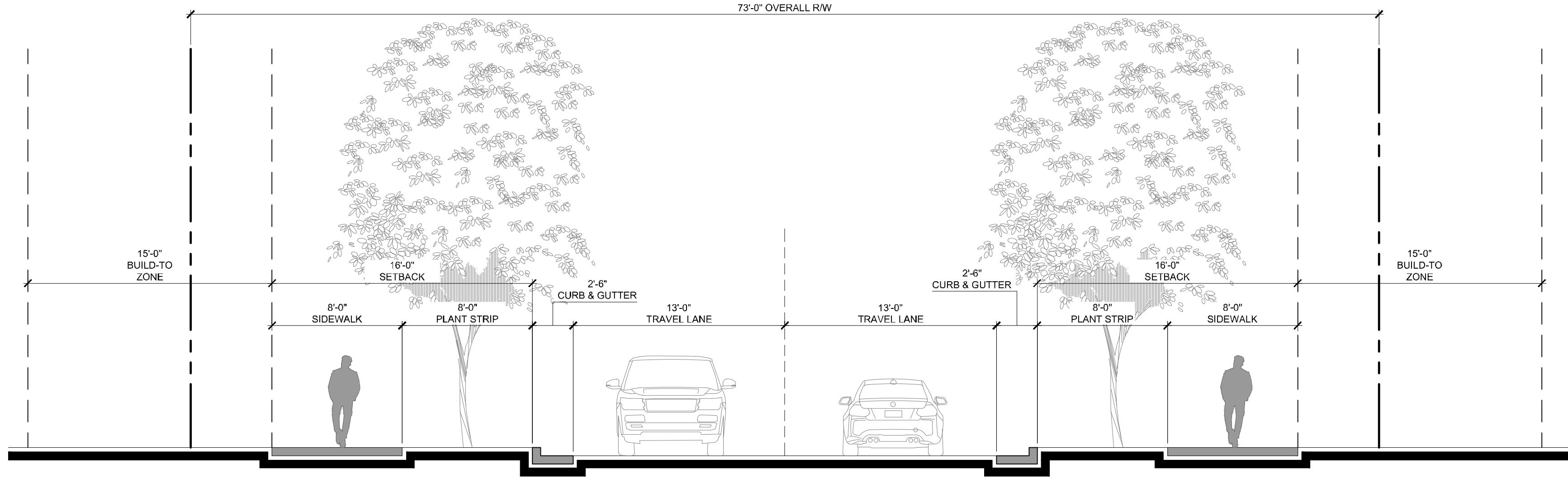
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

STREET SECTIONS

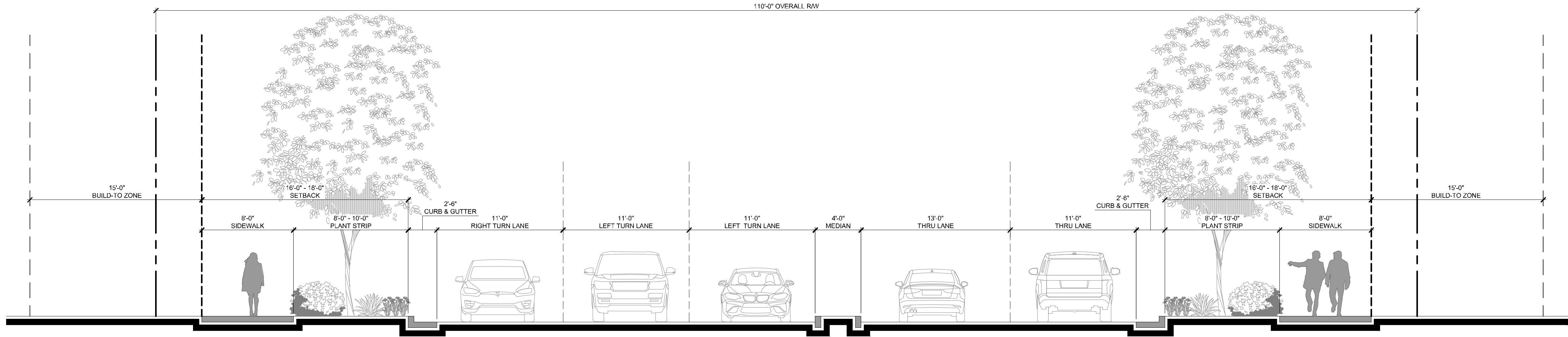
SHEET NUMBER

RZ-03



A ST. VARDELL LN. SECTION WITHOUT ON-STREET PARKING

3/16" = 1'-0"



B PUBLIC STREET 'A' - AT INTERSECTION WITH CLANTON RD.

3/16" = 1'-0"

GENERAL NOTE:

MINOR MODIFICATIONS SUCH AS PRESERVATION OF
EXISTING BUILDINGS, TREES, PINCH POINTS, ETC. CAN BE
PERMITTED WITHOUT A ZONING AMENDMENT.
(AS APPROVED BY CDOT DIRECTOR)



C TRADE PARK CT. SECTION WITH PROPOSED ON-STREET PARKING

GENERAL NOTE:
MINOR MODIFICATIONS SUCH AS PRESERVATION OF EXISTING BUILDINGS, TREES, PINCH POINTS, ETC. CAN BE PERMITTED WITHOUT A ZONING AMENDMENT.
(AS APPROVED BY CDOT DIRECTOR)

**REZONING
PETITION NO.
RZP-2022-210**

KEY MAP

SEA:

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STREET SECTIONS

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RZ-04