Spring Hill Suites Hotel Site

Charlotte, NC

List of Adjacent Property Owners:

1. JOHNSTON ROAD
   PIN# 22323152
   CITY OF CHARLOTTE
   ZONED MX-2(INNOV)

2. JOHNSTON ROAD
   TARA OF BALLANTYNE LLC
   PIN# 22323172
   ZONED CC

3. ANCHOR TORINGDON
   SHOPPES LLC, C/O
   ANCHOR PROPERTIES, INC.
   PIN# 22323147
   ZONED CC

4. 12105 COPPER WAY
   % DIANE BACKETT CO
   TORINGDON PARTNERS, LLC
   PIN# 22323151
   ZONED CC

5. 12330 JOHNSTON ROAD
   RUBY TUESDAY, INC
   PIN# 22323150
   ZONED CC

6. 12206 COPPER WAY
   STREETS OF TORINGDONG, LLC
   PIN# 22323146
   ZONED CC

7. 12410 JOHNSTON ROAD
   STICKY TORINGDON, LLC
   C/O CHAD WALDORF
   PIN# 22323149
   ZONED CC

8. 12311 COPPER WAY
   % DIANE BACKETT CO
   TORINGDON PARTNERS, LLC
   PIN# 22323148
   ZONED CC

9. 12335 NORTH COMMUNITY HOUSE ROAD
   FAMILY JEWELRY STORE, LLC
   PIN# 22323143
   ZONED CC

10. 12235 NORTH COMMUNITY HOUSE ROAD
    KRG TORINGDON MARKET, LLC
    C/O KITE REALTY GROUP
    PIN# 22323109
    ZONED CC

11. 7100 ENDHAVEN LANE
    CATHOLIC DIOCESE OF ROMAN CHLT THE
    PIN# 22348103
    ZONED MX-2(INNOV) & R-3

12. 7000 ENDHAVEN LANE
    CHLT THE ROMAN CATHOLIC DIOCESE OF
    PIN# 22348101
    ZONED MX-2(INNOV) & R-3

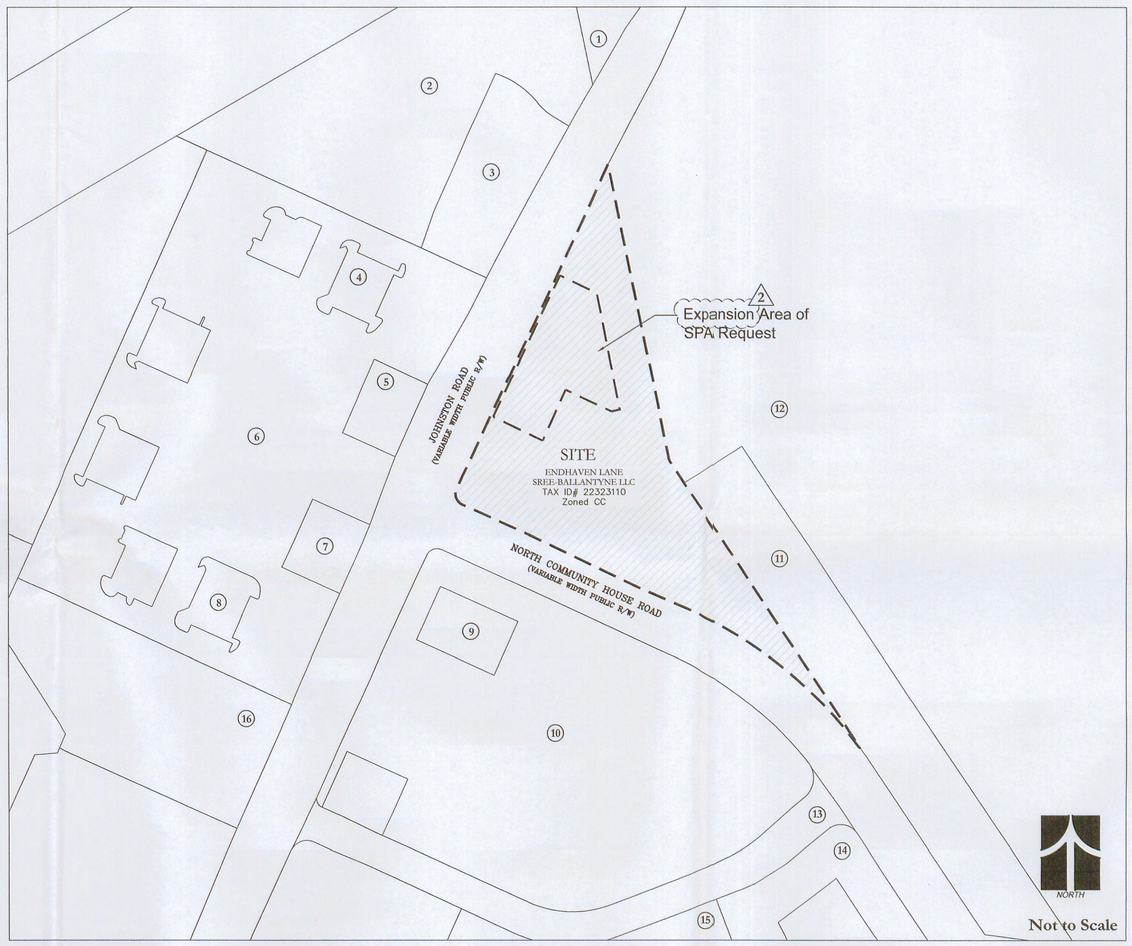
13. TORINGDON WAY
    OWNERS ASSOC INC TORINGDON PROPERTY
    C/O CASSIDY TURLEY
    PIN# 22323139
    ZONED CC

