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SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
	ZONING	05-07-2018
	ZONING RESUBMISSION	06-25-2018



UNC CHARLOTTE MARRIOTT

Stormont Hospitality Group

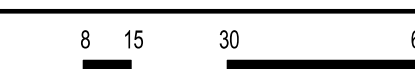
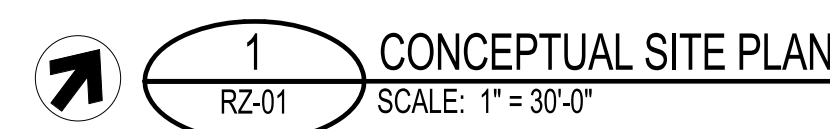
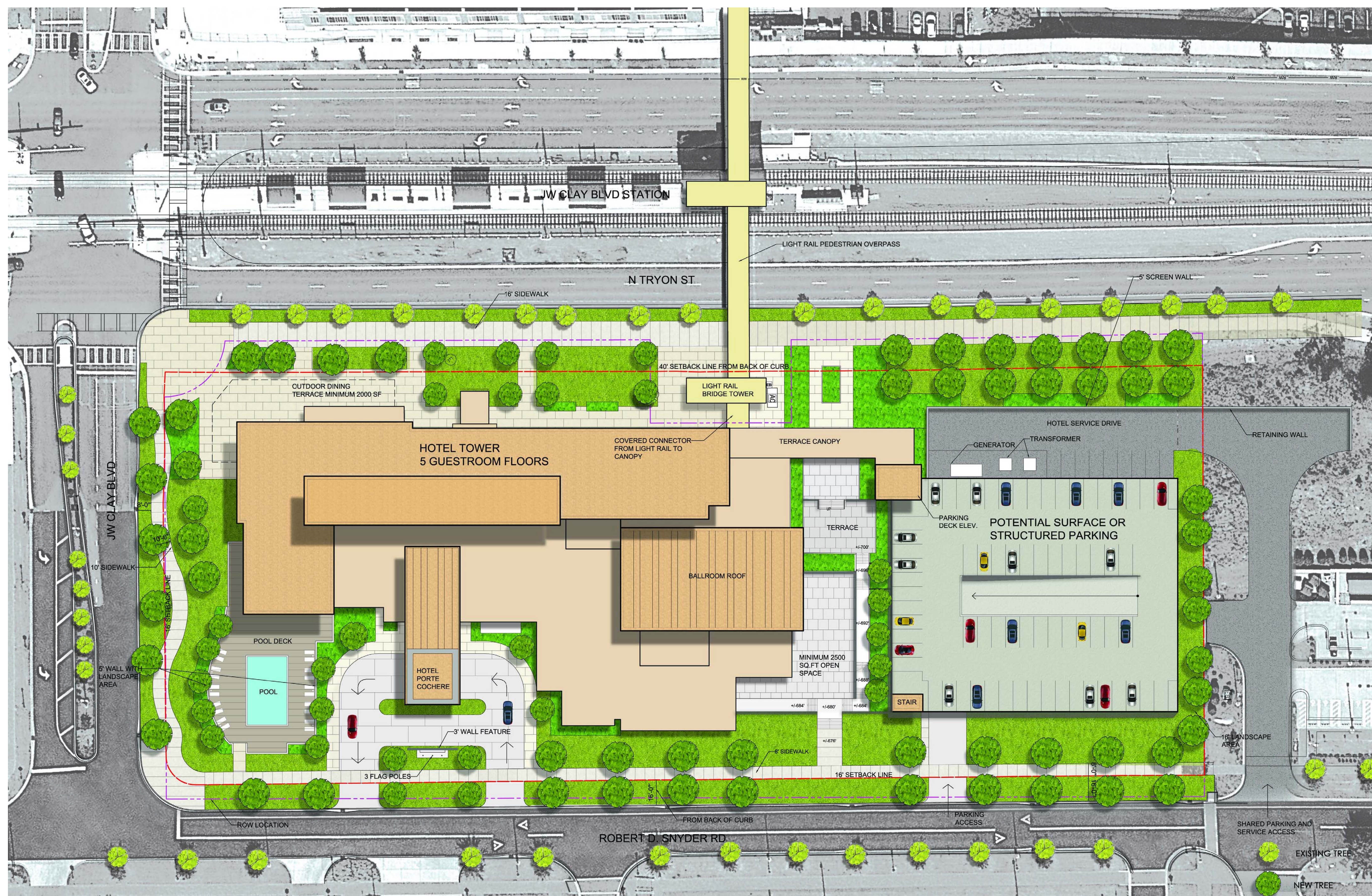
CONCEPTUAL SITE PLAN

Designer	20170437
Principal-in-Charge	Project No.
Approver	05/01/18
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

