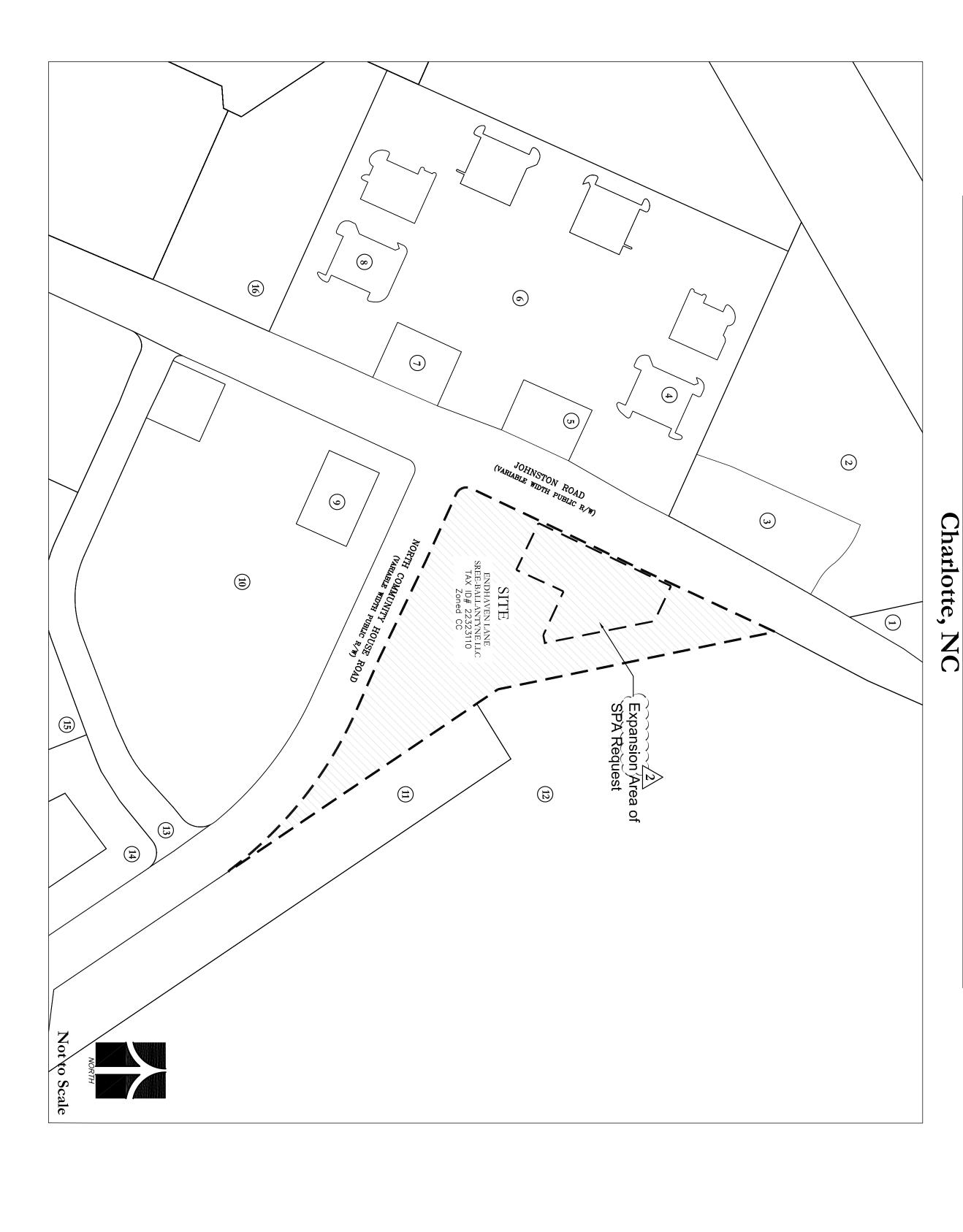
9 Suites Site

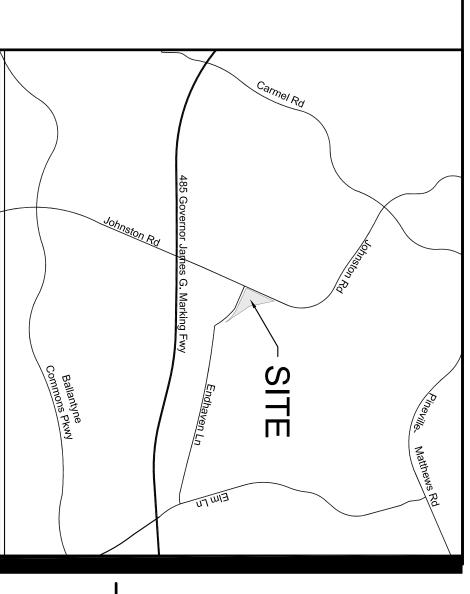
List of Adjacent Property Owners:

- JOHNSTON ROAD PIN# 22323152 CITY OF CHARLOTTE ZONED MX-2(INNOV)
- JOHNSTON ROAD TARA OF BALLANTYNE LLC PIN# 22323172 ZONED CC
- ANCHOR TORINGDON SHOPPES LLC, C/O ANCHOR PROPERTIES, INC. PIN# 22323147 ZONED CC
- 12105 COPPER WAY % DIANE BACKETT CO TORINGDON PARTNERS, LLC PIN# 22323151 ZONED CC 12330 JOHNSTON ROAD RUBY TUESDAY, INC PIN# 22323150 ZONED CC
- 12206 COPPER WAY STREETS OF TORINGDONG, LLC PIN# 22323146 ZONED CC
- 12311 COPPER WAY % DIANE BACKET CO TORINGDON PARTNERS, LLC PIN# 22323148 ZONED CC
- 335 NORTH COMMUNITY HOUSE ROAD MMILY JEWELRY STORE, LLC N# 22323143 DNED CC
- 235 NORTH COMMUNITY HOUSE ROAD 3G TORINGDON MARKET, LLC 'O KITE REALTY GROUP N# 22323109 DNED CC
- 00 ENDHAVEN LANE ILT THE ROMAN CATHOLIC DIOCESE OF N# 22348101 NNED MX-2(INNOV) & R-3 00 ENDHAVEN LANE ATHOLIC DIOCESE OF ROMAN CHLT THE N# 22348103 DNED MX-2(INNOV) & R-3
