

DEVELOPMENT STANDARDS
Petitioner/Owner: 2130 North Tryon Street LLC
Rezoning Petition No. 2022-xxx
3/8/2022

Site Development Data:

- Acreage: ± 3.673
- Tax Parcels: 083-011-11
- Existing Zoning: I-2
- Proposed Zoning: MUDD(CD)
- Existing Uses: Industrial
- 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 367 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 2130 North Tryon Street LLC (“Petitioner”) to accommodate development of a multi-family residential community on an approximately 3.673-acre site located at 2130 North Tryon Street, more particularly described as Mecklenburg County Tax Parcel Number 083-011-11 (the “Site”).
- b. **Intent.** This Rezoning is intended 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 367 multi-family residential units along with any accessory uses allowed in the MUDD zoning district. Non-residential uses are not proposed for the Site except amenities as accessory uses to the proposed multi-family residential development.

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, set 2’ behind the back of sidewalk where feasible, to the City of Charlotte or NCDOT as applicable 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.

- d. 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 north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

V. Design Guidelines:

- a. Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 20% of that building's entire façade facing such network street using brick, natural stone (or its synthetic equivalent), stucco or other material of comparable quality approved by the Planning Director.
- b. Prohibited Exterior Building Materials:
 - 1. Vinyl siding (but not vinyl hand rails, windows or door trim); and
 - 2. Concrete Masonry Units not architecturally finished
- c. Building height shall be a minimum of twenty-four (24) feet and a maximum of seventy-five (75) feet.
- d. All ground floor entrances shall include direct pedestrian connections between street facing doors and adjacent sidewalks.
- e. 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.
- f. 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.
- g. 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. Such design shall include a minimum 20 percent Preferred Exterior Building Materials or a Class B buffer not less than 10' in depth at all above grade perimeter not paved for access.
- h. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following
 - 1. Buildings shall be placed so as to present a front or side façade to all network required streets (public or private);
 - 2. Buildings shall front a minimum of 50% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities);
 - 3. Parking lots shall not be located between any building and any network required public or private street;
 - 4. Driveways intended to serve single units shall be prohibited on all network required streets.
- i. Building Massing and Height shall be designed to break up long monolithic building forms as follows:
 - 1. Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of 6 feet extending through the building
- j. Architectural Elevation Design – elevations shall be designed to create visual interest as follows:
 - 1. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding and change in materials or colors.

2. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls

k. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:

1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.

2. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls, and accent roof features like gables, dormers, which would be allowed a slope of less than 4:12.

3. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest street.

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.