

VICINITY MAP

NTS

REZONING PETITION NO. 2014-059
DEVELOPMENT STANDARDS
CROSLAND, LLC and ALLEN TATE
July 25, 2014

DEVELOPMENT DATA TABLE

Site Area:	3.65 acres +/-
Tax Parcels:	179-011-65
Existing Zoning:	R-17MF
Proposed Zoning:	MUDD-O
Existing Uses:	Multi-family
Proposed Use:	Up to two hotels and accessory uses
Maximum Development:	Up to 285 Hotel Rooms
Maximum Square Footage:	170,000 (hotel structure)
Maximum FAR:	72,000 (parking structure area)
Maximum Building Height:	1.07 (1.52 including parking structure)
Parking:	7 stories/70 feet (exclusive of architectural/roof features)
	Parking shall meet or exceed Ordinance requirements.

1. General Provisions

The purpose of this rezoning request is to accommodate the redevelopment of an approximately 3.65 acre property located on the west side of Sharon Road between Fairview Road and Hazelton Drive also identified as Mecklenburg County Tax Parcel 179-011-65 (the "Site").

Development of the 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"). Additionally, development of the Site shall be generally consistent with the design intent illustrated on the Conceptual Site Plan and Conceptual Architectural Renderings.

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 2 hereof and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the setbacks, building envelopes and vehicular access point related to the proposed development on the Site. The Petitioners have provided a Conceptual Site Plan (RZ-2) and Conceptual Architectural Renderings (RZ-3) which are conceptual in nature and therefore are subject to refinements as part of the overall design process. The Petitioners have also provided a Buffer Planting/Deck Screening Exhibit (RZ-4) to generally illustrate the planting, buffering and screening treatments that will be provided as a part of the development, the locations and species of plants shown on this exhibit may be adjusted as necessary to accommodate utilities or requests from the City of Charlotte and other agencies.

Alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. MUDD-O Optional Provisions

The Petitioners propose to utilize the MUDD-O provisions of the Ordinance in order to accommodate the following:

- Water quality and stormwater detention facilities located within setback areas and beneath parking areas, sidewalks, private streets and the proposed parking structure.
- Building access features extending into setback areas.
- Short term parking, drop off areas, valet parking; and service areas for uses such as mail delivery, loading and delivery within areas between public or private streets and buildings fronting these streets.
- Innovative street design standards, in order to accommodate a private street connection extending from the traffic signal on Sharon Road and running through the Site towards the northwestern corner of the Site, provided that such design standards are acceptable to CDOT.
- One detached, ground-mounted project identification with a maximum sign face area of thirty (30) square feet and a maximum height of seven (7) feet located near the intersection of Sharon Road and the proposed private street connecting the Site to Sharon Road.

3. Permitted Uses and Maximum Development

The Site may be developed with up to two hotels containing, in the aggregate, up to 285 rooms and any accessory uses permitted in the MUDD zoning district.

4. Transportation

- Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access point shown on the Technical Data Sheet are subject to any modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
- Petitioners shall design and construct a private street, which shall be accessible by the public, extending from the traffic signal on Sharon Road and running through the Site towards the northwestern corner of the Site along the alignment as generally depicted on the Technical Data Sheet and Conceptual Rezoning Plan. Petitioners shall provide sidewalks and planting strips of varying widths (sidewalks shall be a minimum of five (5) feet in width), on each side of the private street in the areas generally depicted on the Conceptual Rezoning Plan.
- Petitioners reserve the right to deviate from the schematic design of the internal street, sidewalks and parking areas depicted on the Technical Data Sheet and Conceptual Site Plan, provided any proposed change is approved in advance by CDOT.
- In the event that CDOT is able to provide a vehicular access point connecting the Site's private street to the adjoining property lying to the north of Site (currently identified as Mecklenburg County Tax Parcel 179-011-66), Petitioners shall allow such a connection to be made in order to provide public access from the adjoining property through the Site to the traffic signal on Sharon Road. Additionally, at such time as a vehicular connection is made, Petitioner shall also allow the City of Charlotte to install sidewalk improvements in order to link the Site's internal sidewalks to sidewalks on the adjoining property. The design and construction of a connection to the Site's private street and sidewalk system, and any associated improvements, shall be the responsibility of the City of Charlotte.
- Petitioners shall provide Type II modified driveway connections where internal driveways connect with the proposed private street.
- Petitioners shall provide a bus stop waiting pad adjacent to Sharon Road. Unless otherwise approved by CATS, the waiting pad shall comply with the standards of CATS Detail 60.01B. The location of the waiting pad shall be determined during the development review process.