- 13. DRINGDON WAY WNERS ASSOC INC TORINGDON PROPERTY O CASSIDY TURLEY N# 22323139 DNED CC
- RINGDON WAY DRINGDON FUTURE DEVELOPMENT LLC O TRINITY CAPITAL ADVISORS N# 22323161 DNED CC
- 440 TORINGDON WAY CCF 2007-GGP OFFICE 3440 LLC 'O LNR PARTNERS LLC 'N# 22323154 DNED CC
- JOHNSTON ROAD REALTY INCOME PROPERTIES 25 LL PIN# 22323144 ZONED CC



Index of Sheets:

Sheet No:
RZ.1
RZ.2
RZ.3
RZ.4
RZ.5



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ESP Associates, P.A. engineering · surveying · planning

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Vicinity Map

NORTH

Not to Scale



SPRING S R E E

H O T E L S

SREE Hotels, LLC

5113 Piper Station Drive
Suite 300

Charlotte, NC 28277

SUITES HOTEL SIT SITE

Cover Sheet

Charlotte, North Carolina

VOENICA / STIDMITTAL BENISION	1051100 / CIT
PT	CHECKED BY
CML/GW	DRAWN BY
03-24-2014	DATE
CN24 - Sree Hotel SPA	DRA WING
CN24.100	PROJECT NO