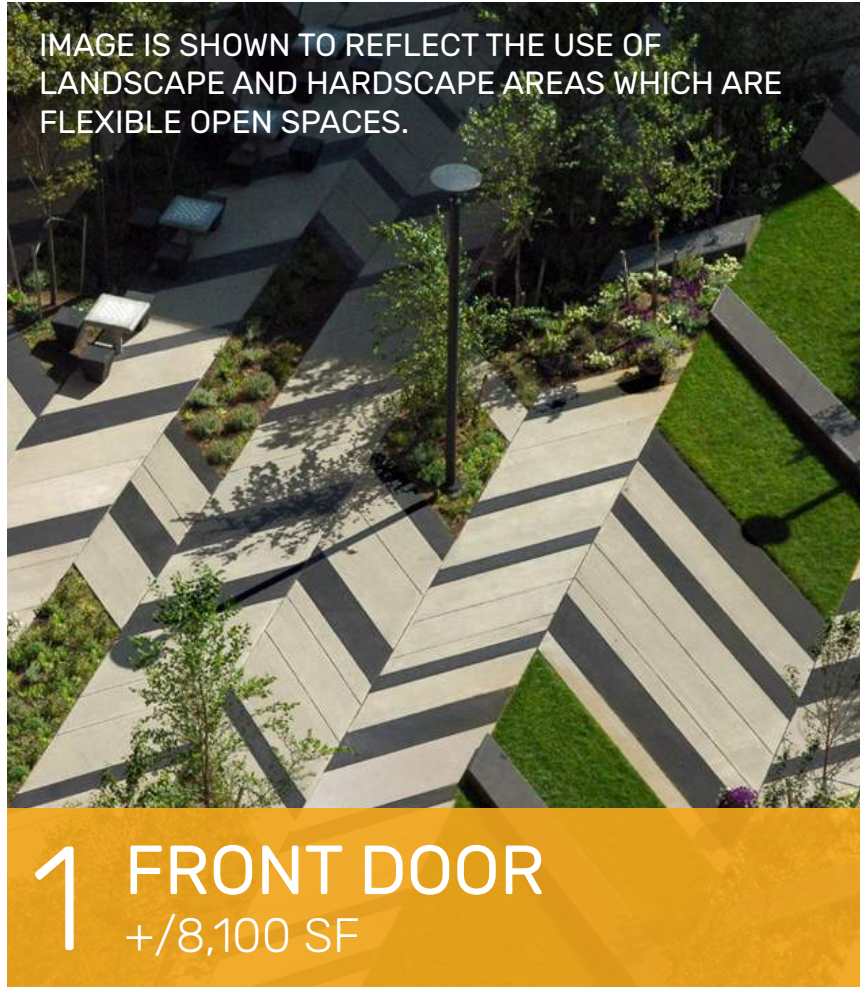
RZ-01

Drawing No. _____

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 20170437 PROJECT NAME: UNC CHARLOTTE MARRIOTT
SHEET NUMBER: R2-01 CONCEPTUAL SITE PLAN
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1 FRONT DOOR
+/8,100 SF



2 DINING TERRACE
+/5,200 SF



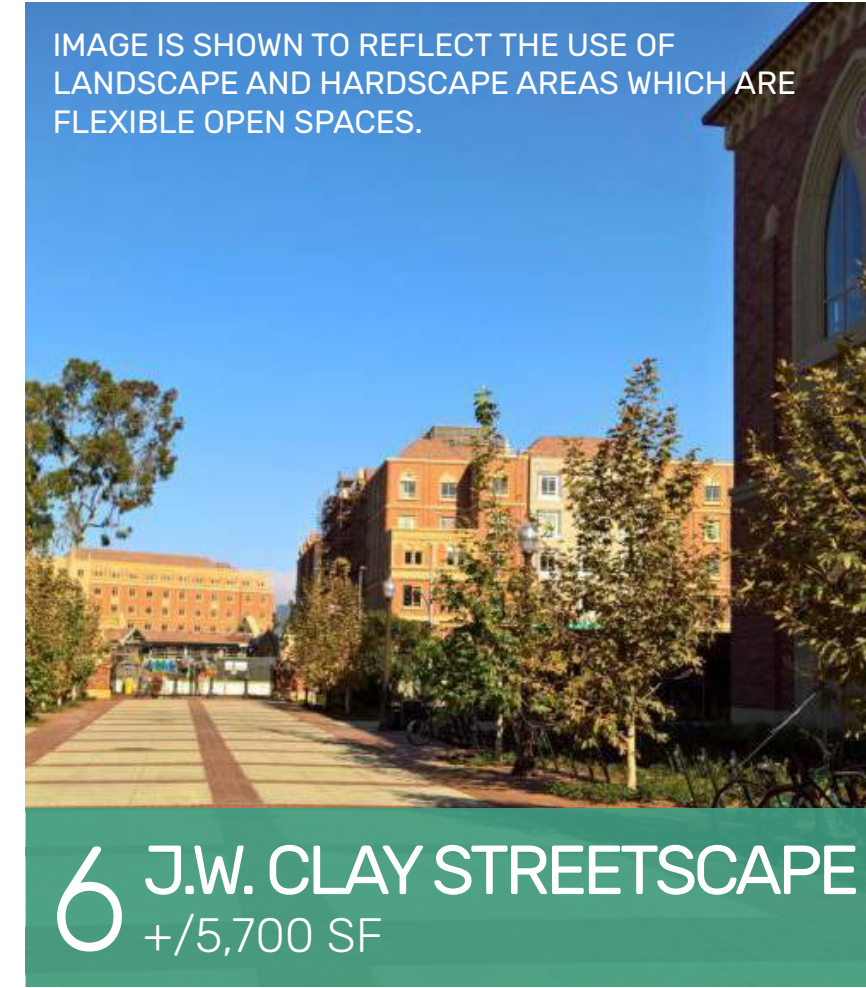
3 CAMPUS CONNECTION
+/9,300 SF



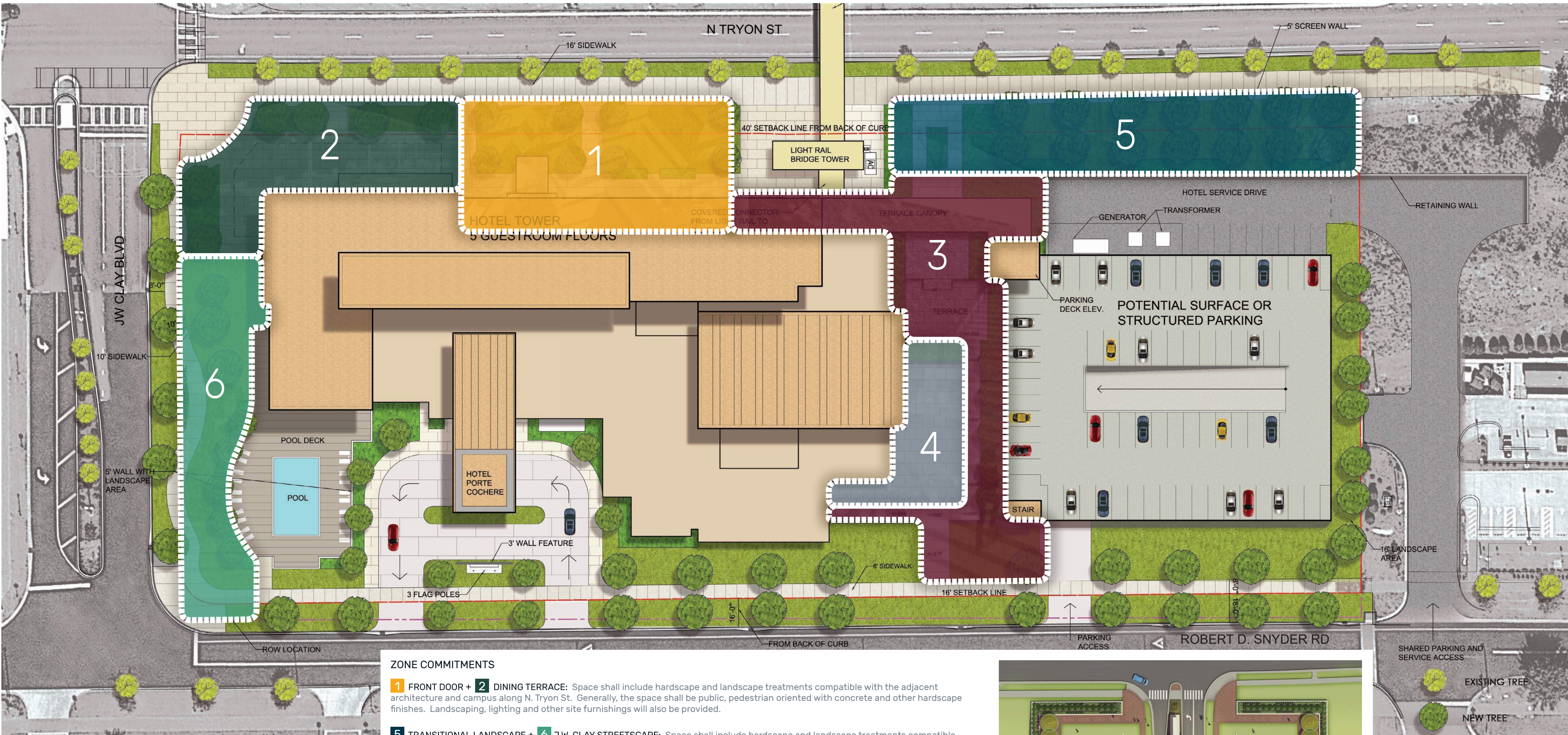
4 BALLROOM TERRACE
+/1,600 SF (SEMI-PUBLIC)



