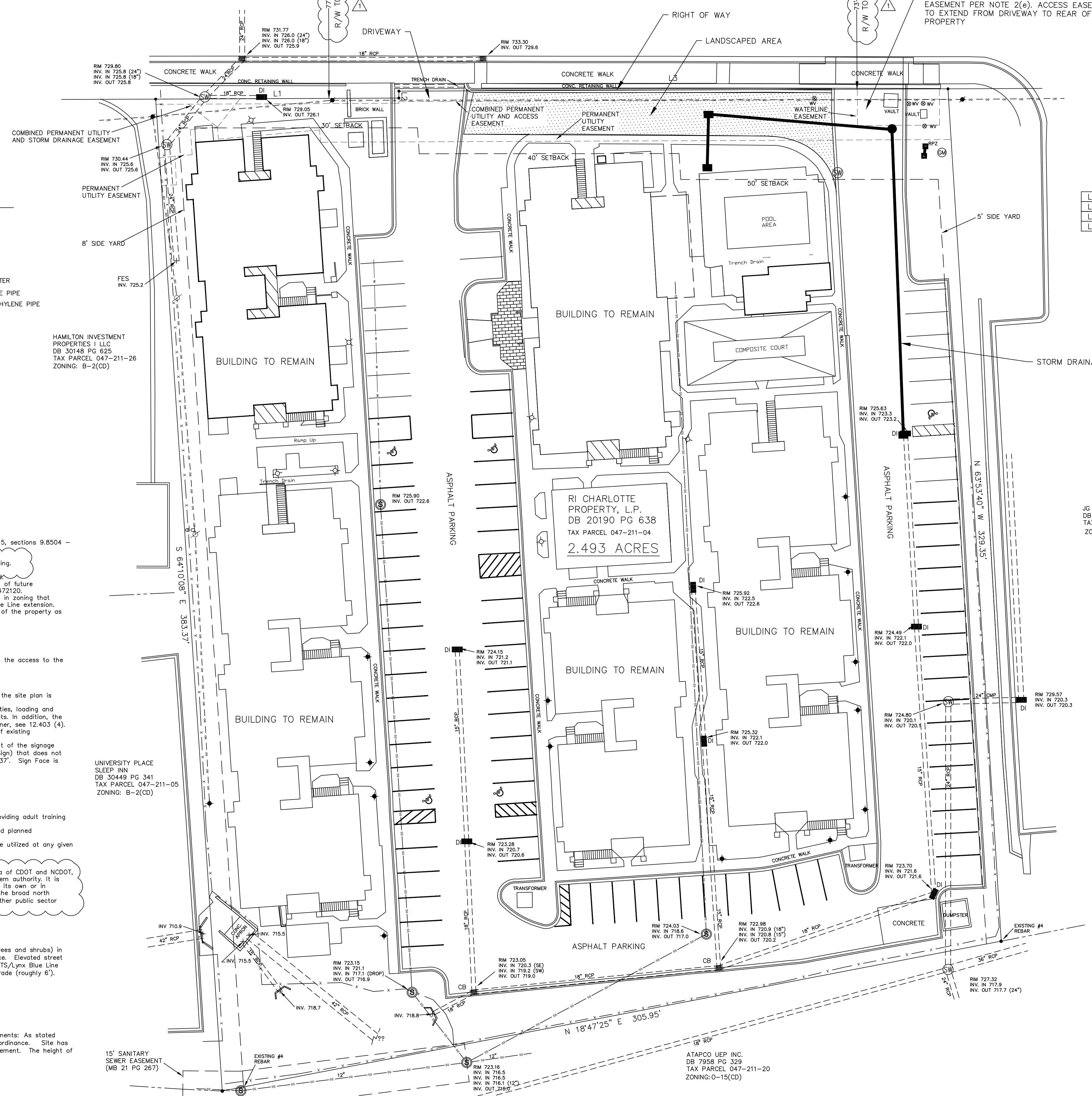


VICINITY MAP

NORTH TRYON STREET (US-29)  
 (R/W WIDTH VARIES)

APPROX CENTERLINE  
 N. TRYON ST



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 29°25'47" W	93.82'
L2	S 60°34'13" E	2.67'
L3	S 29°25'47" W	211.83'

LEGEND

EIP	EXISTING IRON PIN	---	SANITARY SEWER LINE
UP	UTILITY POLE	---	OVERHEAD ELECTRIC
SM	STORM MANHOLE	WM	WATER METER
SM	CATCH BASIN	LP	LIGHT POLE
WV	SEWER MANHOLE	CT	SEWER CLEAN-OUT
WV	WATER VALVE	EM	ELECTRIC SERVICE METER
FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
FDC	FIRE DEPT. CONNECTION	HDPE	HIGH DENSITY POLYETHYLENE PIPE
SDI	STORM DRAIN INLET	GM	GAS METER
PK	EXISTING P-K NAIL	BF	BACKFLOW UNIT
PT	PLANTED TREE	GL	GAS LINE

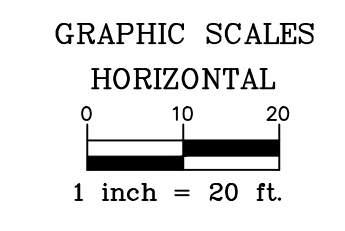
HAMILTON INVESTMENT  
 PROPERTIES I LLC  
 DB 30148 PG 625  
 TAX PARCEL 047-211-26  
 ZONING: B-2(CD)

