



**DEVELOPMENT SUMMARY**

ACREAGE: ± 2.766 ACRES

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

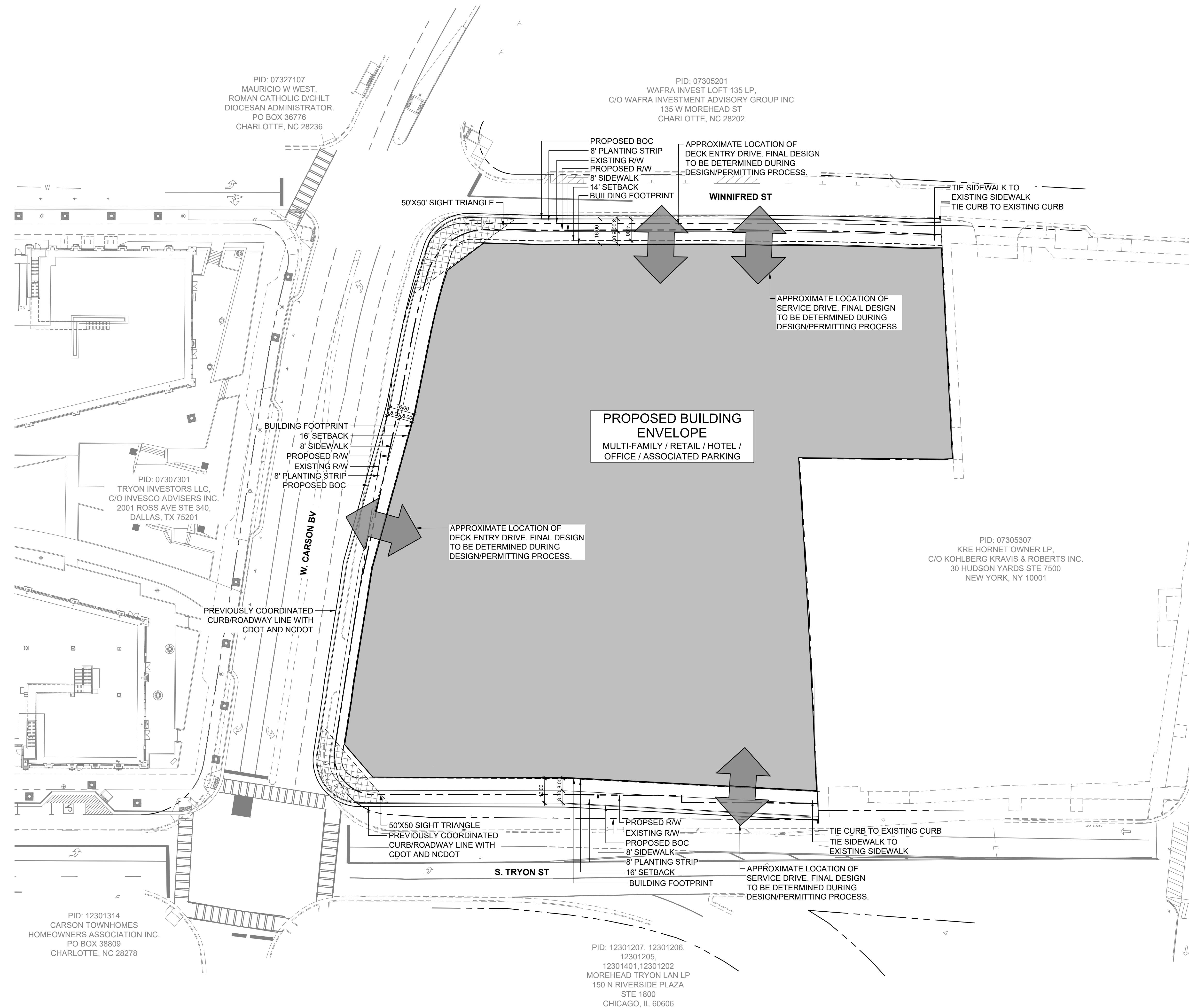
EXISTING ZONING: UMUD

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.



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

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

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

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

SCALE: NORTH  
VERT: N/A  
HORZ: 1" = 30'  
0 49.2125 98.4252 196.8504  
SHEET TITLE ORIGINAL SHEET SIZE: 24" X 36"

**TECHNICAL DATA SHEET**

SHEET NUMBER  
**RZ-1.00**

**Crescent Communities, LLC  
Development Standards  
1/30/2023  
Rezoning Petition No. 2023-xxx**

**Site Development Data:**

--Acreage: ± 2.766 acres  
 --Tax Parcel #: 073-053-02, 073-053-03, 073-053-04 and 073-053-05  
 --Existing Zoning: UMUD  
 --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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- e. **Phasing.** Streetscape and roadway improvements shall be implemented as development occurs within the limits and/or 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.
- f. **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 maneuvering in the setback along public streets including but not limited to the use of ride share and/or valet functions.
- b. To allow a 50% reduction in the required number of loading docks.
- c. To allow planting strips in lieu of trees in grates along Carson Boulevard.
- d. To allow planter strips in lieu of curbed planters/planting area along S. Tryon Street.
- e. To not require adherence to the street wall provisions of Section 9.8506.2.a on required fire and/or rated walls.
- f. To allow signs to be mounted to building curtain walls/windows.
- g. To allow canopies to extend from the building up to 75% of the width of the sidewalk area in front of the building.
- h. To allow deviations from the urban open space seating and tree requirements established under Section 9.906(4)(d) and (e) of the Ordinance to remove the prescribed seating and tree requirements within any non-required, non-public open space areas. Standard seating and tree requirements shall be met within portions of the urban open space required to meet the minimum UMUD urban open requirement.