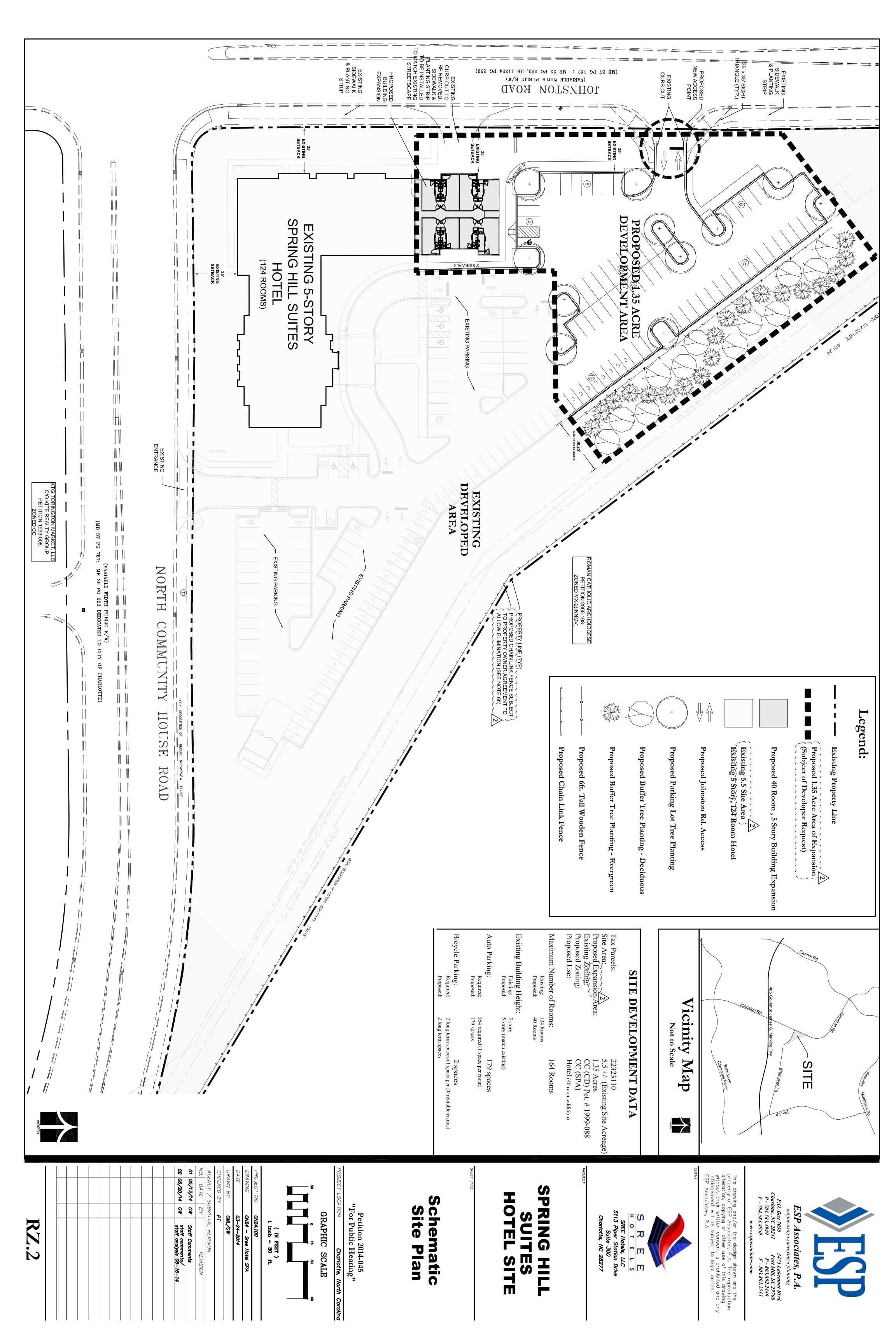
staff comments/ staff analysis 06-16-14	GW/	02 06/20/14 GW	02
staff comments	GW/	01 05/13/14 GW	01
REVISION	BY	NO. DATE BY	NO.
AGENCY / SUBMITTAL REVISION	UBMIT	ENCY / S	AGI
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RZ.1

