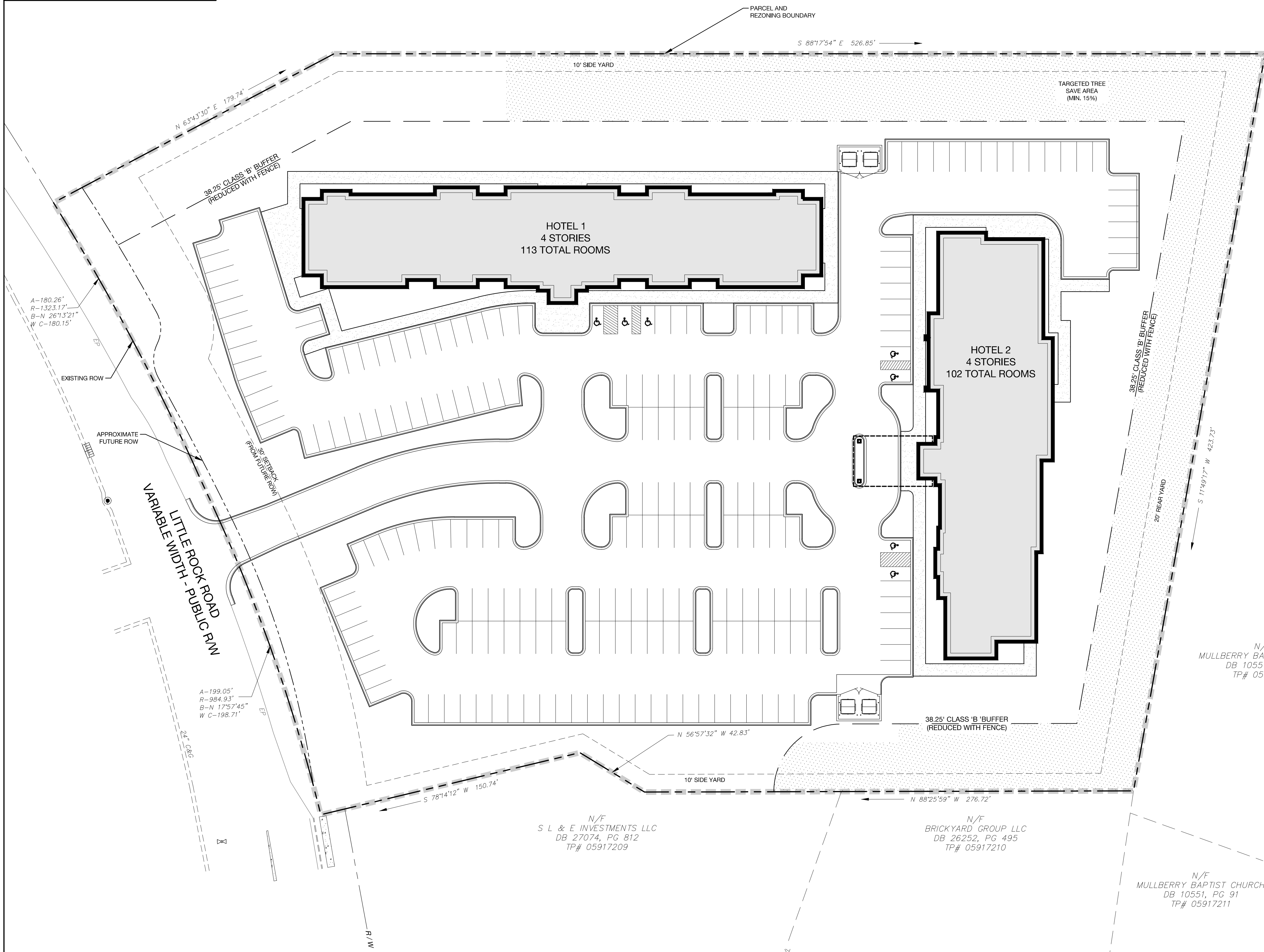


N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917201



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:	215 (1 PER ROOM) 216 SPACES

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 that will provide the location for a 2 hotels along with ancillary and customarily incidental accessory uses and parking. To achieve this purpose, the application seeks to amend the current B-1 (CD) and R-3 zoning of the site to O-1 (CD).

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. The uses proposed by this plan would include two hotels along with customary accessory uses and parking.

Transportation

- The site will have access to Little Rock Road as generally depicted on the concept plan for the site. These connections will be private driveways.
- Parking areas are generally depicted on the concept plan for the site.

Architectural Standards

Reserved.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

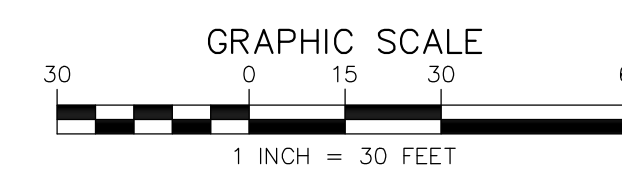
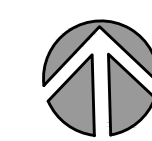
Reserved

Lighting

- Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted

Phasing

Reserved



REZONING PETITION #2017-XXX



1318-e6 central ave. P 704.334.3303
charlotte, nc 28205 F 704.334.3305
urbandesignpartners.com
ncbels firm no: P-0418
sc coa no: C-03044

Laxmi Hotels Group LLC

122 West Woodlawn Road
Suite D-101
Charlotte, NC 28217

2331 Little Rock Rd

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

NO.	DATE	BY	REVISIONS:

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

RZ-1.0