

**DEVELOPMENT SUMMARY**

ACREAGE: ± 2.766 ACRES

TAX PARCEL #S: 073-053-02, 073-053-03, 073-053-04 AND 073-053-05

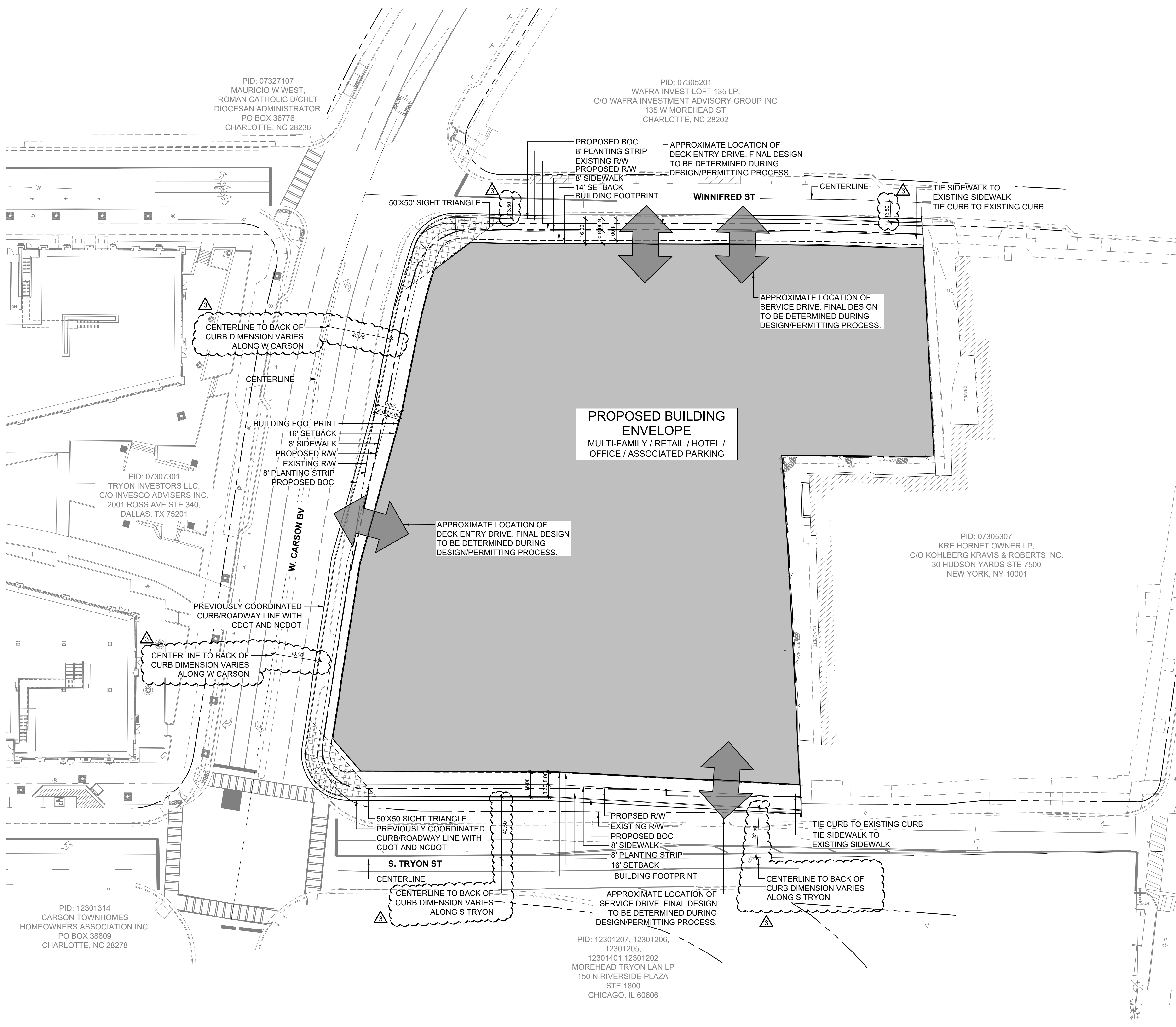
EXISTING ZONING: UC

PROPOSED ZONING: UMUD-O

EXISTING USES: OFFICE AND PARKING

PROPOSED USES: ALL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT (WITH THE BENEFIT OF THE OPTIONAL PROVISIONS BELOW) TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT (AS MAY BE MORE SPECIFICALLY DESCRIBED IN SECTION 3 BELOW).

MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE UMUD ZONING DISTRICT.