"For Public

Hearing"

Petition 2014-045



DEVELOPMENT STANDARDS

Rezoning Petition No. 2014-045
Site Plan Amendment to Petition # 1999-088
Development Standards
3/24/14

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Schematic Site Plan Amendment filed by SREE Hotels, LLC to modify the Development Standards established by Rezoning Petition No. 1998 -088 in order to accommodate development of an approximate +/- 1.35 acre area located within an existing developed +/- 5.5 acre Hotel site as depicted on the Technical Data Sheet (the "Site").

Development of the approximate +/-1.35 acre Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Except as otherwise provided under the provisions set forth under the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the City of Charlotte Zoning District shall govern all development taking place on the Site.

The 1.35 Acre Proposed Development Area depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum building expansion area proposed as part of this Site Plan Amendment within this area of the Site. Subsequently, modifications to existing on site vehicular circulation and relocation of the existing right in/right out entrance along Johnston Road is also proposed as part of this site plan amendment request.

Alterations to the conditional site plan are subject to Section 6.207 of the Ordin

2. Permitted Uses

a) Subject to the Development provisions set forth under Rezoning Petition 1998-088, uses allowed on the property shall be a maximum of 164 hotel rooms on the entire
tax parcel 22323110 (124 existing and 40 proposed) along with those devoted to the operation of a hotel, and any existing or proposed incidental or accessory uses
associated therewith which are permitted by right or under prescribed conditions in the City of Charlotte CC Zoning District.

Maximum Developm

ım number of units (hotel rooms) allowed on tax parcel 22323100 will be 164 (124 existing and 40 new

b) Surface parking areas will be as generally depicted within the Proposed 1.35 Acre Development Area as illustrated on the Schematic Site Plan, along with modifications to vehicular circulation, parking spaces, and landscape islands in the existing development area in order to accommodate transitions between the proposed and existing parking lot. ntinue to have 1 existing entr along North Co nity House Road and 1 entrance (to be relo ng Johnston Ro

c) The proposed driveway connection to Johnston Road will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The location of the driveway shown on the Schematic Site Plan is subject to change in order to comply with City Driveway Regulations and the City Tree Ordinance.

e) Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way will require a certificate issued by CDOT. d) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval

f) A Right-of-Way Encroachment Agreement will be required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

5. Architectural Star a) The intent of the Hotel expansion is to match existing Architecture of the existing built 124 room, 5 story Hotel facility. proposed building expansion is provided as part of the Site Plan Amendment package illustrated on Sheets RZ.4 and RZ.

c) All roof mounted mechanical equipment within the proposed building expansion will be screened from view from adjoining public as viewed from grade. b) All building materials, colors, and architectural design shall match the existing Spring Hill Suites Hotel facility.

and abutting properties

Screening and landscaping for the Proposed 1.35 Acre Development Area shall conform to the standards of the Ordinance Internal areas of the Site within the Proposed 1.35 Acre Development Area will be landso Meter boxes, back flow preventers, and similar items will be screened from public view. ents of the Ordinar

b)

Streetscape and Landscaping

d) Except as otherwise provided in these Development Standards, 5' wide sidewalks within the Proposed 1.35 Acre Development Area will connect to the existing sidewalk and planting strip area along Johnston Road. No further changes or modifications to the existing streetscape along Johnston Road and/or North Community House Road are anticipated, except those required to connect the internal private sidewalk to the public sidewalk system, notwithstanding the proposed sidewalk and planting strip that will be installed to match the existing streetscape along Johnston Road where the existing curb cut will be removed to support the proposed hotel

e) To meet the intent of the Buffer section of the Zoning Ordinance, the petitioner proposes to install a thirty-eight foot and 3 inch (38.25') wide landscape planting area along the newly installed parking area located within the existing 75' area along the eastern property line within the Proposed 1.35 Acre Development Area. Petitioner proposes to install a 6' high wooden fence within the proposed buffer to allow a 25% reduction in width, per section 12.302(b) to allow a 38.25' wide buffer ea as illustrated in the Proposed Conceptual Buffer Planting Detail.