**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. 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

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Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**5. 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

SEAL

PROJECT

**CARSON & TRYON**

CRESCENT  
CRESCENT COMMUNITIES, LLC  
1102 SOUTH TRYON STREET

LANDDESIGN PROJ.# 1019324

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
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DESIGNED BY: LD  
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SCALE: NORTH

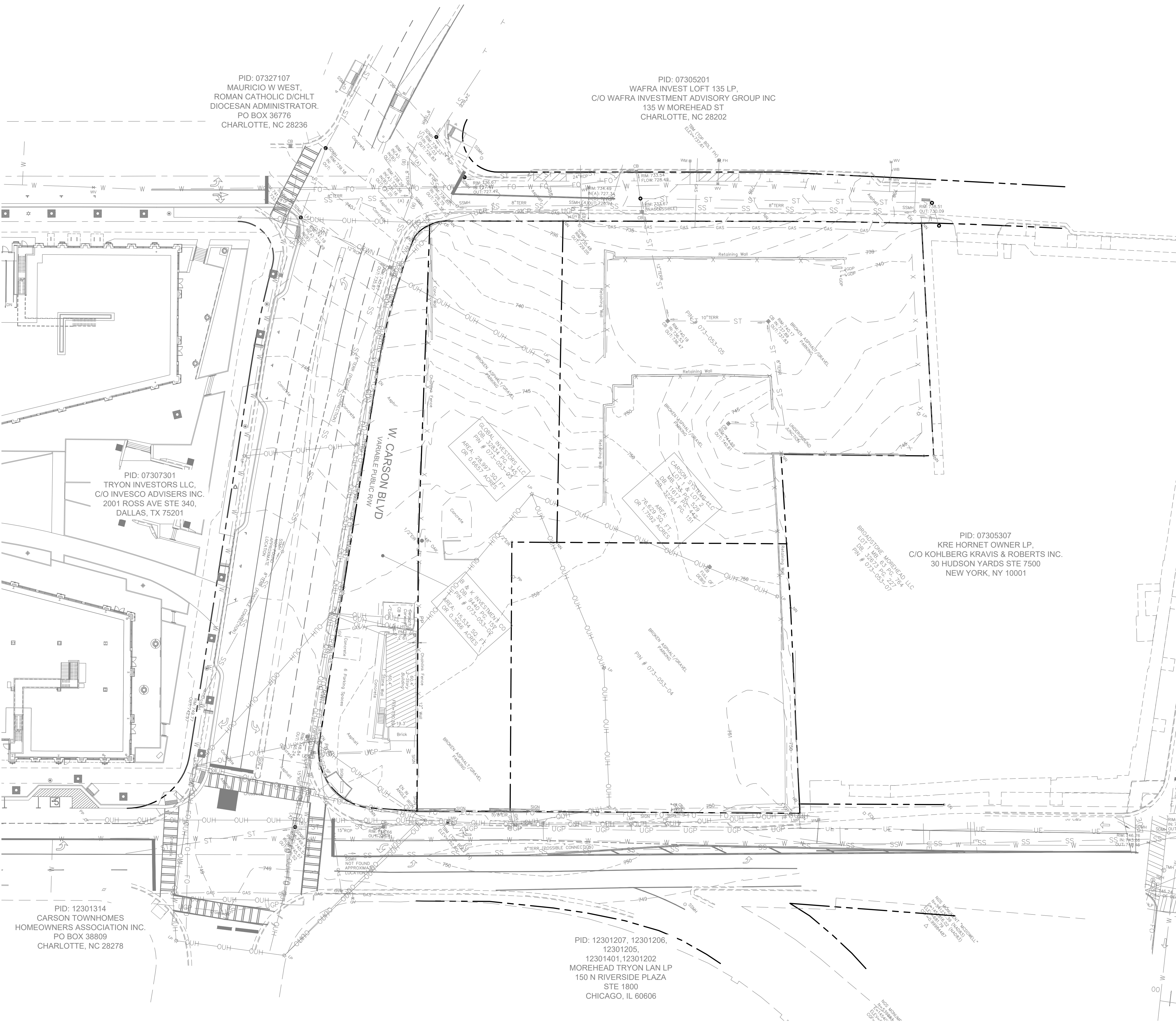
VERT: N/A  
HORZ: N/A

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  
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C/O WAFRA INVESTMENT ADVISORY GROUP INC  
135 W MOREHEAD ST  
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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

GLOBAL INVESTORS LLC  
D/B/S 2825 PG 54, 55  
PIN # 073-053-04  
OR 0.6657 ACRES

CARSON SYSTEMS LLC  
D/B/S 117 PG 52, 54  
D/B/S 122 PG 151  
OR 1.7392 ACRES

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

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

KEY MAP

SCALE

PROJECT

### CARSON & TRYON

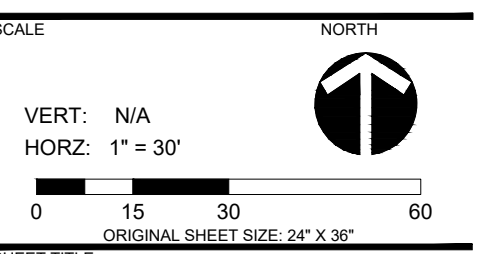
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#### REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING SUBMITTAL	01-30-2023

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



EXISTING CONDITIONS

SHEET NUMBER  
**RZ-3.00**