

**-AMENDED**

**REZONING APPLICATION  
CITY OF CHARLOTTE**

FY2017 –  
Petition #: 2017-138

Date Originally Filed: \_\_\_\_\_

Date Amended: \_\_\_\_\_

Received By: \_\_\_\_\_

**Complete all fields –**

Property Owner: : LakePointe Corporate Center Associates and CK LakePointe Corporate Center Associates. (Manager: Childress Klein - Tom Coyle)

Owner's Address: 301 South College St. Suite 2800 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1998 Utilities Provided: (Water) Private (Sewer) CMUD  
(CMUD, Private, Other) (CMUD, Private, Other)

**LOCATION OF PROPERTY** (Address or Description): Cascade Pointe Boulevard, Charlotte, NC

Tax Parcel Number(s): 14304112, 14304120, 14304114, 14303106 (Sub-parcel to be separated out)

Current Land Use: Vacant

Size (Sq.Ft. or Acres): 4.3 AC

Existing Zoning: I-1(CD) Proposed Zoning: I-1(CD)(SPA)

**AMENDED REQUEST DETAILS:**

Purposes: 1) Original Request 2) Amendment/Change:  
1) For a Hotel (130 rooms min.)

DPR Associates, Inc  
**Name of Agent**

420 Hawthorne Lane  
Agent's Address

Charlotte, NC 28204  
City, State, Zip

(704) 332-1204 (704) 332-1210  
Telephone Number Fax Number

hnguyen@dprassociates.net  
E-Mail Address

Lake Pointe Corporate Center Associates, LLC  
& CK Lake Pointe Corporate Center Associates LLC

Signature of Property Owner if other than Petitioner  
By Childress Klein Properties, Inc.

ITS MANAGER  
(Name Typed/Printed)