g) Landscaping withing this area shall be installed as follows:

• Large maturing shade trees - min. 2 ½ inch caliper, planted at nine (9) per 100 linear foot of buffer

Evergreen trees, min 6' high, planted at three (3) per 100 lineal foot of buffer area,

Shrubs to be omitted since 6' high opaque fence is being installed.
Landscaping shall be arranged within the planting area as illustrated in the Proposed Conceptual Buffer Planting Detail as shown below.

h) Petitioner will install a chain link security fence along the rear of the site to separate the hotel site from property owned by the Catholic Diocese of Charlotte, per Petition #1999-088, note 27, unless a letter agreement between the two (2) property owners for parcel ID numbers 22348103 and 22348101 and Spring Hill Suites Hotel (2) (parcel ID numbers 22323110 is consummated which stipulates that the chain link fence should not be installed. If such a letter from the adjoining property owner is provided to the City, it is agreed that the chain link fence will not be required.

i) Applicant may utilize existing vegetation located along the eastern property line to satisfy the landscape buffer planting requirements provided that existing vegetation is approved by the landscape inspector and consists of species listed on the City's approved plant list.

a) Tree Save: Existing trees will be preserved within required 50' areas along existing rights-of-way.

b) PCCO - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

c) PCCO - 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 treatments and natural site discharge points.

ents of the Ordinance.

9. Lighting
a) Any lighting
downwardly

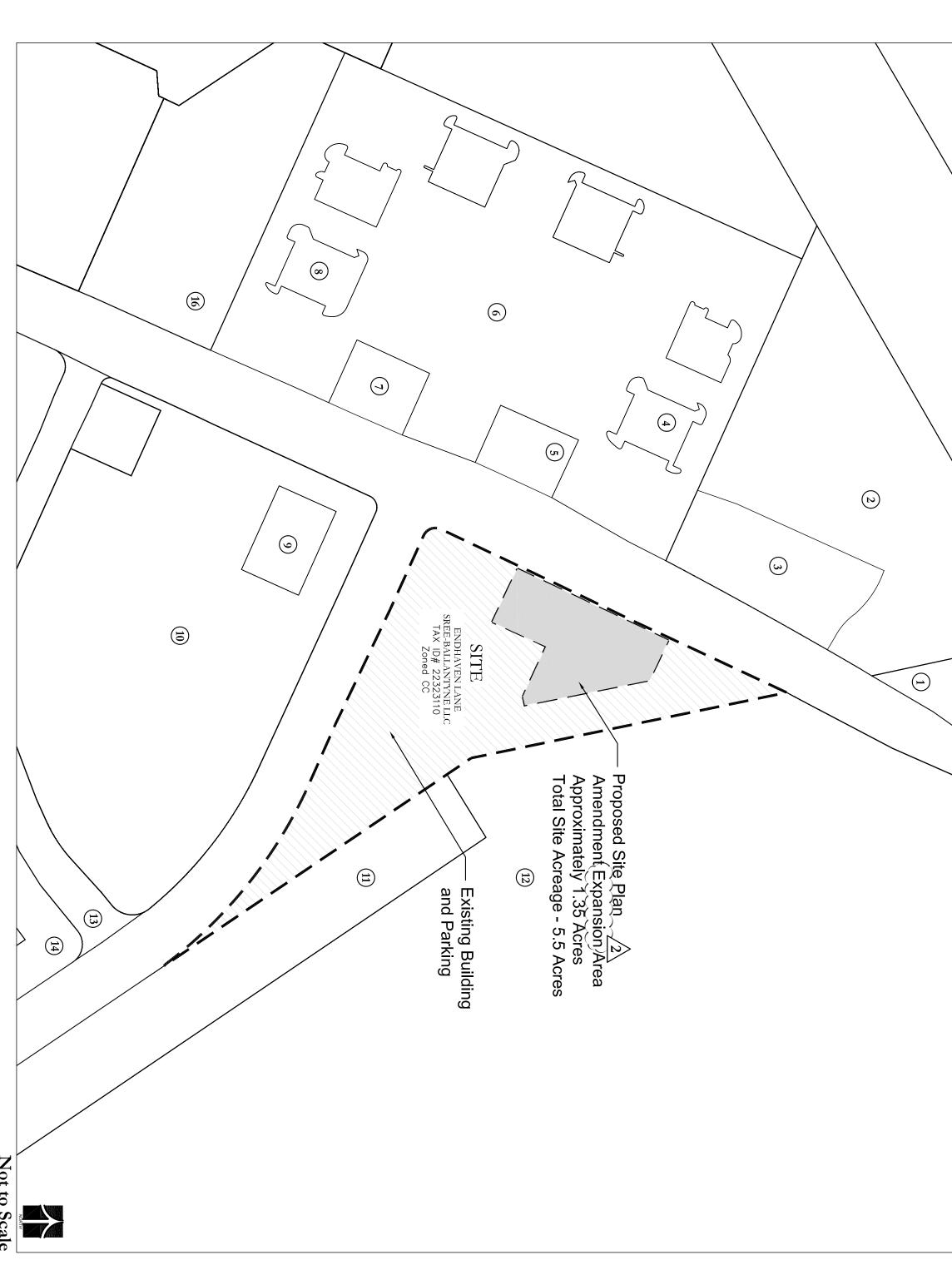
b) All street and parking lot fixtures will be shielded with full cut-off fixtures.