5. Architectural Standards

- Exterior building materials may include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, and metal panel.
- The building constructed on the Site shall be substantially similar in all material respects to the elevations shown on Conceptual Rendering, provided however, that changes shall be permitted as long as the overall design intent is maintained.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from a side.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
- Active ground-floor uses shall be provided along the Site's Sharon Road frontage. At least 50% of the proposed building wall elevation facing Sharon Road shall include clear glass windows or operable doors. Clear glass requirements shall not be satisfied through the use of display windows.
- The proposed parking structure shall be limited to one above-ground level and shall not exceed twenty five (25) feet in height.
- The maximum height of the proposed hotel structure shall not exceed seven (7) stories or 70 feet in height, exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features.

6. Streetscape and Landscaping

- Petitioners shall provide a twenty (20) foot wide rear yard along the Site's western boundary.
- Petitioners shall provide a ten (10) foot wide side yard along the Site's southern boundary.
- Petitioners shall provide a ten (10) foot wide landscape buffer along the Site's western and southern boundaries. Petitioners shall provide vegetative plantings within this buffer area in accordance with the Buffer Planting/Deck Screening Exhibit. However, the exact locations and species of plants shown on the Exhibit may be adjusted as necessary to accommodate utilities or requests from the City of Charlotte and other agencies.
- Petitioners shall provide an eight (8) foot tall, at minimum, opaque fence with brick piers and neutral colored composite panels within this landscape buffer area. Petitioner may provide for fence heights in excess of eight (8) feet in certain areas.
- Petitioners shall provide a six (6) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage on Sharon Road. The sidewalk may meander into the planting strip as necessary to accommodate objects within the planting strip.
- Petitioners shall provide a planting strip at least five (5) feet in width between the proposed structure and the proposed sidewalk along Sharon Road.
- The top level of the proposed parking structure shall include an eight (8) foot tall vertical wall along portions of the southwestern corner of the structure as generally depicted on the Buffer Planting/Deck Screening Exhibit.
- The southern and western sides of the lower level of the proposed parking structure shall be enclosed by a solid wall.
- The vehicular ramp leading the second level of the proposed parking structure shall be shielded by a solid four foot wall (which shall slope with the ramp) along its western edge.

7. Environmental Features

Development on the Site shall comply with the Post Construction Controls Ordinance.

8. Open Space

Open Space areas may include a pool and outdoor amenity area adjacent to the southern property boundary and an outdoor dining area near the intersection of Sharon Road and the proposed private street as generally depicted on the Conceptual Site Plan.

9. Fire Protection

Fire protection shall be provided in conformity with the specifications of the Fire Marshall.

10. Signage

No building sign mounted over twenty feet above average grade on any building elevation which faces towards Walden Court or Hazelton Drive shall be permitted.

11. Lighting

- Light poles on the upper level of the proposed parking structure shall not exceed twelve (12) feet in height as measured from the floor of the upper level of the structure and shall be shielded with full cut-off fixtures.
- Freestanding lights located in areas other than the upper level of the proposed parking structure shall not exceed twenty (20) feet in height.
- Any lighting attached to an exterior building wall facing towards Walden Court or Hazelton Drive shall be capped and downwardly directed.
- All parking lot lighting fixtures will be shielded with full cut-off fixtures.