By Tom Coyle  
Vice-President

AGS Hotels NC, LLC  
**Name of Petitioner(s)**

190 South Equity Dr.  
Address of Petitioner(s)

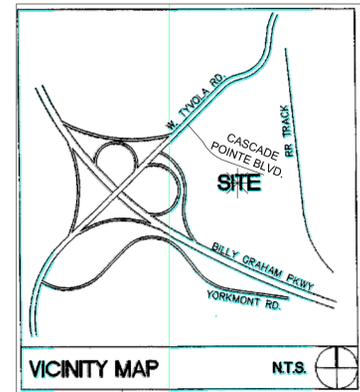
Smithfield, NC 27577  
City, State, Zip

804-605-8248  
Telephone Number Fax Number

harry.singh@easternmgmt.net  
E-Mail Address

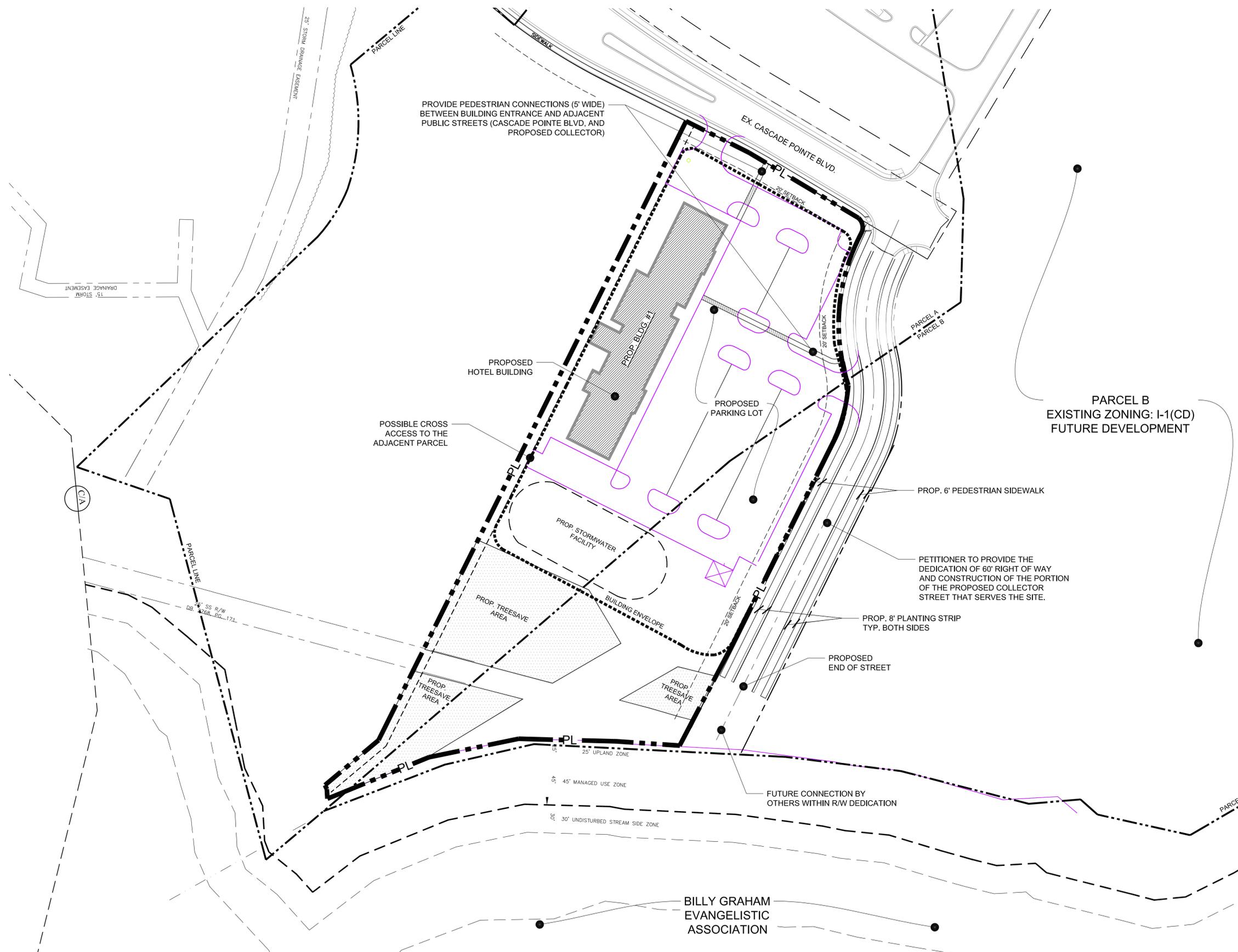
[Signature]  
Signature

Harry Singh  
(Name Typed/Printed)



**GENERAL NOTES (for Petition #2017-138):**

1. DEVELOPMENT DATA TABLE
  - A. SITE ACREAGE: 44.3 AC
  - B. TAX PARCEL INCLUDED IN REZONING: 14304112, 14304120, 14304114, 14303106 (SUB-PARCEL TO BE SEPARATED OUT)
  - C. EXISTING ZONING: I-1 (CD)
  - D. PROPOSED ZONING: I-1 (CD)(SPA)
  - E. EXISTING USE: VACANT
  - F. PROPOSED USE: HOTEL (OR OFFICE AND ACCESSORY USES PERMITTED BY I-1)
  - G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, HOTEL, ETC.): 130 ROOMS, 6 STORIES, HOTEL OR 75,000 SF OF OFFICE BUILDING.
  - H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (0.8)
  - I. MAXIMUM BUILDING HEIGHT: 80' HEIGHT MAX.
  - J. MAXIMUM NUMBER OF BUILDINGS: 1
  - K. NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE REQUIREMENT
  - L. AMOUNT OF OPEN SPACE: PER ORDINANCE REQUIREMENT
2. GENERAL PROVISIONS
  - A. 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.
  - B. 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.
  - C. 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.
3. PURPOSE  
OMITTED.
4. PERMITTED USES
  - A. EXISTING USES: VACANT
  - B. PROPOSED USES: SEE ITEM 1 ABOVE
5. TRANSPORTATION
  - A. PETITIONER TO PROVIDE THE DEDICATION OF 60' RIGHT OF WAY AND CONSTRUCTION OF THE PORTION OF THE PROPOSED COLLECTOR STREET THAT SERVES THE SITE. RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
  - B. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
  - C. POTENTIAL CROSS ACCESS TO THE ADJACENT PARCELS ARE AS SHOWN ON PLAN.
  - D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED AND DEDICATED TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
6. ARCHITECTURAL STANDARDS
  1. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
    - A. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS.
    - B. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 40% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL. GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
    - C. THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
    - D. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
    - E. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
    - F. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
    - G. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.
    - H. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.
  2. STREETSCAPE AND LANDSCAPING
    - A. SITE MUST COMPLY WITH THE TREE ORDINANCE.
    - B. TREES CANNOT BE PLANTED IN THE RIGHT OF WAY OF ALL CITY OF CHARLOTTE MAINTAINED STREETS (CASCADE POINTE BLVD.) WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.
8. ENVIRONMENTAL FEATURES:
  - A. STREAM/WETLAND DELINEATION REQUIRED, AS APPLICABLE.
  - B. THE SITE SHALL COMPLY WITH PCSO ORDINANCE.
9. PARKS, GREENWAYS, AND OPEN SPACE  
N/A
10. FIRE PROTECTION  
A. PER CODE REQUIREMENT
11. SIGNAGE  
A. SIGNAGE WILL BE PROVIDED PER ORDINANCE
12. LIGHTING  
A. LIGHTING WILL BE PROVIDED PER ORDINANCE
13. PHASING  
N/A
14. OTHER  
N/A



