

DEVELOPMENT AREA MAP 1" = 100'

REZONING SUMMARY	
PETITIONER :	AMMIREDDY LLC 457 WILCOX STREET CHARLOTTE, NC 28203
REZONING SITE AREA:	1.89 ACRES
TAX PARCEL #:	06122233
EXISTING ZONING:	O-1 (CD) #1985-87
PROPOSED ZONING:	O-1 (CD) AIR SPA
EXISTING USES:	VACANT
PROPOSED USES:	HOTEL
MAX. BUILDING HEIGHT:	50'
MAX. GROSS SQUARE FOOTAGE:	35,000 SF

GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AMMIREDDY, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL AS ALLOWED IN THE O-1 ZONING DISTRICT ON APPROXIMATELY 1.89 ACRE SITE LOCATED BETWEEN SLOAN DRIVE AND MULBERRY CHURCH 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 O-1 ZONING CLASSIFICATION SHALL GOVERN.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") 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 NOT EXCEED ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

a. WITHIN DEVELOPMENT AREA UP TO 80 ROOMS FOR HOTEL USE AS ALLOWED IN THE O-1 ZONING DISTRICT MAY BE DEVELOPED.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS FOR THIS PETITION (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS OR DEFINITION SET BY THE ORDINANCE), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

3. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM SLOAN DRIVE AND MULBERRY CHURCH ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. THE PETITIONER WILL PROVIDE A TWO (2) FOOT SIDEWALK AND UTILITY EASEMENT BEHIND SIDEWALK ALONG SLOAN DRIVE AND MULTI-USE PATH ALONG MULBERRY CHURCH ROAD.

d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

c. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

f. THE PETITIONER WILL DEDICATE UP TO A 35' RIGHT OF WAY ALONG MULBERRY ROAD AS MEASURED FROM THE EXISTING ROAD CENTERLINE.

g. THE PETITIONER WILL DEDICATE UP TO A 31.5' RIGHT OF WAY ALONG SLOAN DRIVE AS MEASURED FROM THE EXISTING ROAD CENTERLINE.

4. STREETScape, BUFFERS, YARDS AND LANDSCAPING:

a. ALONG THE SITE'S NORTHERN PROPERTY BOUNDARY A 33 FOOT WIDE LANDSCAPE AREA PLANTED TO CLASS B BUFFER STANDARDS WILL BE PROVIDED.

b. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ENTRANCES TO THE SIDEWALK ALONG SLOAN DRIVE AND MULBERRY CHURCH ROAD. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

c. ABOVE-GROUND BACKFLOW PREVENTION DEVICES WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

d. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL AND GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

e. ALL NEW TREES AT TIME OF PLANTING SHALL HAVE A CALIPER OF 2"-3" AND A HEIGHT OF 10'-12'.

f. FOUNDATION PLANTING/PERIMETER PLANTING TO BE MIXED SHRUBS AND GROUND COVER (JUNIPER, HOLLY, COTONEASTER, LIRIOPE).

g. PARKING AREAS SHALL BE SCREENED IN ACCORDANCE WITH CURRENT ZONING ORDINANCE.

5. ARCHITECTURAL STANDARDS:

a. BUILDINGS SHOULD BE A MAXIMUM HEIGHT OF 50 FEET.

6. ENVIRONMENTAL FEATURES:

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

b. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. ALL EXISTING TREES/VEGETATION OUTSIDE DESIGNATED DEVELOPMENT AREA TO REMAIN.

7. LIGHTING:

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

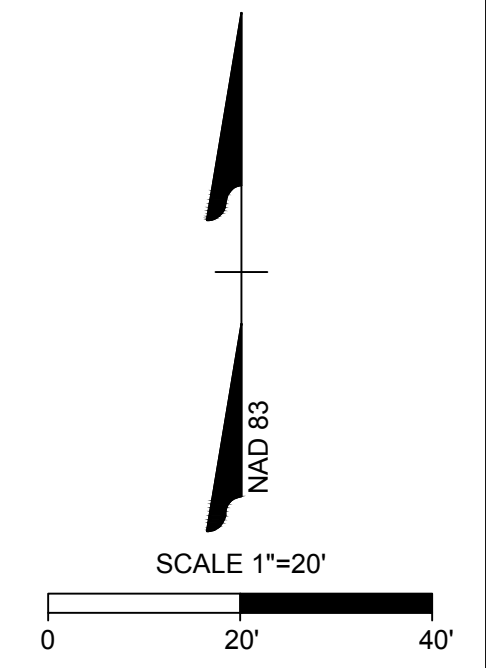
b. DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.

8. 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 PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

a. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
 610 E. Morehead Street, Suite 100
 Charlotte, NC 28202
 TEL: 704.602.8800 FAX: 704.376.1076
 www.timmons.com
 North Carolina License No. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
11/08/19	ADDRESSED REZONING COMMENTS
12/13/19	ADDRESSED REZONING COMMENTS
12/20/19	ADDRESSED REZONING COMMENTS
01/13/20	ADDRESSED REZONING COMMENTS

DATE: 09/03/19
 DRAWN BY: ALR
 DESIGNED BY: BVC
 CHECKED BY: BVC
 SCALE: AS SHOWN

TIMMONS GROUP

SLOAN DRIVE HOTEL
 MECKLENBURG COUNTY, NORTH CAROLINA
 REZONING PLAN

JOB NO. 43700
 SHEET NO. RZ-100