OLD TOWNE REDEVELOPMENT

REZONING PETITION NO. 2014-059

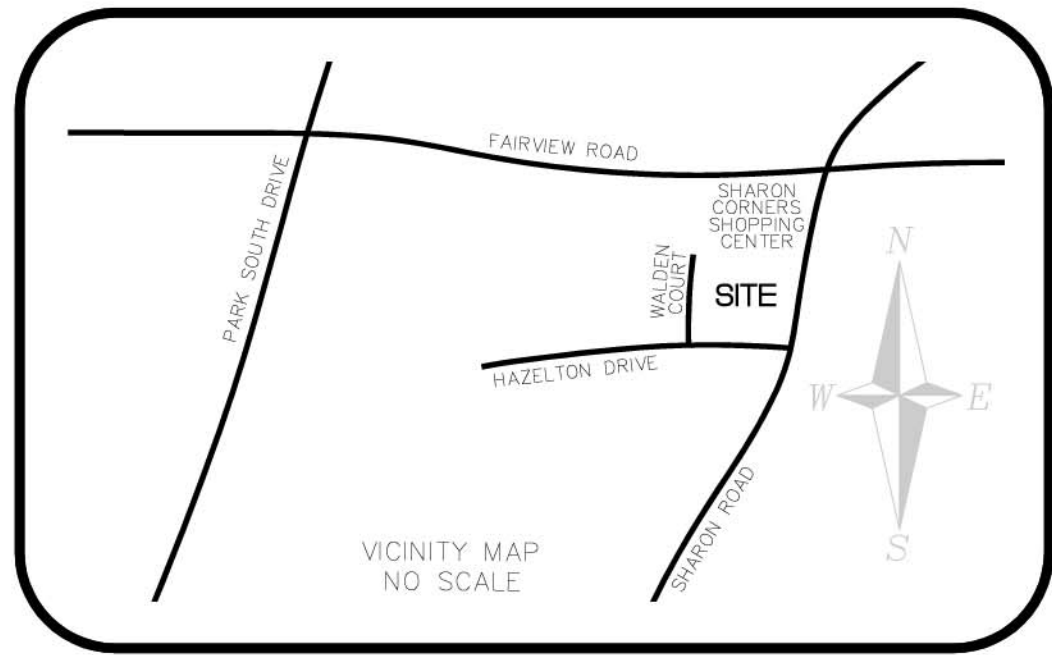
OLD TOWNE INVESTMENTS, LLC

EXISTING SITE CONDITIONS/NOTES

REVISIONS:
DATE 07/25/14
DESIGNED BY: BMB
CHECKED BY: AM
Q.C. BY:
SCALE: 1"=30'
PROJECT #: 1014158
SHEET #:

RZ-1

LandDesign
223 N. Graham Street, Charlotte, NC 28202
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VICINITY MAP
NTS

OLD TOWNE REDEVELOPMENT
REZONING PETITION No. 2014-059
OLD TOWNE INVESTMENTS, LLC
CONCEPTUAL SITE PLAN

REVISIONS:
1. 07/25/14 - REVISED PER STAFF COMMENTS
2. 07/25/14 - REVISED PER NEIGHBORHOOD COMMENTS

DATE: 07/25/14
DRAWN BY: MB
CHECKED BY: AM
Q.C. BY:
SCALE: 1"=30'
PROJECT #: 1014158
SHEET #:

RZ-2

LandDesign

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NORTH



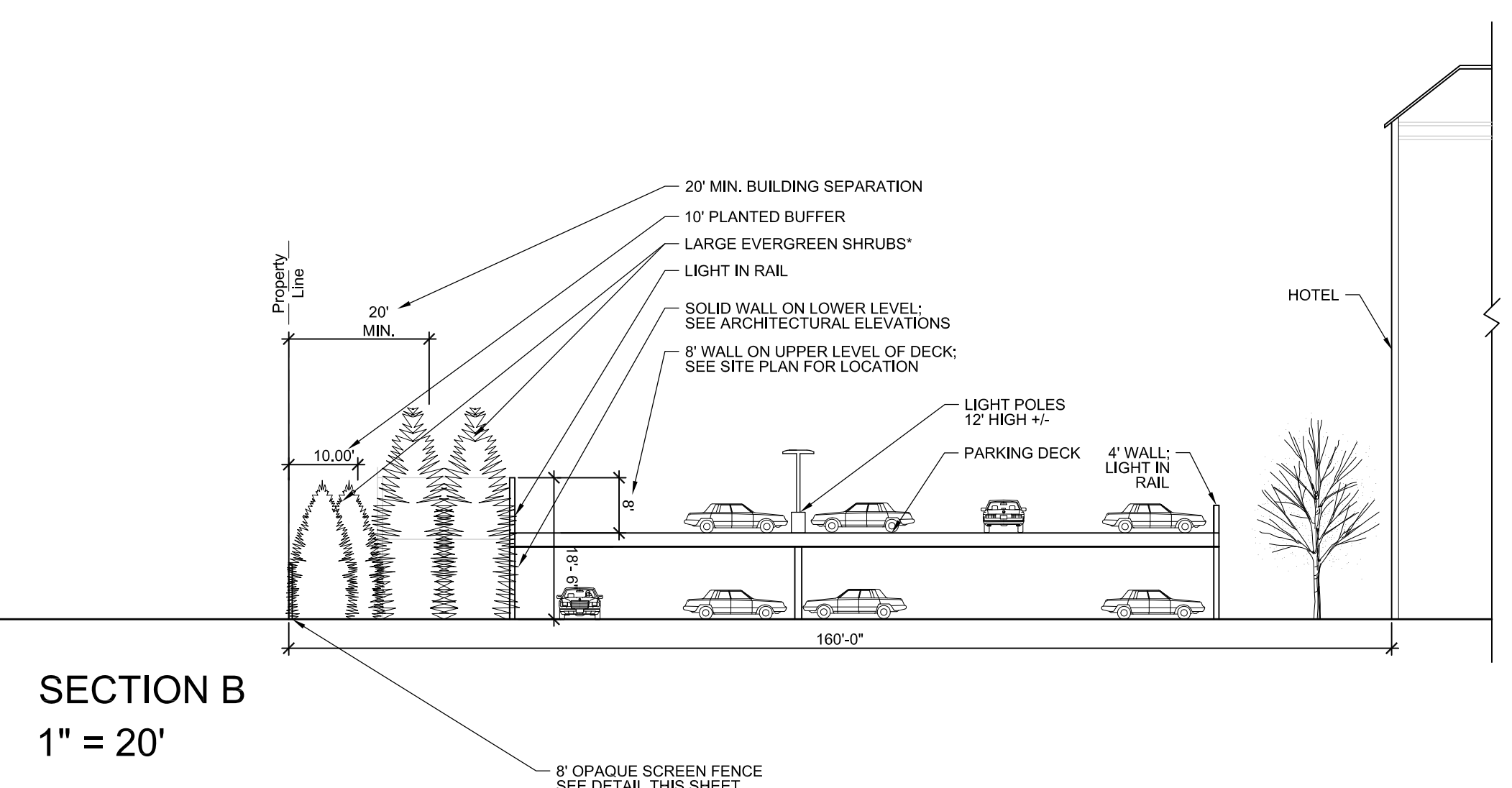
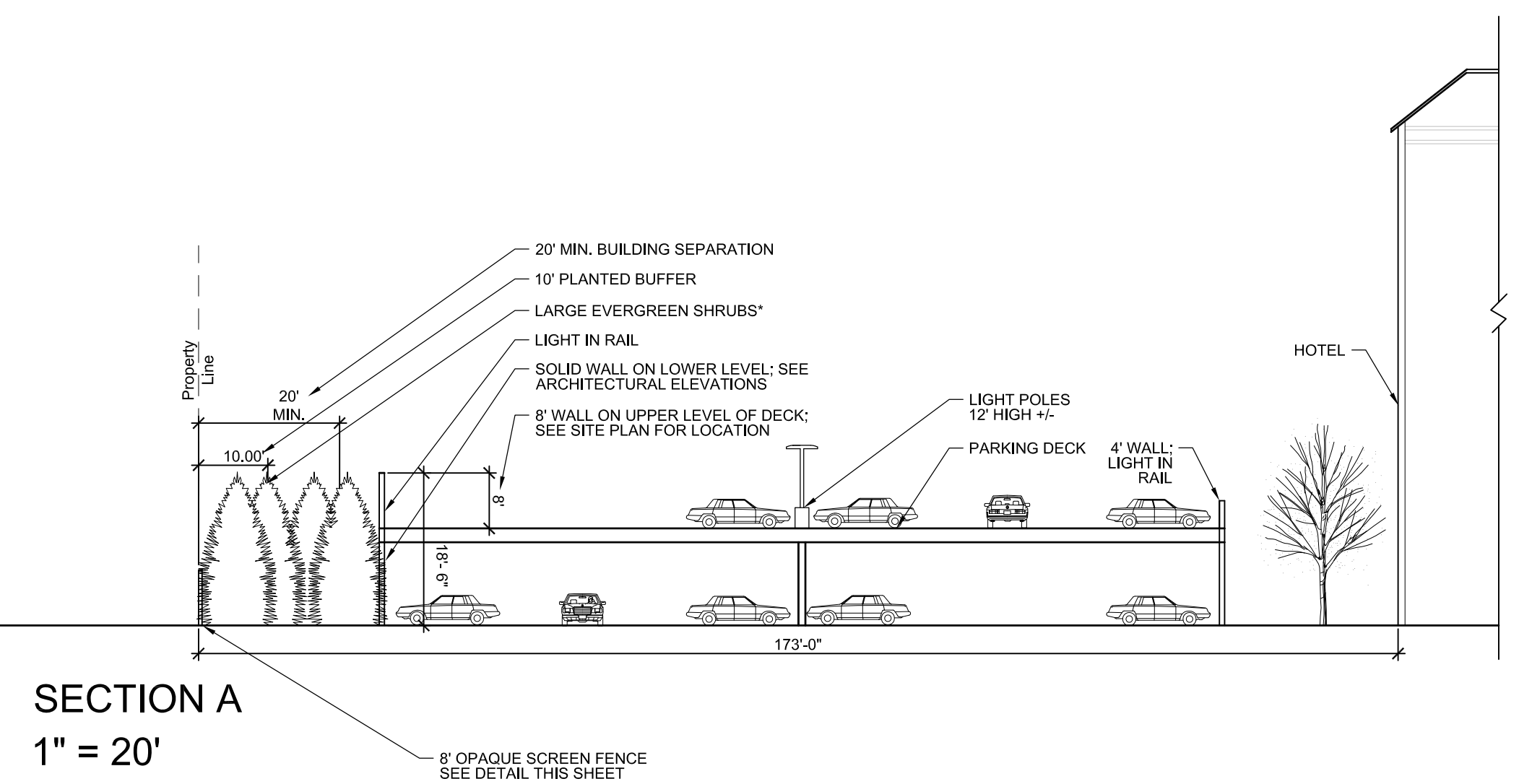
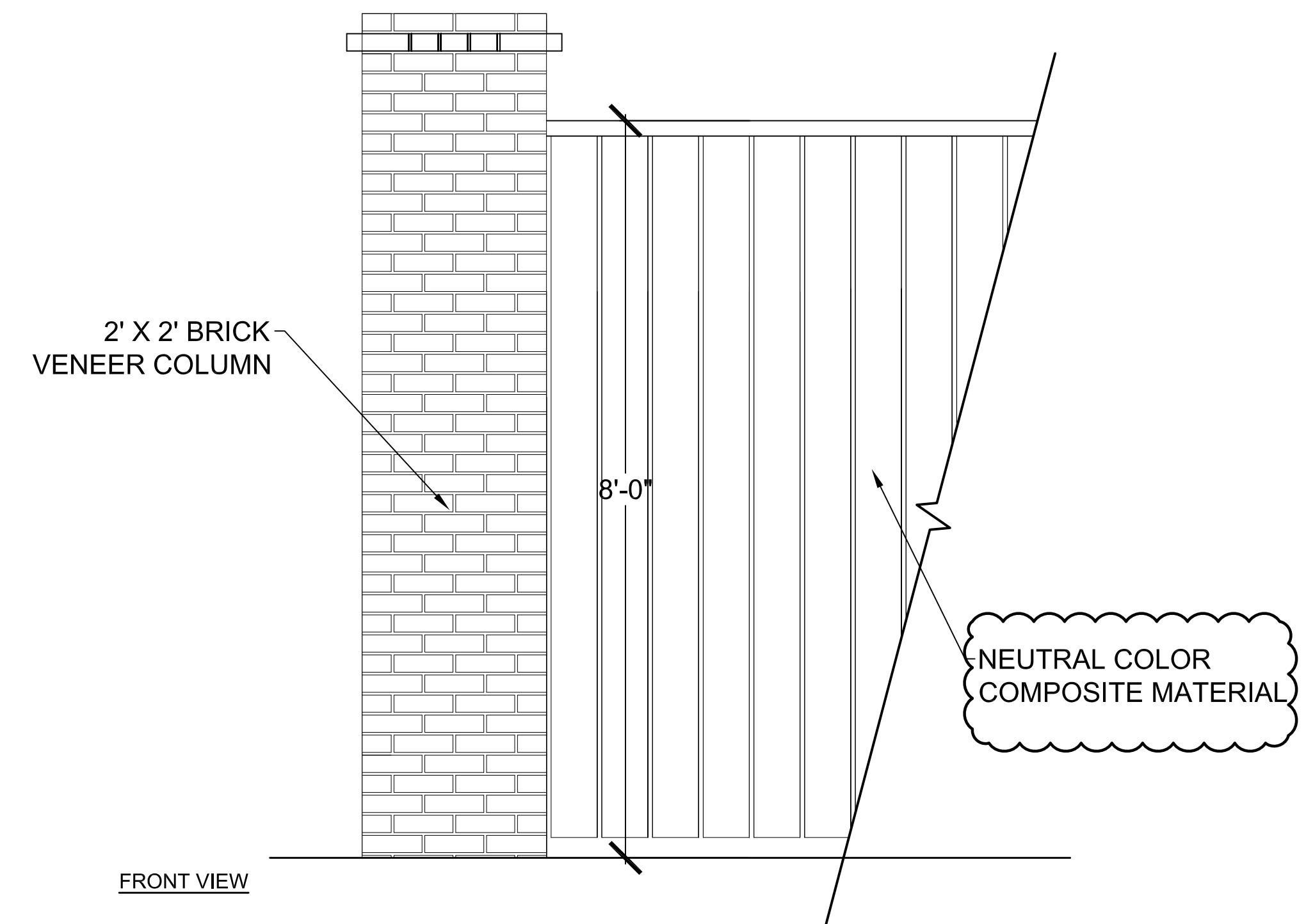