KEY MAP

SEAL

PROJECT

**CARSON & TRYON**

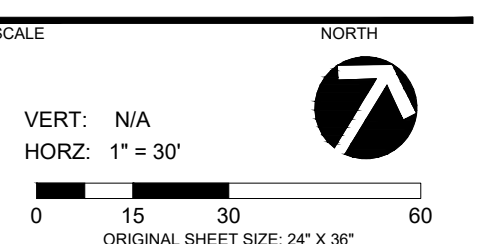
CRESCENT  
CRESCENT COMMUNITIES, LLC  
1102 SOUTH TRYON STREET

LANDDESIGN PROJ# 1019324

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	01-30-2023
1	REZONING REVISIONS	08-14-2023
2	REZONING REVISIONS	09-22-2023
3	REZONING REVISIONS	09-29-2023
4	REZONING REVISIONS	10-11-2023

DESIGNED BY: LD  
DRAWN BY: LD  
CHECKED BY: LD



**TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ-1.00**

**Site Development Data:**

--Acreage: ± 2.766 acres  
 --Tax Parcel #: 073-053-02, 073-053-03, 073-053-04 and 073-053-05  
 --Existing Zoning: UC  
 --Proposed Zoning: UMUD-O  
 --Existing Uses: Office and Parking  
 --Proposed Uses: All uses permitted by right and under prescribed conditions in UMUD zoning district (with the benefit of the Optional provisions below) together with accessory uses as allowed in the UMUD zoning district (as may be more specifically described in Section 3 below).  
 --Maximum Gross Square feet of Development: As allowed by the UMUD 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 UMUD zoning district.**

**1. General Provisions:**

- a. **Site Location.** These Development Standards and the Technical Data Sheet and other graphics, if any, 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 Crescent Communities, LLC ("Petitioner") for an approximately ± 2.766 acre site located at South Tryon Street and Carson Blvd. (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 UMUD-O zoning classification shall govern all development taking place on the Site, with the benefit of Optional Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, building envelopes, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") if set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. 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.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall be not be limited except to the extent expressly limited by the regulations established under the Ordinance for the UMUD-O zoning classification, and with the benefit of the Optional Provisions provided below.

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**c. Encroachment Agreement.** All non-standard transportation improvements (i.e. granite band, bollards, special pavers, all items not within the CLDSM etc.) proposed within the public/City maintained street right-of-way will require approval by CDOT through an encroachment agreement. The encroachment agreement shall specify the maintenance responsibility for each non-standard transportation improvement item as proposed on site plans/cross-sections. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

**2. Optional Provisions.**

The following optional provision shall apply to the Site:

- a. To allow a 50% reduction in the required number of loading docks.
  - b. To allow skylines signs to be mounted to building curtain walls/windows. Such signs shall by face-lit channel letters.
- 3. Permitted Uses, Development Area Limitations:**
- a. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, with the benefits of the Optional Provisions above.

**4. Transportation Aspects:**

- a. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- b. The Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.
- c. It is understood, a Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. It is understood, the encroachment agreement must be approved by CDOT prior to construction/installation.
- d. The Petitioner shall construct all improvements as identified in the approved TIA dated December 8, 2022 prior to the first certificate of occupancy. It is understood that a change in use shall require an addendum to the TIA.

**5. Environmental Features.**

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- a. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance.
- b. Development of the site shall comply with the Tree Ordinance.

**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.

**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.

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KEY MAP

REAL

PROJECT

**CARSON & TRYON**

CRESCENT  
 CRESCENT COMMUNITIES, LLC  
 1102 SOUTH TRYON STREET

LANDESIGN PROJ.# 1019324

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DESIGNED BY: LD  
 DRAWN BY: LD  
 CHECKED BY: LD