5 TRANSITIONAL LANDSCAPE
+/5,100 SF



6 J.W. CLAY STREETSCAPE
+/5,700 SF



1 CONCEPTUAL SITE PLAN -
RZ-01 A
SCALE: 1" = 30'-0"

NOTE: THE PUBLIC AREAS AND PRECEDENT IMAGES SHOWN ON THIS PAGE ARE ILLUSTRATIVE AND ARE INCLUDED TO REFLECT THE INTENT OF THESE SPACES. THIS PLAN AND IMAGES ILLUSTRATING THE PUBLIC USE AREAS ARE PROVIDING GENERAL CRITERIA WHICH WILL BE MET DURING THE DEVELOPMENT OF THE PROJECT. THE ACTUAL CONSTRUCTION OF THE AREAS ON SITE MAY VARY FROM THIS INFORMATION PROVIDED THE DESIGN INTENT IS PRESERVED.

ZONE COMMITMENTS

1 FRONT DOOR + 2 DINING TERRACE: Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus along N. Tryon St. Generally, the space shall be public, pedestrian oriented with concrete and other hardscape finishes. Landscaping, lighting and other site furnishings will also be provided.

5 TRANSITIONAL LANDSCAPE + 6 J.W. CLAY STREETSCAPE: Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus along N. Tryon St. and J.W. Clay Blvd. Generally, the space shall be public, pedestrian oriented with concrete and other hardscape finishes. Landscaping and lighting will also be provided. Special attention to the site walls shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood posts and planks or metal or other materials specifically designed as fencing materials or any combination thereof. Landscaping will be used in conjunction with the walls to add accent and to assist in breaking up sections of wall.

3 Campus Connection: Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus. Generally, the space shall be inviting to the public and provide pedestrian access through the space using walks and stairs. Walkway and stairs shall be a minimum of 10' in width.

4 Ballroom Terrace: Space is intended to be a semipublic space at times open to the public and at times used for private events only. Visual connection to the space shall be provided along the Campus connection walks. Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus. Generally, the space shall be public, pedestrian oriented with concrete and other hardscape finishes. Landscaping, lighting and other site furnishings will also be provided.



Illustrative plan of UNC Charlotte CRI Entrance Improvements at corner of Institute Circle and Tryon Street highlighting the flexible use lawn space, seating area and walks. The public use in this space is consistent with the proposed flexible use spaces along Tryon Street within the development site.

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ISSUANCES

No.	Drawing Issue Description	Date
ZONING		05-07-2018
ZONING RESUBMISSION		06-25-2018



UNC CHARLOTTE MARRIOTT

N Tryon Street
Charlotte, North Carolina

Stormont Hospitality Group

CONCEPTUAL SITE PLAN

Designer	20170437
Principal-in-Charge	Project No.
Approver	06/20/18
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