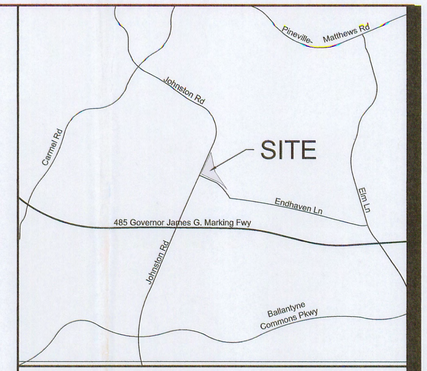
14. TORINGDON WAY
    TORINGDON FUTURE DEVELOPMENT LLC
    C/O TRINITY CAPITAL ADVISORS
    PIN# 22323161
    ZONED CC

*15. 3440 TORINGDON WAY
    GCCF 2007-GGP OFFICE 3440 LLC
    C/O LNR PARTNERS LLC
    PIN# 22323154
    ZONED CC

*16. JOHNSTON ROAD
    REALTY INCOME PROPERTIES 25 LL
    PIN# 22323144
    ZONED CC

* Additional names provided by City of Charlotte.





Vicinity Map

Not to Scale

Index of Sheets:

DESCRIPTION	Sheet No:
Cover Sheet	RZ.1
Schematic Site Plan	RZ.2
Technical Data & Development Standards	RZ.3
Diagrammatic Rendering	RZ.4
Proposed Building Elevations (East/West)	RZ.5

APPROVED BY CITY COUNCIL

JUL 21 2014

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BY:

Petition 2014-045
"For Public Hearing"

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ESP Associates, P.A.
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P.O. Box 7030
Charlotte, NC 28241
P - 704.583.4949
F - 704.583.4950