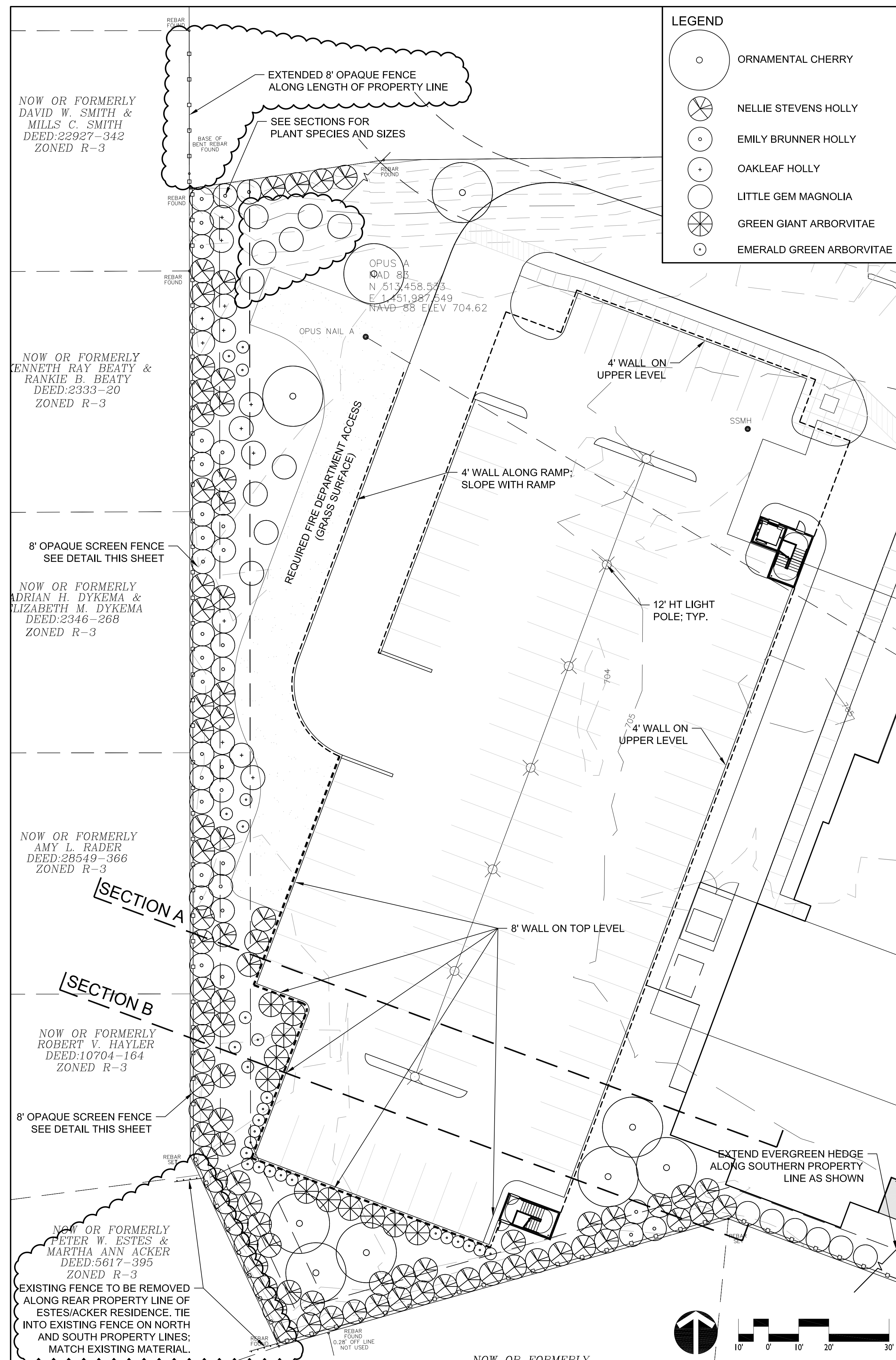
EAST



SOUTH



WEST



NOTES:

1. 8' OPAQUE TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED PRIOR TO DEMOLITION AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT FENCE IS INSTALLED.
2. PLANT LOCATIONS MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE SUBSURFACE UTILITIES AND IN RESPONSE TO REVIEW COMMENTS FROM THE CITY OF CHARLOTTE AND OTHER AGENCIES DURING THE PERMITTING PROCESS.

*EVERGREEN SHRUBS TO INCLUDE NELLIE STEVENS HOLLY, EMILY BRUNNER HOLLY, OAKLEAF HOLLY, LITTLE GEM MAGNOLIA, AND EMERALD GREEN ARBORVITAE AT 10'-12' HEIGHT AT INSTALLATION. GREEN GIANT ARBORVITAE TO BE INSTALLED AT 12'-15' HT. AT INSTALLATION.