RZ-01 A

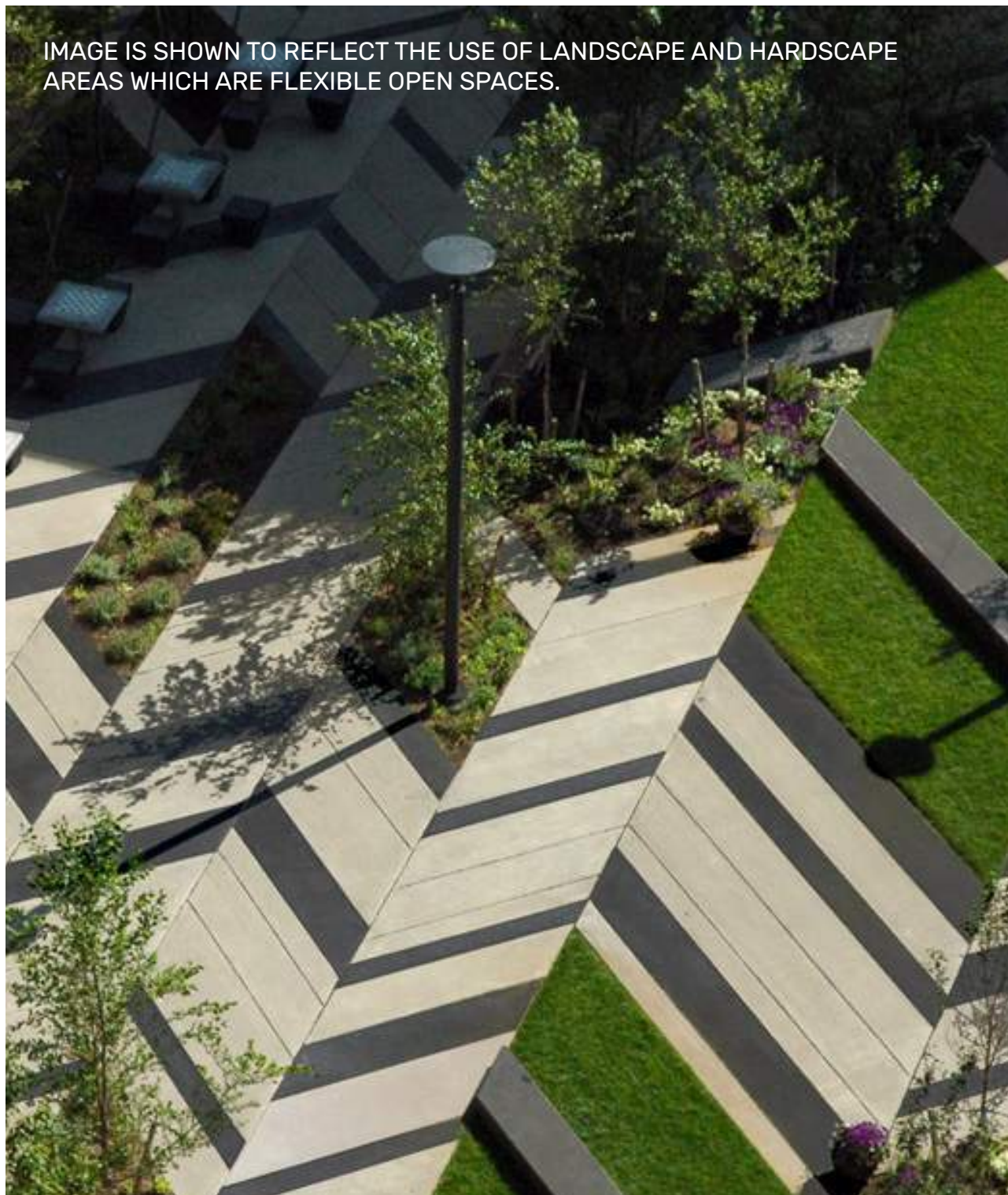


IMAGE IS SHOWN TO REFLECT THE USE OF LANDSCAPE AND HARDSCAPE AREAS WHICH ARE FLEXIBLE OPEN SPACES.

1 FRONT DOOR
+/8,100 SF



IMAGE IS SHOWN TO REFLECT THE USE OF HARDSCAPE AND SEATING AREAS WHICH WILL BE PLACED IN AREAS ALONG TRYON ST. FRONTAGE.

2 DINING TERRACE
+/5,200 SF



IMAGE IS SHOWN TO REFLECT THE USE OF A WIDE STAIR IN AREAS TO HELP CREATE AN INVITING WALKWAY THROUGH THE "CAMPUS CONNECTION"

3 CAMPUS CONNECTION
+/9,300 SF



IMAGE IS SHOWN TO REFLECT THE USE OF FLEXIBLE SPACE AT THE BALLROOM TERRACE. ACTUAL MATERIALS MAY VARY.

4 BALLROOM TERRACE
+/1,600 SF (SEMI-PUBLIC)

ZONE COMMITMENTS

Front Door + Dining Terrace: Spaces shall include hardscape and landscape treatments compatible with the adjacent architecture and campus along N. Tryon St. Generally, the space shall be public, pedestrian oriented with concrete and other hardscape finishes. Landscaping, lighting and other site furnishings will also be provided.

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ZONE COMMITMENTS

Campus Connection: Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus. Generally, the space shall be inviting to the public and provide pedestrian access through the space using walks and stairs. Walkway and stairs shall be a minimum of 10' in width.

Ballroom Terrace: Space is intended to be a semipublic space at times open to the public and at times used for private events only. Visual connection to the space shall be provided along the Campus connection walks. Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus. Generally, the space shall be public, pedestrian oriented with concrete and other hardscape finishes. Landscaping, lighting and other site furnishings will also be provided.



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THE CENTER FOR CONNECTIVE ARCHITECTURE

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UNC CHARLOTTE



UNC CHARLOTTE MARRIOTT

N Tryon Street
Charlotte, North Carolina

Stormont Hospitality Group

CONCEPTUAL SITE PLAN

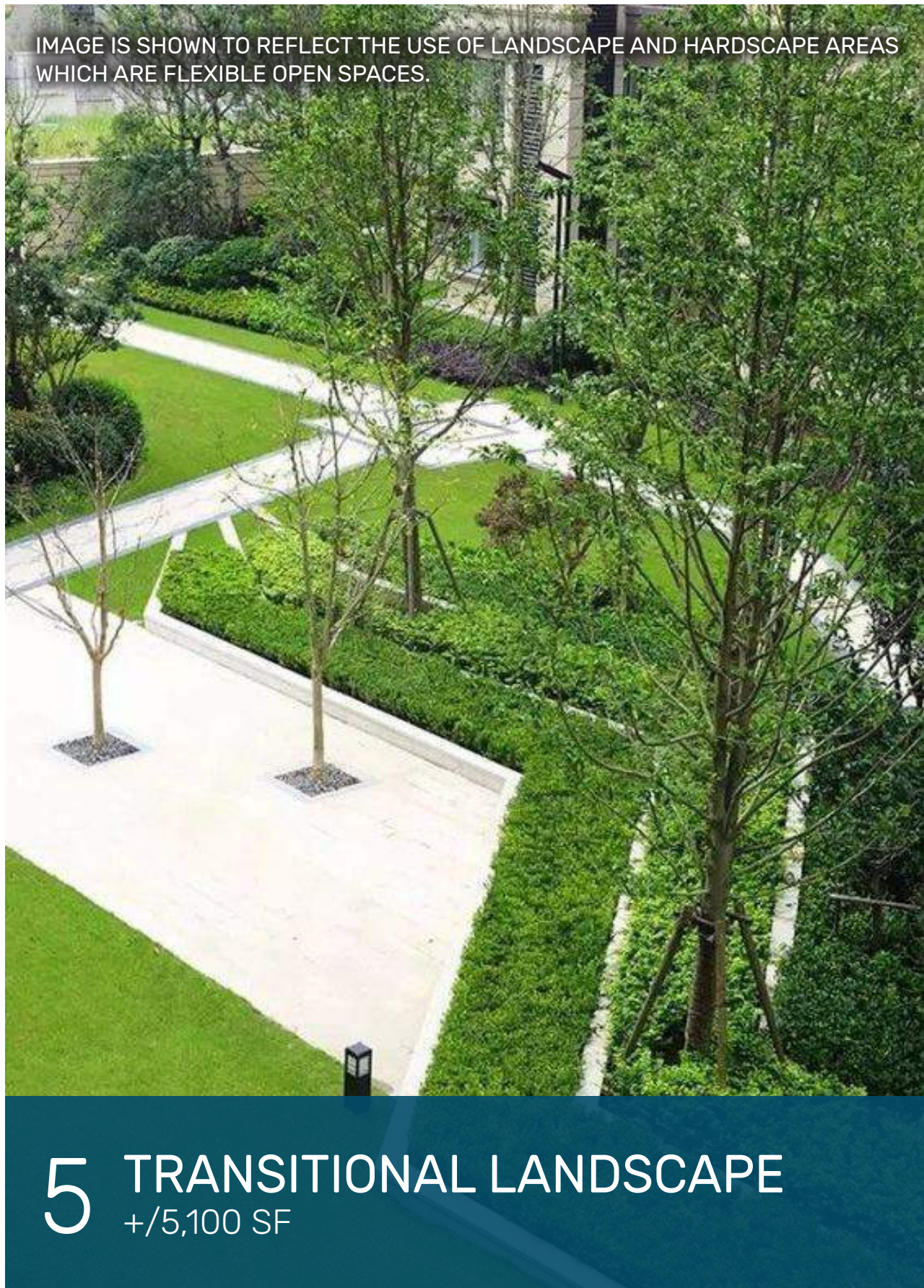
Designer	20170437
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Project Architect	
Author	
Staff Architect	