UNIVERSITY PLACE  
 SLEEP INN  
 DB 30449 PG 341  
 TAX PARCEL 047-211-05  
 ZONING: B-2(CD)

- RI CHARLOTTE PROPERTY, L.P.
- Development Data Table
    - Site Acreage: 2.493
    - Tax Parcels included in Rezoning: 047-211-04
    - Existing Zoning (including overlays and vesting): MUDD-0
    - Proposed Zoning (including overlays and vesting): MUDD-0
    - Number of Residential Units by Housing Type: NA
    - Residential Density: NA
    - Square footage of Non-Residential Uses by Type: 56,683 sq. ft. - Hotel
    - Floor Area Ratio: 0.52
    - Maximum Building Height: 34 Feet
    - Maximum Number of Buildings: 7
    - Number and/or Ratio of Parking Spaces: 100
    - Amount of Open Space: 51,799 sq. ft.
  - General Provisions
    - This application is subject to the City of Charlotte Zoning Ordinance, Part 8.5, sections 9.8504 - 9.8512, including any applicable references, additional sections.
    - The existing building and structures will remain as they currently are.
    - No new buildings are proposed and any new construction will require a rezoning.
    - Minor repairs and alterations may occur subject to the zoning ordinance.
    - Should any of the existing structures be removed, the rezoning will be required.
    - Petitioner to consider granting a future public access easement in the event of future redevelopment of the property or redevelopment of neighboring tax parcel 0472120.
    - The property was rezoned to MUDD-0 in 2018 to eliminate non-conformities in zoning that resulted from the expansion of Tryon Street and the construction of the Blue Line extension.
    - This purpose of this rezoning of the property is to allow for additional uses of the property as noted in the Permitted Uses.
  - Optional Provisions  
 Petitioner requests the approval of the following provisions:
    - Access to site adjacent rights-of-way, streets and arterials: No change to the access to the site as shown on the site plan is proposed.
    - Parking and vehicular circulation areas:
      - The property will need to opt out of the Loading Space requirement
      - Requesting to not provide long-term bicycle parking (12.202A).
    - Pedestrian circulation: No change to the pedestrian circulation as shown on the site plan is proposed.
    - Service area for uses such as mail delivery, trash disposal, aboveground utilities, loading and delivery: Request to opt out of loading/delivery zone as none currently exists. In addition, the existing property does not currently have an enclosure for a recycling container, see 12.403 (4).
    - Areas to be landscaped or screened: Current landscape to remain as part of existing development.
    - Signs, banners, flags and pennants to be used: Property will need to opt out of the signage provision of the MUDD-0 Zoning. Site has an existing Ground Sign (Pole Sign) that does not meet the 5' height requirement. The height of the existing sign is roughly 37'. Sign Face is 108" W x 70" High.
    - Seating plans: NA
  - Permitted Uses
    - Allowed uses:
      - Hotels
      - Dormitories for the students of colleges, commercial schools, schools providing adult training and for the staff of hospitals.
      - Dwellings, detached, duplex, triplex, quadplex, attached, multi-family and planned multi-family developments, and mixed use buildings.
    - Special Use conditions: Only one of the allowed uses of the property shall be utilized at any given time.
  - Transportation
    - 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
  - Architectural Standards: Existing buildings to remain
  - Streetscape and Landscaping
    - Streetscape: NA;
    - Special landscape, buffer, screening treatment: Existing landscape buffer (trees and shrubs) in place screening AC Condensing Units, Power Transformer and Pool Area/Fence. Elevated street with concrete retaining wall (installed by City of Charlotte as part of the CATS/Lynx Blue Line extension project) also provides buffer to property which sits below street grade (roughly 6').
  - Environmental Features: NA
  - Parks, Greenways, and Open Space: NA
  - Fire Protection: Existing buildings to remain
  - Signage
    - Sign limitations - size, type and location if different from ordinance requirements: As stated above in (3). Property will need to opt out of the signage provision of the ordinance. Site has an existing Ground Sign (Pole Sign) that does not meet the 5' height requirement. The height of the existing sign is roughly 37'. Sign Face is 108" W x 70" High.
  - Lighting: NA
  - Phasing: N/A

JG BLACKMON LLC  
 DB 33597 PG 225  
 TAX PARCEL 047-211-01  
 ZONING: B-2(CD)

ATAPCO UEP INC.  
 DB 7958 PG 329  
 TAX PARCEL 047-211-20  
 ZONING: O-15(CD)



PREPARED BY: Gavel & Dorn Engineering, PLLC  
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 Charlotte, NC 28214  
 704-919-1900  
 License No. P-0601

RI CHARLOTTE PROPERTY, L.P.  
 CHARLOTTE, NC  
 RESIDENCE INN

SITE PLAN  
 REZONING PETITION 2021-152

PLANNING DEPT. REVISIONS
12/6/21
Apprvd.
Date: 5/27/2021
Chkd: SM
Dwn: SK
Scale: 1"=20'
Project No.: 2021-009
Sheet: RZ-1