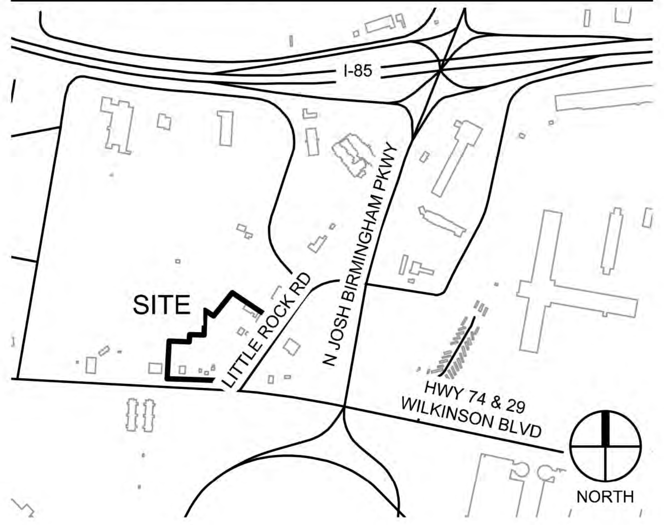
VICINITY MAP

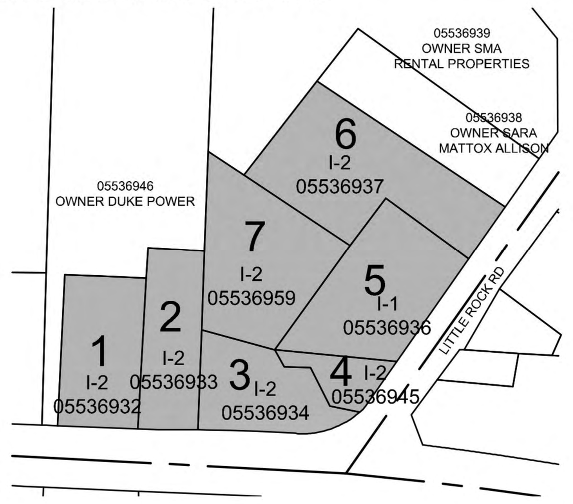
SCALE: NTS



ZONING / OWNERSHIP

	PARCEL	AREA (AC)	OWNER
1	05536932	±0.670	ALLEN C NANCE
2	05536933	±0.687	ALBERT D NANCE
3	05536934	±0.643	ELSIE H NANCE
4	05536945	±0.250	ALBERT DANIEL NANCE
5	05536936	±1.002	ALBERT D NANCE
6	05536937	±1.361	NANCE BROTHERS
7	05536959	±0.875	ALBERT DANIEL NANCE

TOTAL SITE AREA : ± 5.48 AC



GENERAL PROVISIONS:

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hotel Airport Partners, LLC ("Petitioner") to accommodate the development of a hotel(s) with up to 190 hotel rooms on approximately 5.48 acre site located on northwest corner of the intersection of Wilkinson Boulevard and Little Rock Road (the "Site").

b. **Zoning Districts/Ordinance**. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the B-2 zoning classification shall govern.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; or
iii. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site shall not exceed two (2). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2. Permitted Uses & Development Area Limitation:

a. The Site may be developed with a hotel(s) with up to 190 hotel rooms together with accessory uses allowed in the B-2 zoning district.

3. Access and Transportation:

a. Access to the Site will be from Little Rock Road and Wilkinson Boulevard in the manner generally depicted on the Rezoning Plan.
b. The placement and configuration of the vehicular access points is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
d. The Site's access points may be gated, the location and design of the proposed gates to be determined during the building permit process.

4. Architectural Standards, Court Yards/Amenity Areas:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementatious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
b. Special attention will be taken with the treatment of the side of the proposed building facing Wilkinson Boulevard to make sure the building wall facing the street includes windows and does not have blank walls exceeding 20 feet in length.
c. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination the following options: (i) utilize horizontal and vertical variations in wall planes; and/or (ii) provide architectural protrusion.
d. If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
e. Meter banks will be screened from adjoining properties and from Little Rock Road and Wilkinson Boulevard.
f. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
g. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. Dumpster enclosures will not directly abut the back of a sidewalk. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

5. Streetscape, Buffers, Yards, and Landscaping:

a. A 20 foot building and parking setback as measured from the existing right-of-way lines of Wilkinson Boulevard and Little Rock Road will be provided as generally depicted by the Rezoning Plan.
b. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along the Site's frontage Wilkinson Boulevard and Little Road as generally depicted on the Rezoning Plan.
c. Side and rear yards as required by the B-2 zoning district will be provided.
d. Utilities may cross required buffers at angles no greater than 75 degrees. Storm water drainage swales with and without rip rap may also cross the buffer at angles no greater than 75 degrees.
e. Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Little Rock Road and Wilkinson Boulevard in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
f. Screening requirements of the Ordinance will be met.
g. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

6. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
b. 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 treatment requirements and natural site discharge points.
c. The Site will comply with the Tree Ordinance.

7. Signage:

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

8. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
b. Detached lighting on the Site will be limited to 25 feet in height.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning 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:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under 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.

PROPOSED HOTEL

CHARLOTTE, NORTH CAROLINA

DATE: February 22, 2016
PETITIONER: HOTEL AIRPORT PARTNERS, INC.

REZONING PETITION #2016-___

SITE DEVELOPMENT DATA:

Acreage: ± 5.48 acres

Tax Parcel #'s: 055-369-32, 33, 34, 36, 37, 45 & 59

Existing Zoning: I-2(LLWPA) and I-1(LLWPA)

Proposed Zoning: B-2(CD) (LLWPA)

Existing Uses: Commercial Uses and Vacant.

Proposed Uses:
A hotel with up to 190 hotel rooms together with accessory uses, as allowed in the B-2(LLWPA) zoning district.

Maximum Building Height:
As allowed by the Ordinance and subject to FAA height restrictions.

Parking:
Parking as required by the Ordinance will be provided.

SCHEMATIC SITE PLAN

0 20 40 80 NORTH

SCALE: 1" = 40'

Revisions

No.	Date	Description

STEWART

200 S. COLLEGE ST. , STE 720
CHARLOTTE, NC 28202
T 704.334.7925

FIRM LICENSE #: C-1051
www.stewartinc.com
PROJECT #: X15061

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