RZ-01B

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170437 PROJECT NAME: UNC CHARLOTTE MARRIOTT
SHEET NUMBER: RZ-01A - CONCEPTUAL SITE PLAN
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ZONE COMMITMENTS

TRANSITIONAL LANDSCAPE + J.W. CLAY STREETSCAPE: Space shall include hardscape and landscape treatments compatible with the adjacent architecture and campus along N. Tryon St. and J.W. Clay Blvd. Generally, the space shall be public, pedestrian oriented with concrete and other hardscape finishes. Landscaping and lighting will also be provided. Special attention to the site walls shall be constructed in a durable fashion of brick, stone, other finished masonry materials, wood posts and planks or metal or other materials specifically designed as fencing materials or any combination thereof. Landscaping will be used in conjunction with the walls to add accent and to assist in breaking up sections of wall.



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UNC CHARLOTTE



UNC CHARLOTTE MARRIOTT

N Tryon Street
Charlotte, North Carolina

Stormont Hospitality Group

CONCEPTUAL SITE PLAN

Designer	20170437
Principal-in-Charge	Project No.
Approver	06/20/18
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

RZ-01C

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170437 PROJECT NAME: UNC CHARLOTTE MARRIOTT
SHEET NUMBER: RZ-01A - CONCEPTUAL SITE PLAN
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Foundation of the University of North Carolina at Charlotte, Inc
Development Standards

5/14/18
Rezoning Petition No. 2018-047

Site Development Data:

--Acreage: ± 4.42 acres
--Tax Parcel #: a portion of parcels 049-311-11, 049-311-02, and 049-311-06
--Existing Zoning: INST and TOD-M(O)
--Proposed Zoning: TOD-M(O)
--Existing Uses: Vacant with transit related support structure
--Proposed Uses: Hotel/Conference uses as permitted by right and by the Optional provisions below together with accessory uses as allowed in the TOD-M zoning district (as more specifically described below in Section 3).
--Maximum Gross Square feet of Development: Up to a 230 room hotel/conference center together with accessory uses as permitted in the TOD-M zoning district.
--Maximum Building Height: As allowed by the Ordinance.
--Parking: Parking as required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Foundation of the University of North Carolina at Charlotte, Inc ("Petitioner") to accommodate the development of residential and non-residential uses on an approximately ±4.42 acre site located at 9050 N. Tryon Street (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 TOD-M(O) zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- 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 minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on 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.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to 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(s) located on the Site.

2. Optional Provisions.

The following optional provisions shall apply to the Site:

- a. To not require structured parking facilities to have 50% of the street level frontage devoted to active uses.
- b. To allow surface parking or maneuvering space, including without limitation valet areas, between the building(s) and Robert D. Snyder Road and for the driveway/service area and N. Tryon Street due to its location below the grade of N. Tryon Street, as generally depicted on the Rezoning Plan.
3. **Permitted Uses and Development Limitations:**
- a. The Site may be developed for a full service hotel/conference center as permitted by right and under prescribed conditions together with allowed accessory uses (such as but not limiting restaurant/EDEE uses, ballrooms & meeting space, concierge services, retail uses, office uses and the like), as set forth in the TOD-M(O) district, subject to limitations described in subsection 3.b. below.
- b. For clarity purposes, it is understood that the following uses are prohibited whether as principal or accessory uses; (i) fast food restaurants with a drive-through facility; (ii) convenience stores with gasoline sales; and (iii) stand-alone restaurant/EDEE uses that are not integrated into the principal building(s) on the Site.

4. Access:

- a. Access to the Site will be from Robert Snyder Road as generally depicted on the Rezoning Plan.
- b. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.
- c. Access to the service area shall be provided from the adjacent parcel as generally depicted on the Rezoning Plan.
5. **Streetscape, Landscaping Open Space and Screening:**
- a. Along N. Tryon Street, a 40 foot setback as measured from the existing/future back of curb will be provided.
- b. Along Robert D. Snyder Road and JW Clay Boulevard, a 16 foot setback as measured from the existing/future back of curb will be provided.
- c. An eight (8) foot planting strip and a sixteen (16) foot sidewalk will be provided along N. Tryon Street and Robert D. Snyder Road as generally depicted on the Rezoning Plan.

- d. An eight (8) foot planting strip and a ten (10) foot sidewalk will be provided along JW Clay Boulevard as generally depicted on the Rezoning Plan.
- e. The open space areas along N. Tryon Street and JW Clay Boulevard on the Site will be improved with landscaping, lighting, seating and hardscape elements.
- f. Meter banks will be screened where visible from public view at grade level.

6. Architectural Standards.

- a. The building materials used on the principal buildings constructed on Site will be a combination of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative metal panels, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings
- b. The principal buildings constructed on the Site will be constructed so that the percentage of brick, stone, precast stone, precast concrete, synthetic stone per exterior building façade may vary but in no case be less than [25%] exclusive of windows, doors and roofs.
- c. **Entrances:** Primary building entrances shall be provided per Ordinance and per the following provisions:
[i. Each operable pedestrian entrance (defined as an entrance designed to provide customers access to the proposed uses) will be designed to be clearly identifiable and prominent elements within the building facades in which they are located shall include at least 3 of the following:]
1. decorative pedestrian lighting;
2. architectural details carried to upper stories;
3. canopies, awnings or sunshades;
4. archways;
5. transom windows;
6. terraced or raised planters that can be utilized as seat walls;
7. common outdoor seating enhanced with specialty details, paving, landscaping or water features; or
8. double doors.
ii. A minimum of two primary entrances from the active ground floor uses shall be provided to the proposed open space, and/or pedestrian connections along N. Tryon Street.
- iii. Direct pedestrian connections should be provided between street facing doors, corner entrance features to sidewalks on adjacent public streets.
- d. Building placement and site design shall focus on and enhance the pedestrian environment on public streets, through the following:
1. Buildings shall be placed so as to present a front or side façade to such streets.
1. Facades fronting streets shall include a combination of windows and operable doors for a minimum of [60%] of each frontage elevation transparent glass between 2' and 10' on the first floor except as described below in subsection h, for the proposed structured parking deck. Up to 10% 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 3'-0" above adjacent street sidewalk.

