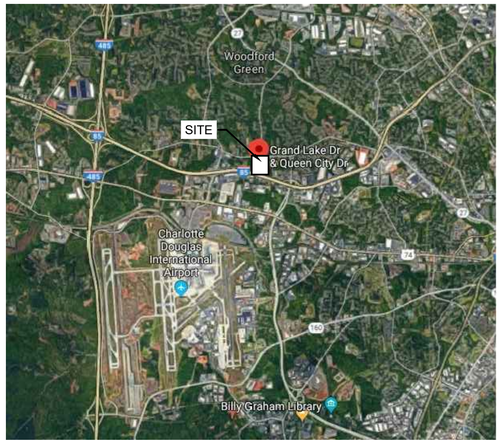


04 VICINITY MAP

DEVELOPMENT DATA

TAX PARCEL NUMBER: 06125112

ACRES: +/- 20.090 Minus +/- 3.39 Acres (Previously Rezoned) = +/- 16.7 ACRES

EXISTING ZONING: R-17 MF

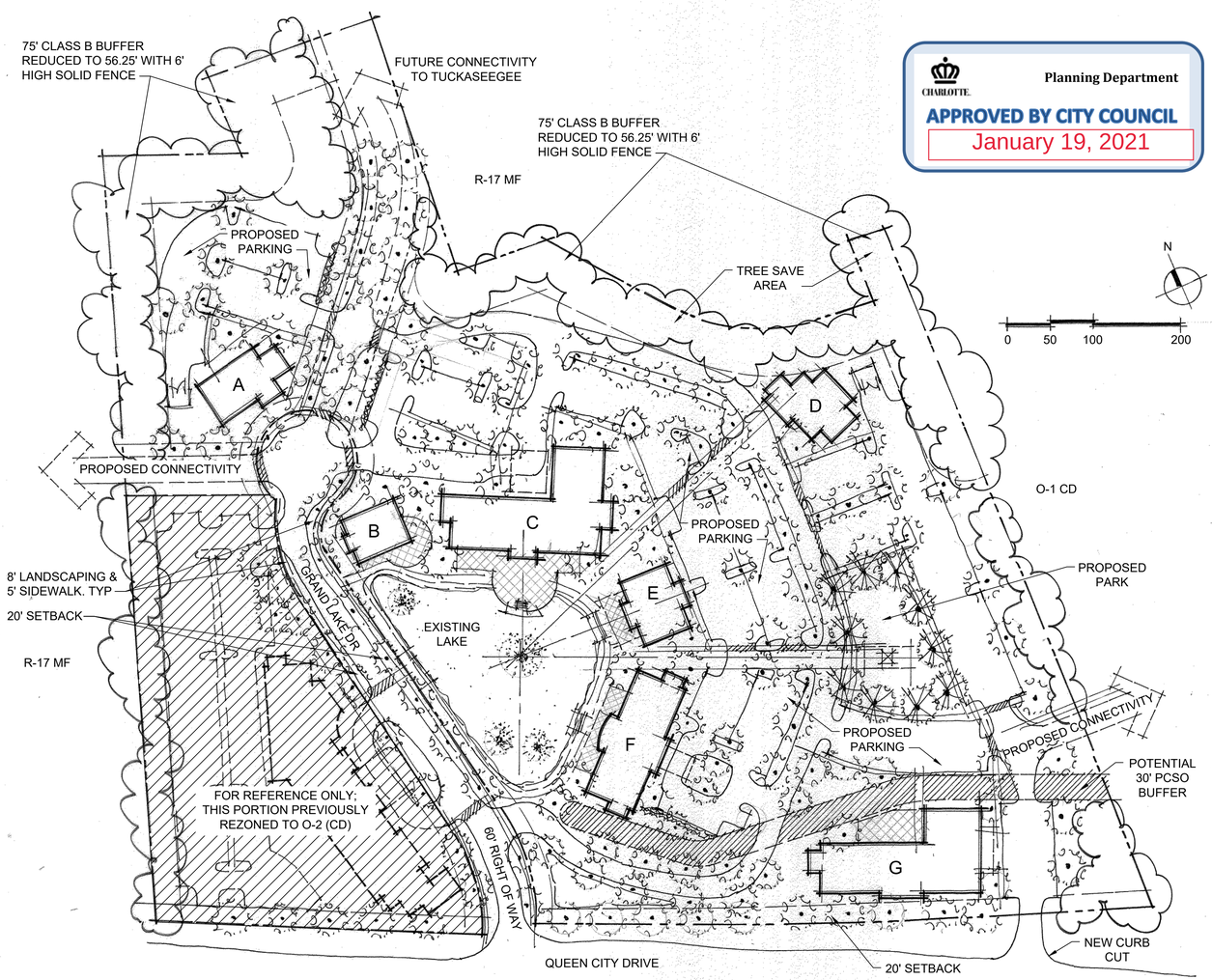
PROPOSED ZONING: B-2 (CD)

