VICINITY MAP

Development Data

Tax Parcel Number: 06125112 Acres: \pm +/- 20.090 minus \pm /- 3.39 acres (previously rezoned) = \pm /- 16.7 acres **Existing Zoning:** R-17 MF

MASTER PLAN

Proposed Zoning: B-2 (CD) **Proposed Use:** Hotels, Restaurants and any Uses permitted in B-2

General Provisions

- 1. The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- 2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the buildings, parking areas, and circulation patterns. In order to meet the specific needs of future tenants and users, minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. This includes alterations to building locations, parking arrangements, vehicular drives and curb cuts, as long as the intent of the Unified Master Plan is
- As a Unified Master Plan overall parking requirements will be met for specific tenants, with potential cross easements allowed.
- The Petitioner will provide a stub road on the north side of the property (as depicted on the Illustrative Plan) in order to provide future connectivity to Tuckaseegee Road.

Permitted Uses

1. The petitioner will be permitted to integrate any Uses allowed in the B-2 Zone.

Architectural Guidelines

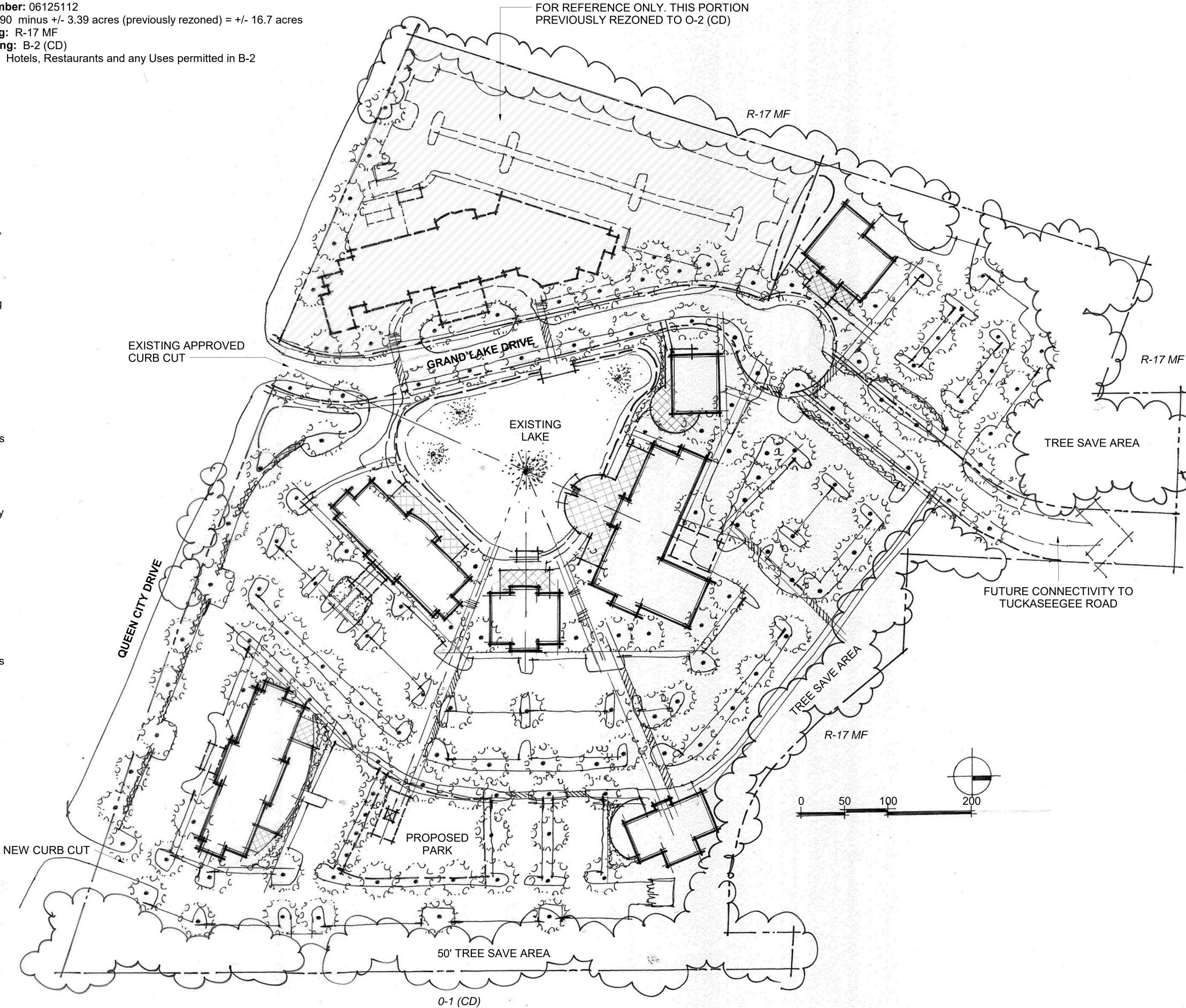
- 1. The Buildings will have a unified architectural character and will be constructed of brick, stone, stucco, synthetic stucco, cementitious siding, or architectural metal panels. Minimum masonry requirement will be 20%, cumulative of all sides. Any decorative masonry site walls adjacent to the buildings will count toward this minimum. Any sloping metal roofs to be standing seam metal, terra cotta tiles or synthetic terra cotta tiles.
- 2. No solid walls facing a public street will be longer than 20' without an offset in the building or articulation, either horizontal or vertical.
- The heights of the buildings will be as allowed in B-2 Zones, including any height increases. Decorative towers or spires are allowed to be 15' above the maximum height restrictions.

Lighting

- 1. The maximum height of any freestanding fixture shall not exceed 25'. including its bases.
- 2. The petitioner will provide a Unified Lighting Plan for all Public and Private Streets.
- Street Lighting will be allowed to be phased and implemented as future buildings are developed and streets are extended.
- 4. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

Streetscape & Landscaping

- Petitioner will provide a Unified Master Landscaping Plan, including required street trees and parking lot landscaping as per the Ordinance.
- 2. Petitioner agrees to provide a 6' wide sidewalk along all proposed Public or Private Streets. Streetscape improvements are allowed to be phased and implemented as future buildings are developed.





2010 south tryon st. suite 1a charlotte north carolina 28203 office.704.332.1615 www.oda.us.com

GRAND LAKE VILLAGE

PETITION NO. 2019-XXX FOR PUBLIC HEARING

Grand Lake Drive & Queen City Drive Charlotte, NC 28208 ODA Project No. 193398

REVISIONS		
No.	Description	Date
	REZONING SUBMITTAL	5.30.201

ILLUSTRATIVE PLAN

RZ-1

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