**CASCADE POINTE HOTEL**  
**PETITION #2017-138**  
 CHARLOTTE, NORTH CAROLINA  
**AGS HOTELS NC, LLC**

Project Manager  
HN  
 Drawn By  
DL  
 Checked By  
HN  
 Date  
8-23-17, REV. 4-23-18  
 Project Number  
17007

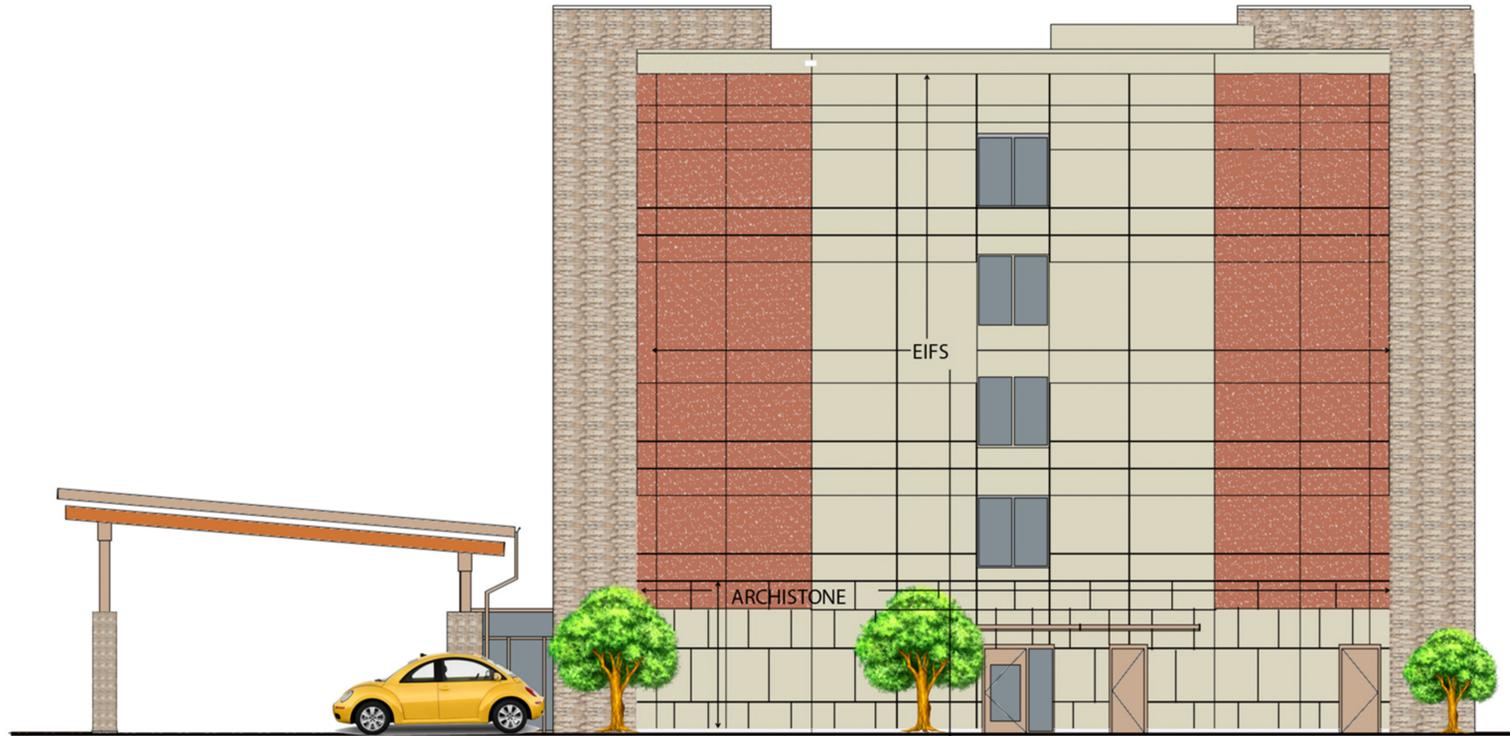
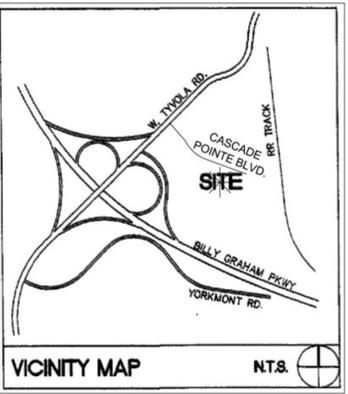
**DPR** landscape architecture  
 civil engineering  
 planning