PROPOSED USE: Hotels, Restaurants and any uses permitted in B-2
Proposed Building A: 6,250 SF Maximum
Proposed Building B: 6,250 SF Maximum
Proposed Building C: 150 GUESTROOMS / 150,000 SF Maximum
Proposed Building D: 6,250 SF Maximum
Proposed Building E: 6,250 SF Maximum
Proposed Building F: 150 GUESTROOMS / 150,000 SF Maximum
Proposed Building G: 150 GUESTROOMS / 150,000 SF Maximum

NOTE: The areas of the hotels and restaurants, can be shifted between the various buildings, as long as the total of restaurant / retail does not exceed 25,000 sf, and the total of hotels does not exceed 450 hotel rooms or 450,000 sf.

03 DEVELOPMENT DATA

CHARLOTTE. Planning Department
APPROVED BY CITY CUNCIL
January 19, 2021



01 SITE PLAN

scale: 1"=40'

GENERAL PROVISIONS

1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the buildings, parking areas, and circulation patterns. In order to meet the specific needs of future tenants and users, minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. This includes alterations to building locations, parking arrangements, vehicular drives and curb cuts, as long as the intent of the Unified Master Plan is met.
3. As a Unified Master Plan overall parking requirements will be met for specific tenants, with potential cross easements allowed.
4. The Petitioner will provide a stub road on the north side of the property (as depicted on the Illustrative Plan) in order to provide future connectivity to Tuckaseegee Road.

Permitted Uses

5. The petitioner will be permitted to integrate any Uses allowed in the B-2 Zone, including but not limited to: Dwellings attached (duplex, triplex, quadraplex); dwellings detached; dwellings, duplex, triplex and quadraplex; dwellings, multifamily and attached, up to 12 in a building; armories; civic, social service and fraternal facilities, cultural facilities, elementary and secondary schools; Government buildings, up to 300,000 square feet; group homes, up to 10 residents; health institutions; recreation centers, up to 30,000 square feet; religious institution; universities, colleges and junior colleges; vocational schools, within an enclosed building; amusement, commercial, outdoor; auction sales; automobile service stations, including minor adjustments, repair and lubrication; automobiles, truck and utility trailer rental; automotive repair garages, including engine overhaul, body, and paint shops, and similar operations; automotive sales and repairs, including tractor-trucks, but not accompanying trailer units; bakeries, retail, including manufacture of goods for sale on premises; bakeries, wholesale, including manufacturing of goods on premise, up to 5,000 square feet; barber and beauty shops; boat and ship sales, and repairs; building maintenance services; car washes; catalog and mail order houses; clinics, medical, dental and optical; clinics, veterinary; contractor offices and accessory storage, excluding storage of construction equipment and vehicles; dry cleaning and laundry establishments, up to 10,000 square feet; eating, drinking and entertainment establishes (Type 1), engraving establishments; equipment rental and leasing establishments; equipment rental and leasing establishments, within an enclosed building; fabric sample assembly establishments; fences and fence materials, retail sales; fences and fence material, retail sales within an enclosed building; financial institutions up to 300,000 square feet; florists, retail; florists, wholesale; funeral homes and embalming; hotels and motels, jewelers, retail; jewelers, wholesale; kitchen, commercial; laboratories, applied and basic research, within an enclosed building; laboratories, optical, medical and dental; locksmiths and gunsmiths; manufactured housing sales and repair; neighborhood food and beverage services; nurseries and greenhouses, retail and wholesale; offices, up to 300,000 square feet; pest control and disinfecting services.

Architectural Guidelines

6. The Buildings will have a unified architectural character and will be constructed of brick, stone, stucco, cementitious siding, or architectural metal panels. Minimum masonry requirement will be 20%, cumulative of all sides. Any decorative masonry site walls adjacent to the buildings will count toward this minimum. Any sloping metal roofs will be standing seam metal, terra cotta tiles or synthetic terra cotta tiles.
7. No solid walls facing a public street will be longer than 20' without an offset in the building or articulation, either horizontal or vertical.
8. The heights of the buildings will be as allowed in B-2 Zones, including any height increases.
9. Building elevations shall not have expanses of blank walls greater than 20 feet in all directions. Architectural features such as, but not limited to, banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
Building bays will be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections or recesses), columns, pilasters, change in materials or colors. awnings, arcades or other architectural features. Multi-story buildings should have a minimum of 20% transparency on all upper stories.
Facades facing Grand Lake Drive, including properties across the Lake shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of the requirement may be comprised of display windows. These display windows must maintain a minimum of 3' clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.