- iii. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
- iv. Building elevations shall not have expanses of blank walls greater than twenty feet (20') 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.
- v. Multi-story buildings should have a minimum of 20% transparency on all upper stories.
- e. Buildings over 150' in length shall provide façade variations such as window arrangement and size variation, unit entrance design, roof variation, material changes, and/or offset wall planes.
- f. Architectural features or enhanced landscaping shall be provided at the bottom of the terraced staircase in the areas generally depicted on the rezoning plan.
- g. The pool/amenity area at the corner of JW Clay and Robert D. Snyder will be above the grade of the adjacent sidewalk and streets. As such, the wall surrounding the pool/amenity area shall be enhanced architecturally with exterior brick and/or enhanced landscaping. The wall shall not exceed five (5) feet in height.
- h. **Parking.** The parking provided on the site may be surface or structured parking as generally depicted on the Rezoning Plan. In the event structured parking is provided, the structured parking deck facade shall provide screening so that interior lighting and cars are not visible from adjacent uses and all streets. This shall primarily accomplished by the use of architectural louvers, decorative screens, solid walls with enhanced architectural details, a combination of sheet walls and landscaping, or similar. The structured parking deck is not subject to the transparency requirements set forth above.

- i. Along streets with on-street parking the Petitioner may utilize tree grates per the CLDSM. All other streetscape infrastructure shall be built per TOD ordinance.

7. Valet Service, Parking, and Maneuvering Restrictions.

- a. As allowed by the Optional Provisions above, valet service, parking, and maneuvering is permitted in the setbacks and/or between the buildings and Robert D. Snyder Road and N. Tryon Street.
- b. A three (3) foot wall shall be provided in combination with landscaping between the valet area and the street as generally depicted on the rezoning plan.

8. Environmental Features:

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.

9. Lighting:

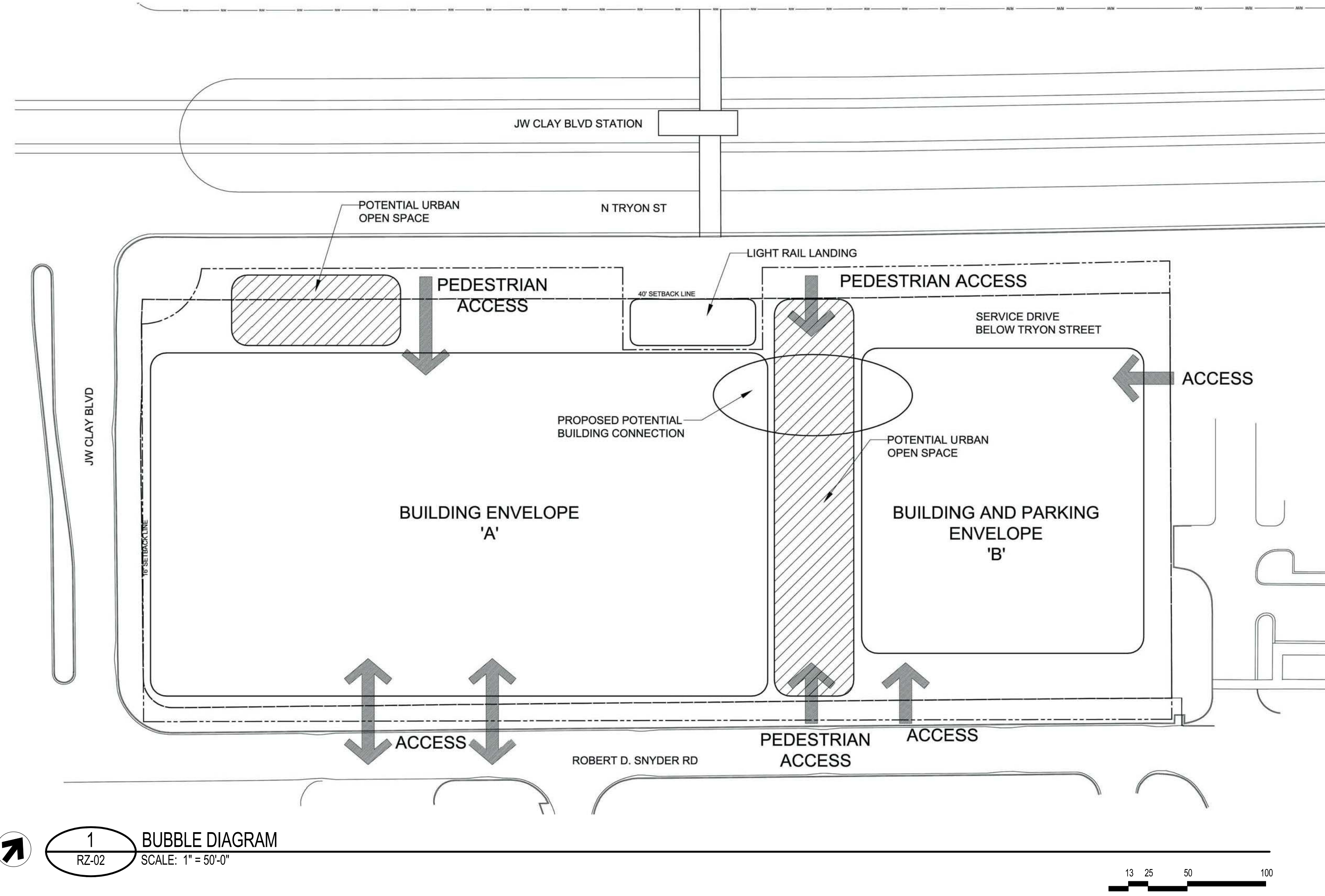
- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding: low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 feet in height.