DPR Associates, Inc. • 420 Hawthorne Lane • Charlotte, NC 28204  
 phone 704.332.1204 • fax 704.332.1210 • www.dprassociates.net

Scale:  
1" = 50'

North

Sheet Number  
**RZ-1**  
Sheet 1 of 3



RIGHT EXTERIOR ELEVATION (FACING EXISTING CASCADE POINTE BLVD.)



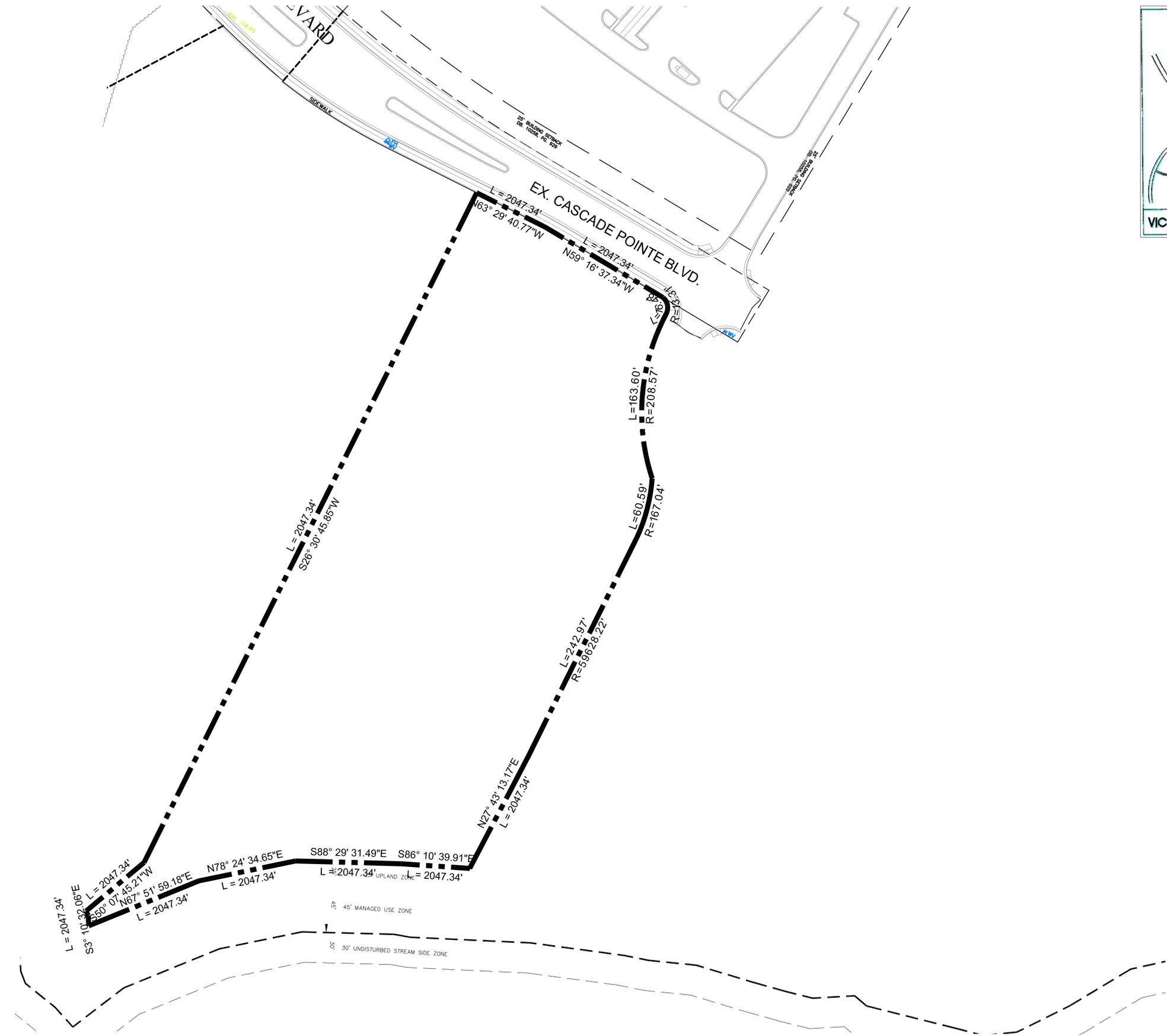
FRONT EXTERIOR ELEVATION (FACING PROPOSED PUBLIC STREET)