Lighting

10. The maximum height of any freestanding fixture shall not exceed 25' including its bases.
11. The petitioner will provide a Unified Lighting Plan for all Public and Private Streets, including similar light and light poles throughout the development.
12. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

Streetscape & Landscaping

13. Petitioner will provide a Unified Master Landscaping Plan, including required street trees and parking lot landscaping as per the Ordinance.
14. Petitioner agrees to provide an 8' planting strip and 5' wide sidewalk along all proposed Public or Private Streets. Streetscape improvements are allowed to be phased and implemented as future buildings are developed.

Environmental Features

15. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
16. Site will comply with the City of Charlotte's Chapter 21--Tree Ordinance.

Sub-phases & Completion of Improvements Prior to Certificates of Occupancy (CO):

The development of the site and their associated transportation improvements required for the Rezoning Site may be accomplished in phases. Adjustments, however, to the mix and amount of such development levels and the accompanying roadway improvements associated with development for any sub-phases may be permitted adjustments shall be allowed administratively subject to the reasonable review and approval by CDOT (and/or as applicable NCDOT). The petitioner needs the flexibility to develop and receive certificates of occupancy (CO) for an initial sub-phase without the larger burden of off-site roadway improvements. Options for an initial sub-phase that would not be tied to any of the off-site improvements could be as follows: Option 1: One hotel (not to exceed 150 rooms) and two high-turnover/sit-down restaurants (not to exceed 6,250 SF each) or Option 2: Two hotels (not to exceed 150 rooms each).

1. **Little Rock Road & Tuckaseegee Road (Signalized)**
   - No suggested improvements.
2. **Little Rock Road & Business Center Drive-Queen City Drive (Unsignalized)**
   - Extend westbound left turn lane from 50 feet of storage to 175 feet of storage on Queen City Drive.
3. **Little Rock Road & I-85 Ramps (Signalized)**
   - No suggested improvements.
4. **Mulberry Church Road & Queen City Drive (Signalized)**
   - Remark southbound thru-left lane to a left-turn lane with 100 feet of storage of Mulberry Church Road
   - Remark northbound approach to a left turn lane with 150 feet of storage and a thru-right lane on Billy Graham Parkway
   - Construct a westbound left turn lane with 100 feet of storage on Queen City Drive
   - Construct a channelized eastbound right turn lane with 150 feet of storage on Queen City Drive
5. **Billy Graham Parkway & I-85 Southbound Ramps (Signalized)**
   - No suggested improvements.
6. **Billy Graham Parkway & I-85 Northbound Ramps (Signalized)**
   - Construct an additional southbound left turn lane with a maximum storage of 100 feet on Billy Graham Parkway and the coinciding receiving lane on the I-85 northbound on-ramp (this may be possible with remark of the existing pavement). See concept in Appendix.
7. **Queen City Drive & Grand Lake Drive/Access "A" (Unsignalized)**
   - One ingress lane and two egress lanes (a southbound left turn lane with 100 feet of storage and terminating right lane on Proposed Access "A")
   - Construct an eastbound left turn lane with 100 feet of storage on Queen City Drive
   - Minimum internal protected stem of 100 feet
8. **Queen City Drive & Access "B" (Unsignalized)**
   - One ingress lane and one egress lane (a southbound combined left/right turn lane on Proposed Access "B")
   - Construct a westbound right turn lane with 100 feet of storage on Queen City Drive
   - Construct an eastbound left turn lane with 100 feet of storage on Queen City Drive
   - Minimum internal protected stem of 100 feet

02 DEVELOPMENT STANDARDS

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charlotte, nc 28203
704.332.1615
www.oda.us.com

FOR REZONING

GRAND LAKE DR & QUEEN CITY DR

CHARLOTTE, NORTH CAROLINA

ODA Project No. 193398

PETITION NO. 2019-089

06.26.2020

REVISIONS		
No.	Description	Date
1	STORM WATER NOTATION	12.29.20
2	USES & TREE SAVE NOTATIONS	01.07.21

SITE PLAN

RZ-1

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