10. 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 portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

11. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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UNC CHARLOTTE



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N Tryon Street
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Stormont Hospitality Group

TECHNICAL DATA SHEET

Designer	20170437
Principal-in-Charge	Project No.
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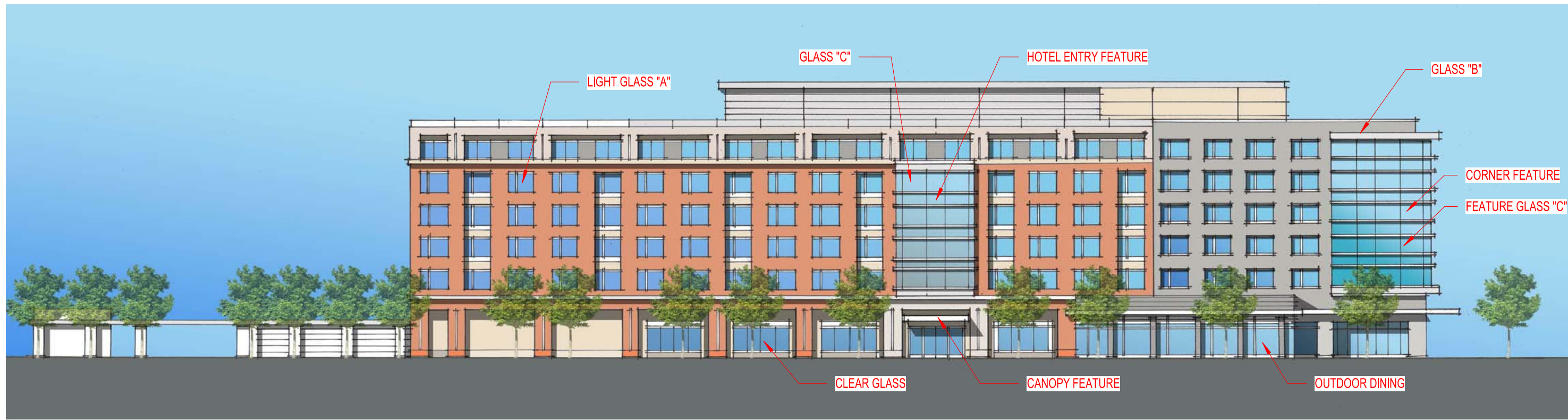
RZ-02

Drawing No.

NOT ISSUED FOR CONSTRUCTION

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SHEET NUMBER: RZ-02 - TECHNICAL DATA SHEET
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PROJECT NUMBER: 20170437 PROJECT NAME: UNC CHARLOTTE MARRIOTT
SHEET NUMBER: RZ-03.1 - CONCEPT BLDG ELEVATIONS
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5/14/2018 11:36:23 AM



1 NORTH ELEVATION - NORTH TRYON
RZ-03.1 NOT TO SCALE



5 ROBERT D. SNYDER ROAD OVERALL ELEVATION
RZ-03.1 NOT TO SCALE

THE SCHEMATIC ELEVATIONS AND RENDERINGS ARE ILLUSTRATIVE FOR THE PROPOSED BUILDING AND ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE. THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATING THE USE OF VARIED MATERIALS, ROOFLINES, GLASS (EITHER CLEAR OR OPAQUE), WALL PLANE VARIATIONS, AND MASSING. THE ACTUAL BUILDING CONSTRUCTION ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.



2 AERIAL PERSPECTIVE VIEW
RZ-03.1 NOT TO SCALE



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RZ-03.1

Drawing No.

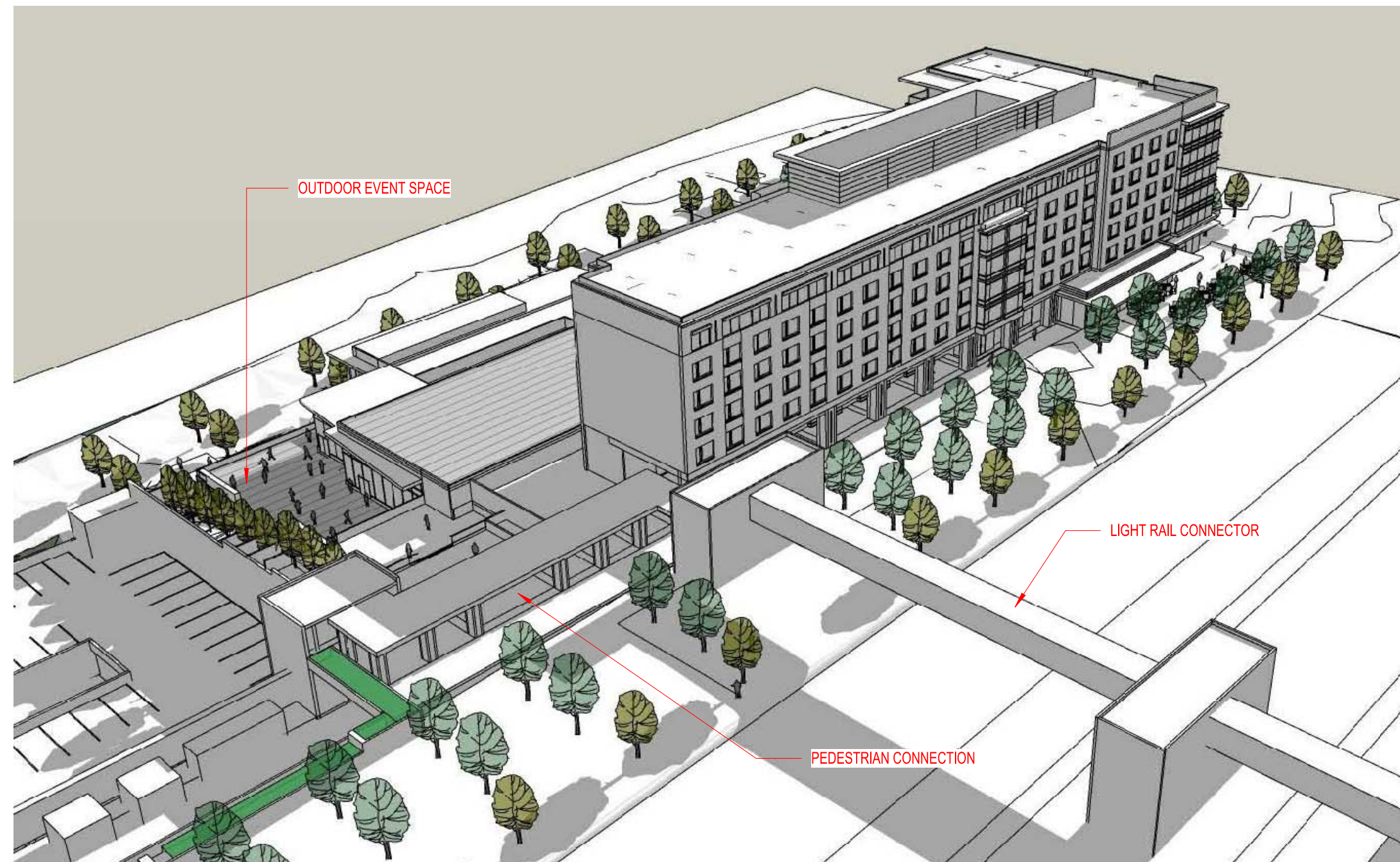
NOT ISSUED FOR CONSTRUCTION



A | VIEW FROM N. TRYON STREET & W. CLAY BLVD.