**CASCADE POINTE HOTEL**  
**PETITION #2017-138**  
 CHARLOTTE, NORTH CAROLINA  
**AGS HOTELS NC, LLC**

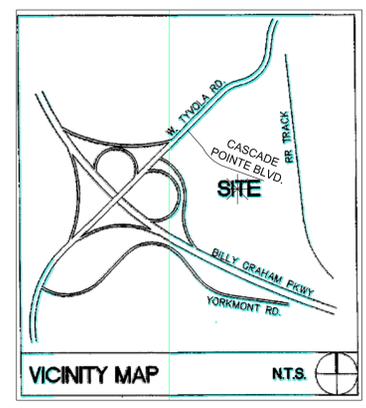
Project Manager  
 HN  
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 DL  
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 HN  
 Date  
 8-23-17, REV. 4-23-18  
 Project Number  
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Sheet Number  
**RZ-2**  
 Sheet 2 of 3



PROPOSED PARCEL METES & BOUNDS

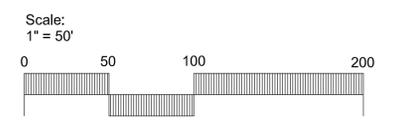
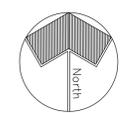


**CASCADE POINTE HOTEL**  
**PETITION #2017-138**  
 CHARLOTTE, NORTH CAROLINA  
**AGS HOTELS NC, LLC**

Project Manager  
 HN  
 Drawn By  
 DL  
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 HN  
 Date  
 8-23-17, REV. 4-23-18  
 Project Number  
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Sheet Number  
**RZ-3**  
 Sheet 3 of 3

## **CASCADE POINTE HOTEL – REZONING SITE PLAN NOTES**

### 1. DEVELOPMENT DATA TABLE

- A. SITE ACREAGE: ±4.3 AC
- B. TAX PARCEL INCLUDED IN REZONING: 14304112, 14304120, 14304114, 14303106 (SUB-PARCEL TO BE SEPARATED OUT)
- C. EXISTING ZONING: I-1 (CD)
- D. PROPOSED ZONING: I-1 (CD)(SPA)
- E. EXISTING USE: VACANT
- F. PROPOSED USE: HOTEL (OR OFFICE AND ACCESSORY USES PERMITTED BY I-1)
- G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL,OFFICE,HOTEL,ETC.): 130 ROOMS, 6 STORIES, HOTEL OR 75,000 SF OF OFFICE BUILDING.
- H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (0.8)
- I. MAXIMUM BUILDING HEIGHT: 80' HEIGHT MAX.
- J. MAXIMUM NUMBER OF BUILDINGS: 1
- K. NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE REQUIREMENT
- L. AMOUNT OF OPEN SPACE: PER ORDINANCE REQUIREMENT

### 2. GENERAL PROVISIONS

- A. 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.
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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.

3. PURPOSE

OMITTED.

4. PERMITTED USES

A. EXISTING USES: VACANT

B. PROPOSED USES: SEE ITEM 1 ABOVE

5. TRANSPORTATION

A. PETITIONER TO PROVIDE THE DEDICATION OF 60' RIGHT OF WAY AND CONSTRUCTION OF THE PORTION OF THE PROPOSED COLLECTOR STREET THAT SERVES THE SITE. RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

B. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.

C. POTENTIAL CROSS ACCESS TO THE ADJACENT PARCEL(S) ARE AS SHOWN ON PLAN.

D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED AND DEDICATED TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

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E. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS

OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS

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G. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.

H. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

7. STREETScape AND LANDSCAPING

A. SITE MUST COMPLY WITH THE TREE ORDINANCE.

B. TREES CANNOT BE PLANTED IN THE RIGHT OF WAY OF ALL CITY OF CHARLOTTE MAINTAINED STREETS (CASCADE POINTE BLVD.) WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.

8. ENVIRONMENTAL FEATURES:

A. STREAM/WETLAND DELINEATION REQUIRED, AS APPLICABLE.

B. THE SITE SHALL COMPLY WITH PCSO ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE

N/A

10. FIRE PROTECTION

A. PER CODE REQUIREMENT

11. SIGNAGE

A. SIGNAGE WILL BE PROVIDED PER ORDINANCE

12. LIGHTING

A. LIGHTING WILL BE PROVIDED PER ORDINANCE

13. PHASING

N/A

14. OTHER

N/A