



SITE DEVELOPMENT DATA :

PETTONER AND OWNER: **NR Communities/Charlotte, LLC**

**APPROVED BY
CITY COUNCIL**

OCT 15 2012

- REMOVED AND OWNERS
ACREAGE
TAX PARCEL #
EXISTING ZONING
PROPOSED ZONING
EXISTING LAND USE
PROPOSED LAND USE
MAXIMUM BUILDING HEIGHT
PARKING
OPEN SPACE
- NRI Communities/Charitable, LLC
47-7255 ACRES
229-251-47
CC by Recording Petition No. 2007-103
CC (87A)
Vacant (a portion of the Streets of Tompkins Shopping Center)
△Up to 8,000 square feet of space allowed in the CC district and
up to 250 hotel rooms and as further restricted below.
As allowed by the Ordinance. Hotel not to exceed five (5) stories.
As required by the Ordinance.
A minimum of 55% of the Site will be established as tree lawn
areas as defined by the Tree Ordinance.
- CITY COUNCIL
OCT 15, 2007

2. Permitted Uses & Development Area Limitation

2. The Site may be developed with a 120 room hotel and up to 8,000 square feet of uses allowed in the CC district together with accessory uses allowed in the CC zoning district, except as restricted below.

4. Architectural Standards:

- a. Buildings constructed on the Site will be architecturally compatible with the buildings in the Existing Center by the use of similar building materials, architectural styles and treatments.

d. Meter banks will be screened

- e. Roof top HVAC and related mechanical equipment will be screened from public view at grade.

5. Streetscape, Buffers and Landscaping:

- a. Buffers will be provided as required by the Ordinance. Required buffers on the Site may be eliminated if the use or the zoning on the adjoining parcel(s) is changed so that a buffer is no longer required.

Center will be continued and implemented as part of

- d. Screening requirements of the Ordinance will be met.

6. Environmental Features and Greenway Easement:

6. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The existing water quality BMP facility was designed, constructed, and permitted by others in conjunction with waived discharges permitted through U.S. Army Corps of Engineers and NC Department of Environment and Natural Resources.

c. The Site will comply with the Tree Ordinance

- d. A gateway easement as generally depicted on the site plan shall be provided by the petitioner/developer. The minimum width of the easement shall be 60 feet. The location and width of the easement is shown only to indicate a general conceptual location and width. It is intended that this easement will connect from the north-south

7. Signature:

- a. Signage as allowed by the Ordinance will be provided.

8. **Lighting:**

- d. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

9. Amendments to the Rezoning Plan:

- future amendments to the Reasoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Application:

- 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.

REVISED 08.24.12 - REZONING PETITION #2012-081

2023/07/10

2023 8 0 100

STREETS OF TORINGDON LOT 'D'
REZONING SITE PLAN

NATIONWIDE REALTY INVESTORS

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STEWART

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1	08.24.12	REVISIONS PER PLANNING STAFF COMMENTS
2	09.28.12	REVISIONS PER PRE-HEARING STAFF ANALYSIS
3	10.03.12	REVISIONS PER COUNTY PARKS AND REC STAFF ANALYSIS
NO.	DATE	DESCRIPTION