C | VIEW FROM JW CLAY BLVD & ROBERT D. SNYDER ROAD



E | AERIAL VIEW OVER N. TRYON STREET OF CAMPUS PEDESTRIAN CONNECTOR

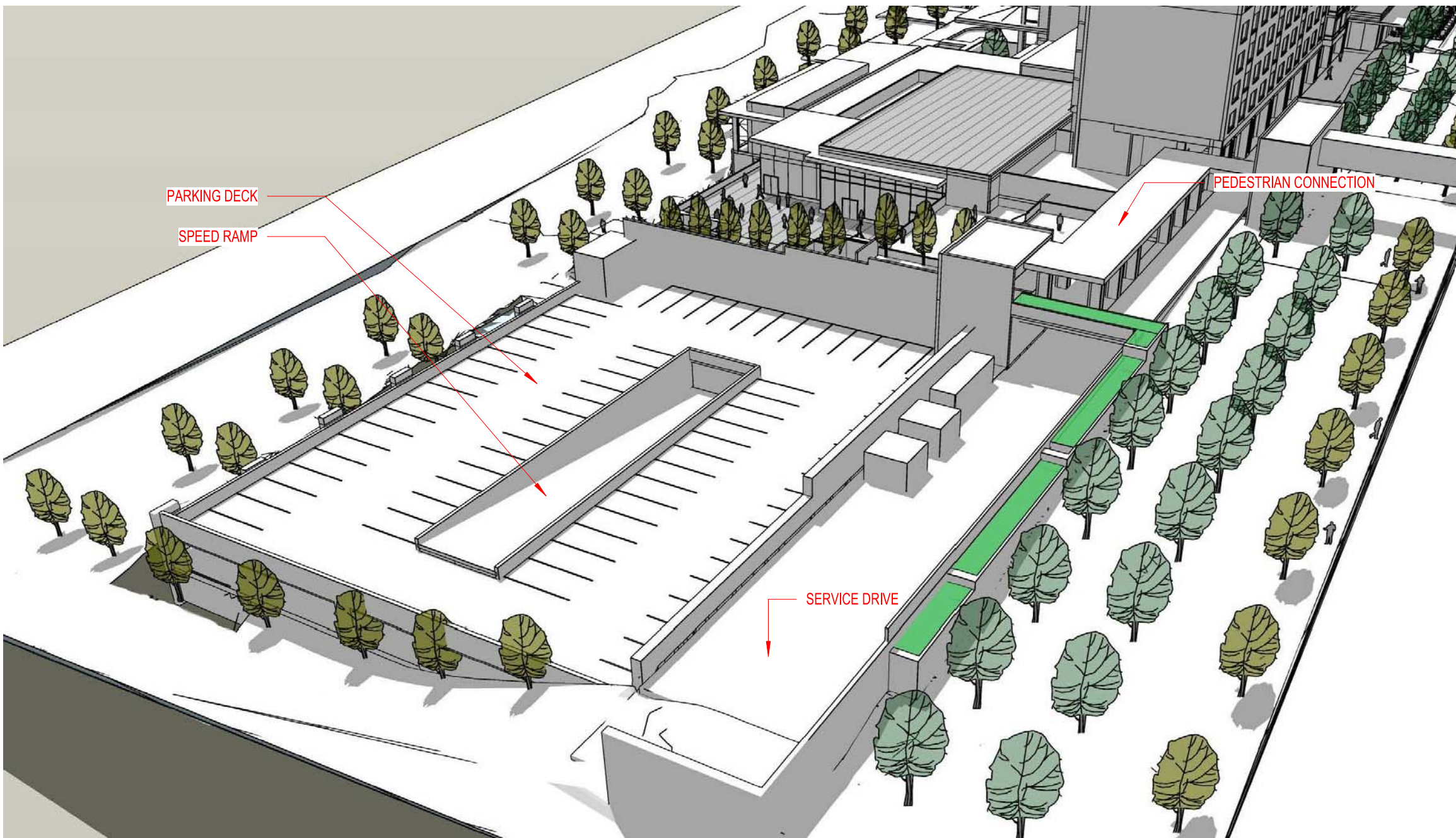
THE SCHEMATIC ELEVATIONS AND RENDERINGS ARE ILLUSTRATIVE FOR THE PROPOSED BUILDING AND ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT WILL BE CONSTRUCTED ON THE SITE. THESE SCHEMATIC ELEVATIONS ARE ILLUSTRATING THE USE OF VARIOUS MATERIALS, ROOFLINES, GLASS (EITHER CLEAR OR OPAQUE), WALL PLANE VARIATIONS, AND MASSING. THE ACTUAL BUILDING CONSTRUCTION ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED.



B | AERIAL VIEW FROM JW CLAY BLVD & ROBERT D. SNYDER ROAD



D | APPROACH TO CAMPUS PEDESTRIAN CONNECTOR FROM N. TRYON
LOOKING TOWARD ROBERT SNYDER



F | BIRD'S EYE VIEW OF LOADING DOCK & PARKING DECK



COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

ATLANTA NEW YORK WASHINGTON

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SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
ZONING		05-07-2018
ZONING RESUBMISSION		06-25-2018



UNC CHARLOTTE



STORMONT
HOSPITALITY
GROUP



SAGE
HOSPITALITY

UNC CHARLOTTE MARRIOTT

N Tryon Street
Charlotte, North Carolina

Stormont Hospitality Group

CONCEPTUAL BLDG
MASSING

Designer	20170437
Principal-in-Charge	Project No.
Approver	05/01/18
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

RZ-03.2

Drawing No.

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 20170437 PROJECT NAME: UNC CHARLOTTE MARRIOTT
SHEET NUMBER: RZ-03.2 - CONCEPTUAL BLDG MASSING
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