c) External facing wall-pak lighting will be prohibited throughout the Site.

e) Detached lighting will be limited to 20 feet in height.

10. Parking Petitioner shall satisfy c

11. PhasingDevelopment to be a



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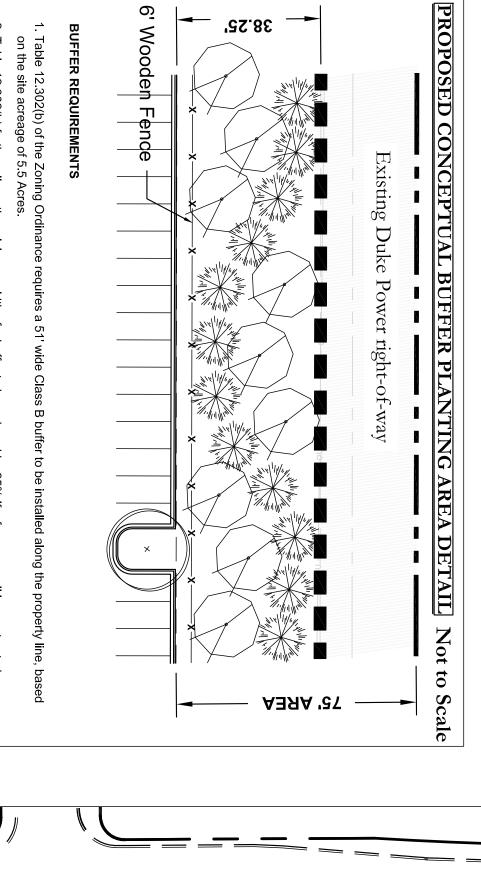
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www.espassociates.com

ESP Associates, P.A.