SCALE NORTH

VERT: N/A  
 HORZ: N/A

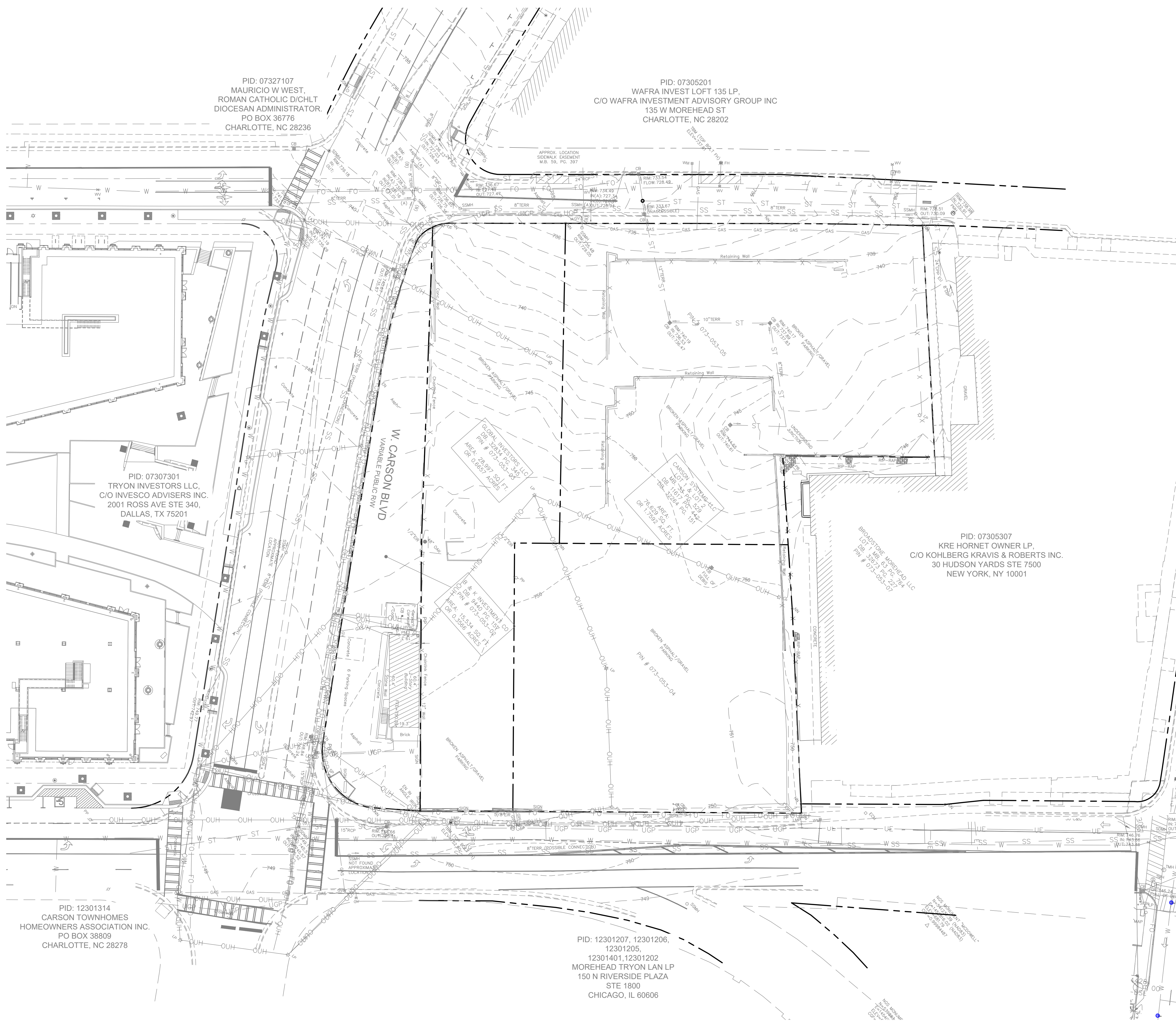
ORIGINAL SHEET SIZE: 24" X 36"

SHEET TITLE

DEVELOPMENT NOTES

SHEET NUMBER

**RZ-2.00**



PID: 07327107  
MAURICIO W WEST,  
ROMAN CATHOLIC D/CHLT  
DIOCESAN ADMINISTRATOR,  
PO BOX 36776  
CHARLOTTE, NC 28236

PID: 07305201  
WAFRA INVEST LOFT 135 LP,  
C/O WAFRA INVESTMENT ADVISORY GROUP INC  
135 W MOREHEAD ST  
CHARLOTTE, NC 28202

PID: 07307301  
TRYON INVESTORS LLC,  
C/O INVESCO ADVISERS INC,  
2001 ROSS AVE STE 340,  
DALLAS, TX 75201

PID: 07305307  
KRE HORNET OWNER LP,  
C/O KOHLBERG KRAVIS & ROBERTS INC,  
30 HUDSON YARDS STE 7500  
NEW YORK, NY 10001

PID: 12301207, 12301206,  
12301205,  
12301401, 12301202  
MOREHEAD TRYON LAN LP  
150 N RIVERSIDE PLAZA  
STE 1800  
CHICAGO, IL 60606

PID: 12301314  
CARSON TOWNHOMES  
HOMEOWNERS ASSOCIATION INC,  
PO BOX 38809  
CHARLOTTE, NC 28278

KEY MAP

SCALE

PROJECT

**CARSON & TRYON**

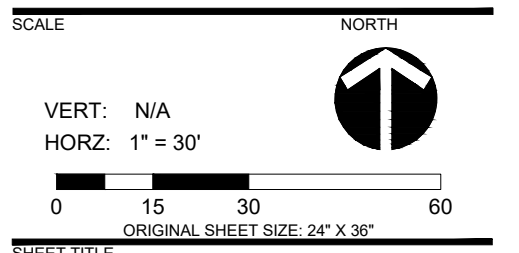
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EXISTING CONDITIONS

SHEET NUMBER  
**RZ-3.00**