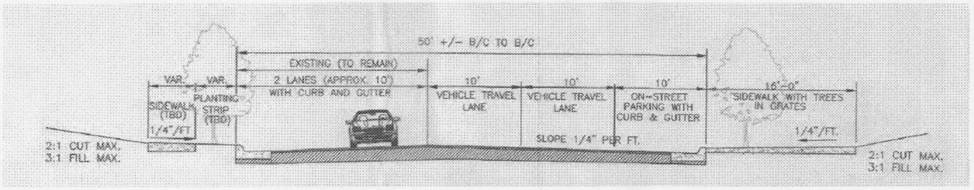


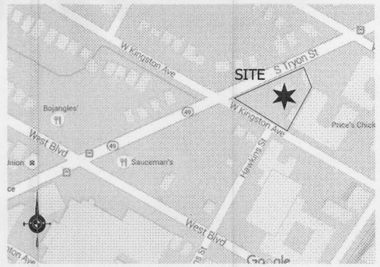
03 PROPOSED S. TRYON STREET SECTION

scale: NTS

Development Data Table:

Site Area:	.9 acres +/- TOD-MO
Tax Parcels:	123-061-01, 123-061-21, 123-061-20, 123-061-19,123-061-02
Existing Zoning:	B-1
Proposed Zoning:	TOD-MO
Existing Use:	Vacant/Residential
Proposed Uses:	Hotel, Retail, EEDE, personal service, and accessory uses thereto
Maximum Development:	Development intensity shall not exceed limits of TOD-M
Maximum Building Height:	Up to 75 feet
Parking:	Shall satisfy or exceed Ordinance requirements, unless otherwise stated in optional provisions below
Urban Open Space:	1500 square feet minimum

04 SITE DATA



05 VICINITY MAP

scale: NTS

1. **General Provisions**

These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by W. Holt Parham ("Parham") to rezone property tax parcels 123-061-19, 123-061-20, 123-061-01,123-061-02, 123-061-21 (the "Site") from the B-1 Zoning District to the TOD-MO Zoning District in order to accommodate a transit oriented development, as depicted on the Rezoning Plan (the "Site").

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standard, constitute 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. **Optional Provisions**

a. Petitioner seeks approval of an optional provision to allow up to 75 feet of building height.

3. **Permitted Uses**

The Site may be devoted to hotel uses together with any incidental or accessory uses associated therewith.

4. **Maximum Development**

The number of hotel rooms allowed on the site shall not exceed 130 units.

5. **Transportation**

Vehicular access points shall be limited to one driveway on Kingston Street and one driveway on S. Tryon Street, as generally depicted on the rezoning plan.

6. **Architectural Standards**

a. The petitioner is proposing an eclectic style of architecture, reflecting the historical roots of South End and respecting the more recent South End renaissance of commercial and residential architecture. The proposed hotel will be designed with a rich variety of materials, including red brick, white stucco, colored stucco, black aluminum, glass and wood (or faux wood) accents. In order to stimulate pedestrian activity, the site shall be designed to incorporate an urban open space area at the corner of S. Tryon Street and Kingston Avenue.

b. The proposed architectural standards will be substantially similar to the conceptual renderings provided.

7. **Environmental Features**

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.

8. **Lighting**

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

9. **Amendments to Rezoning Plan**

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

10. **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 Rezoning Plan 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.

02 NOTES

scale: NTS

01 SITE PLAN

scale: 1/16" = 1'-0"

overcash demmitt

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APPROVED BY
CITY COUNCIL

MAY 16 2016

Petition No.
2016-044
For Public Hearing

Submittal	:	01.15.2016
Resubmittal	:	03.21.2016
Resubmittal	:	04.21.2016
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ILLUSTRATIVE
PLAN & NOTES

RZ-1

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01 SOUTH TRYON ST. ELEVATION

02 CORNER OF S. TRYON ST. AND KINGSTON AVE. VIEW

03 KINGSTON AVENUE VIEW

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Elevations &
Building Renderings

RZ-2

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