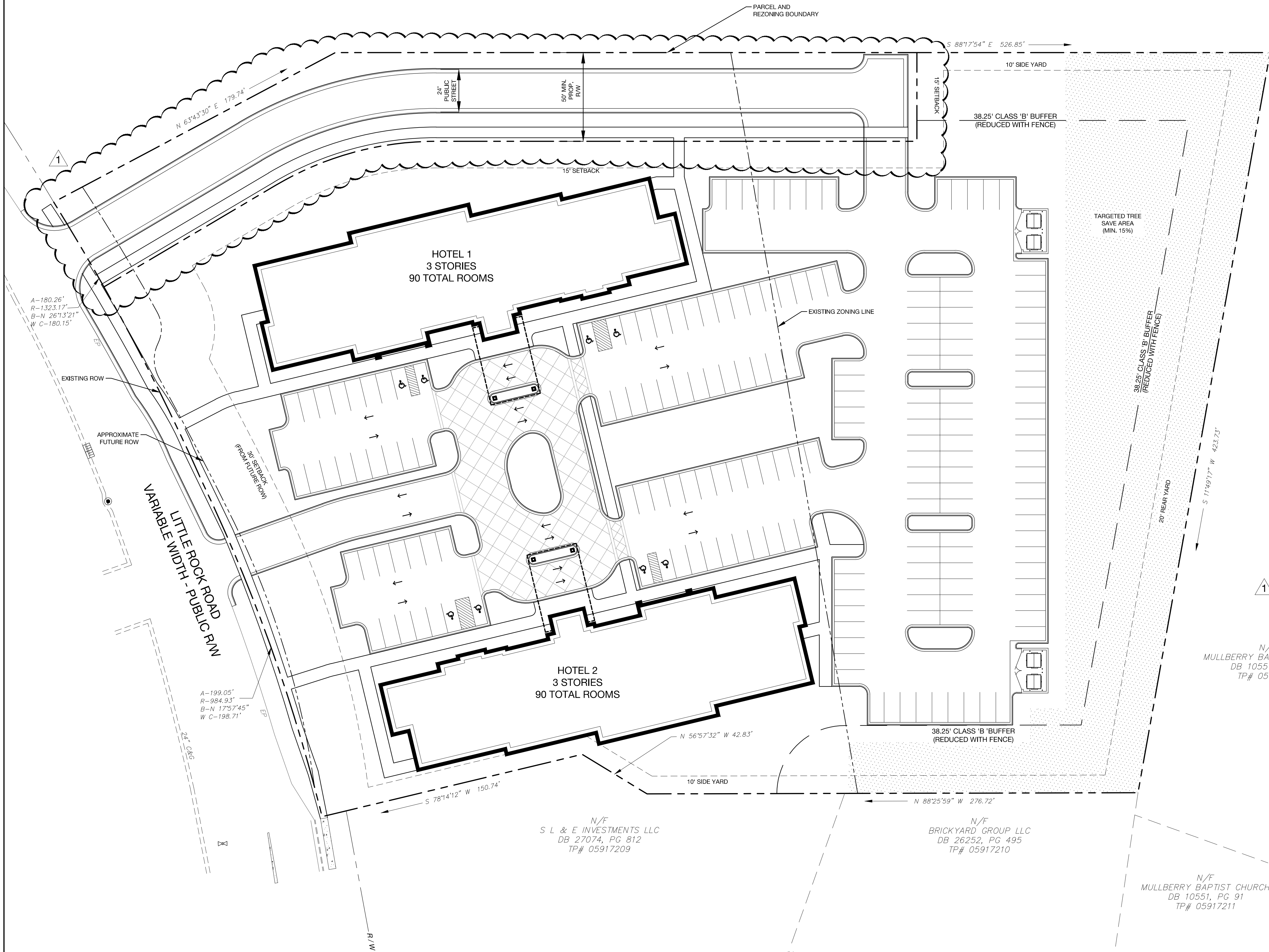


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	05917204
TOTAL SITE AREA:	±5.397 AC
ZONING:	R-3 & B-1 (CD) O-1 (CD)
PROPOSED USE:	HOTELS (2)
PARKING:	180 (1 SP /PER ROOM) 184 SPACES



N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917201



Conditional Development Standards

General Provisions

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a tract of land fronting on Little Rock Road. This development will provide the location for two hotels and accessory parking and other uses. To achieve this purpose, the application seeks the rezoning of the site to the O-1 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the O-1 district except as may be further limited by the specific provisions of this site plan.

Transportation

- The site will have a full access connection to Little Rock Road, and to a new street that will connect to Little Rock Road as generally depicted on the concept plan for the site.
- Parking areas are generally depicted on the concept plan for the site.
- The Petitioner will construct the new public street on the north side of the site and it will be completed prior to the issuance of a Certificate of Occupancy for the 2nd hotel on the site.
- The Petitioner will make sidewalk improvements along Little Rock Road unless those improvements have or are being installed as part of a City road improvement project on Little Rock Road. The Petitioner will install an 8' planting strip and a 6' sidewalk along the Petitioner's side of the new street to be constructed on the north side of the site.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the O-1 district. The first floor of the building elevations will be designed to encourage and complement pedestrian activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length. Direct pedestrian connections will be provided from main entrances to sidewalks on adjacent streets. The height of the buildings will be limited to 4 stories.

Streetscape and Landscaping

- Reserved
- Environmental Features
- Reserved
- Parks, Greenways, and Open Space
- Reserved
- Fire Protection
- Reserved
- Signage
- Reserved
- Lighting
- Freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

Phasing

The Petitioner reserves the right to build the project in two phases.

Laxmi Hotels Group LLC

2331 Little Rock Rd

Rezoning Site Plan
2331 Little Rock Road, Charlotte, North Carolina

NO.	DATE	BY:	REVISIONS:
1	06.26.17	UDP	PER CITY COMMENTS

Project No: 16-111
Date: 06.26.2017
Designed by: udp
Drawn by: udp
Scale: 1"=30'
Sheet No:

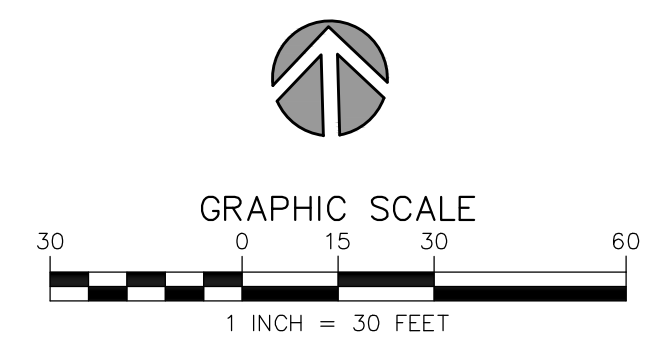
RZ-1.0

N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917201

N/F
S L & E INVESTMENTS LLC
DB 27074, PG 812
TP# 05917209

N/F
BRICKYARD GROUP LLC
DB 26252, PG 495
TP# 05917210

N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917211



REZONING PETITION #2017-100