12. Amendn
Future amen
the applicab
the Ordinan **nents to Rezoning Plan** ndments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners ole development area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of

13. Binding Effect of the Rezoning Documents and Definitions
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards 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 successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

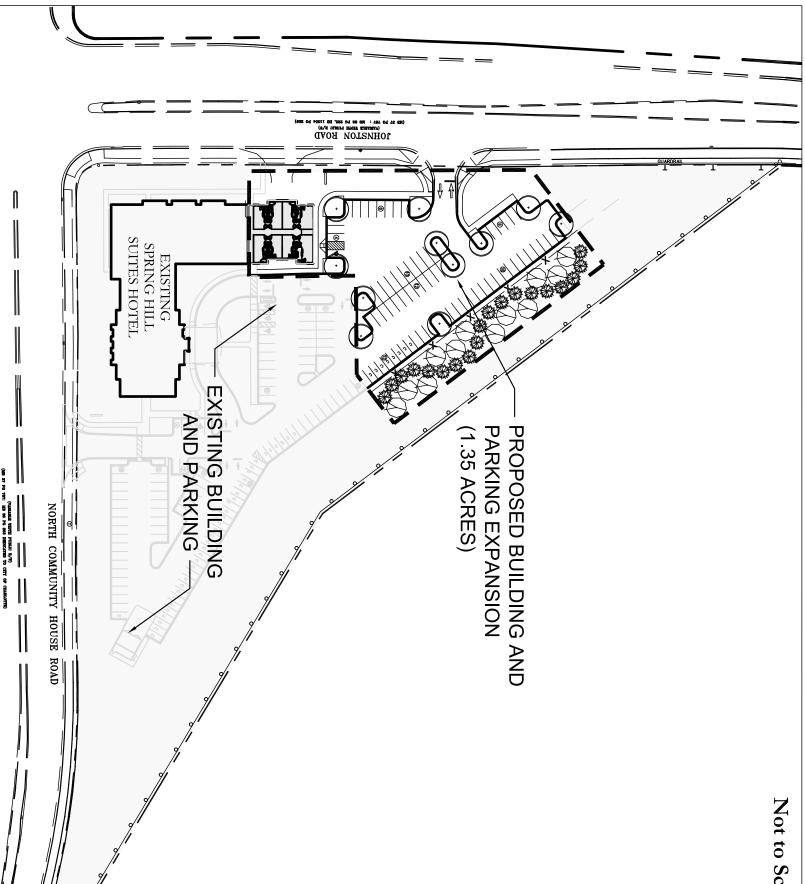


38.25

ВП IFFER REQUIREMENTS

1. T Table 12.302(b) of the Zoning Ordi on the site acreage of 5.5 Acres.

2. Table 12.302(b) further allows the minimum width of a buffer to be red. 3. Applicant proposes to reduce the 51' wide buffer by 25% (51' \times .75 = 3 pplicant proposes to reduce the 51' wide buffer by 25% (51' x .75 = 38.25') to allow a 38.25' planted 6' tall wooden fence is installed based on the above detail. ed by 25% if a fen or wall is area provided that



Not to Scale

PROPOSED SIGHT PLAN AMENDMENT DEVELOPMENT AREA
APPROX. 1.35 AC AND ARE TO BE NO BEST PARTY OF CHILD AND CHILD Not to Scale

SPRING HOTEL SUITES SITE

SREE Hotels, LLC 5113 Piper Station Drive Suite 300 Charlotte, NC 28277

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Technical Data Sheet and Development **Standards**

Petition 2014-045
"For Public Hearing"

PROJECT LOCATION	Charlotte, North Carolina	North	Carolina

		02 06/20/14 GW staff comments/ staff analysis 06-16-14	01 05/13/14 GW Staff Comments	NO. DATE BY RE	AGENCY / SUBMITTAL REVISION	CHECKED BY PT	DRAWN BY CML/GW	DATE 03-24-2014	DRAWING CN24 - Sree Hotel SPA	PROJECT NO CN24.100	
		ents/ is 06-16-14	ents	REVISION					otel SPA		

SPRINGHILL SUITES ADDITION

BALLANTYNE - CHARLOTTE, NC



DIAGRAMMATIC RENDERING



03.24.14

SPRINGHILL SUITES ADDITION

BALLANTYNE - CHARLOTTE, NC



ELEVATIONS



03.24.14