3475 Lakemont Blvd.
Fort Mill, SC 29708
P - 803.802.2440
F - 803.802.2515

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CLIENT

SREE HOTELS

SREE Hotels, LLC
5113 Piper Station Drive
Suite 300
Charlotte, NC 28277

PROJECT

SPRING HILL SUITES HOTEL SITE

SHEET TITLE

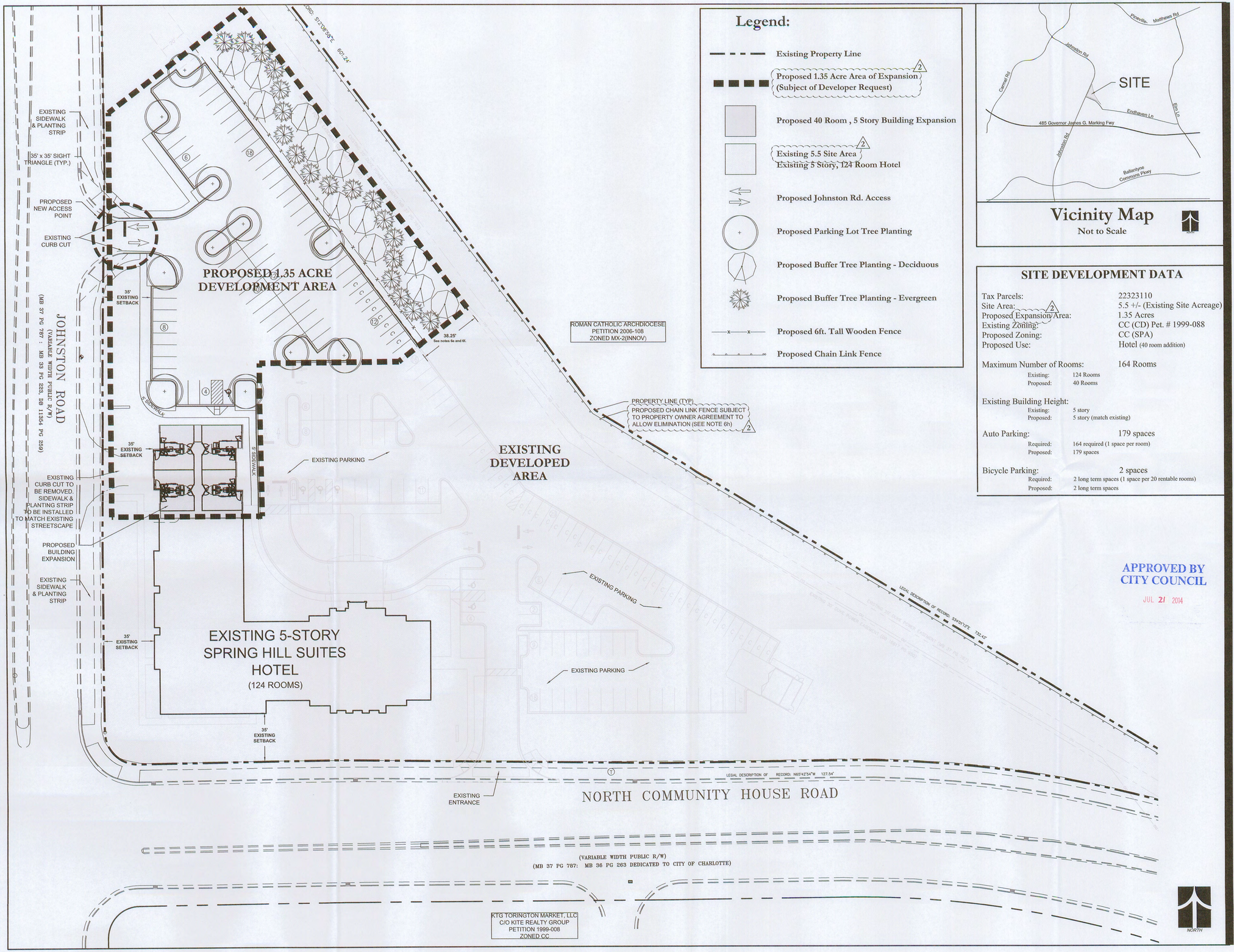
Cover Sheet

PROJECT LOCATION	Charlotte, North Carolina
PROJECT NO	CN24.100
DRAWING	CN24 – Sree Hotel SPA
DATE	03-24-2014
DRAWN BY	CML/GW
CHECKED BY	PT

AGENCY / SUBMITTAL REVISION

NO.	DATE	BY	REVISION
01	05/13/14	GW	staff comments
02	06/20/14	GW	staff comments/ staff analysis 06-16-14

RZ.1



Legend:

- Existing Property Line
- Proposed 1.35 Acre Area of Expansion (Subject of Developer Request) (2)
- Proposed 40 Room , 5 Story Building Expansion
- Existing 5.5 Site Area (2) Existing 5 Story, 124 Room Hotel
- Proposed Johnston Rd. Access
- Proposed Parking Lot Tree Planting
- Proposed Buffer Tree Planting - Deciduous
- Proposed Buffer Tree Planting - Evergreen
- Proposed 6ft. Tall Wooden Fence
- Proposed Chain Link Fence

Vicinity Map

Not to Scale

SITE DEVELOPMENT DATA

Tax Parcels:		22323110
Site Area: (2)		5.5 +/- (Existing Site Acreage)
Proposed Expansion Area:		1.35 Acres
Existing Zoning:		CC (CD) Pet. # 1999-088
Proposed Zoning:		CC (SPA)
Proposed Use:		Hotel (40 room addition)
Maximum Number of Rooms:		164 Rooms
	Existing:	124 Rooms
	Proposed:	40 Rooms
Existing Building Height:		
	Existing:	5 story
	Proposed:	5 story (match existing)
Auto Parking:		179 spaces
	Required:	164 required (1 space per room)
	Proposed:	179 spaces
Bicycle Parking:		2 spaces
	Required:	2 long term spaces (1 space per 20 rentable rooms)
	Proposed:	2 long term spaces

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PROJECT

SPRING HILL SUITES HOTEL SITE

SHEET TITLE

Schematic Site Plan

Petition 2014-045
"For Public Hearing"

PROJECT LOCATION: Charlotte, North Carolina

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

PROJECT NO	CN24.100
DRAWING	CN24 – Sree Hotel SPA
DATE	03-24-2014
DRAWN BY	CML/GW
CHECKED BY	PT

AGENCY / SUBMITTAL REVISION

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RZ.2

DEVELOPMENT STANDARDS

Rezoning Petition No. 2014-045
Site Plan Amendment to Petition # 1999-088
Development Standards
3/24/14

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Schematic Site Plan Amendment filed by SREE Hotels, LLC to modify the Development Standards established by Rezoning Petition No. 1998 -088 in order to accommodate development of an approximate +/- 1.35 acre area located within an existing developed +/- 5.5 acre Hotel site as depicted on the Technical Data Sheet (the "Site").

Development of the approximate +/-1.35 acre Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Except as otherwise provided under the provisions set forth under the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the City of Charlotte Zoning District shall govern all development taking place on the Site.

The 1.35 Acre Proposed Development Area depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum building expansion area proposed as part of this Site Plan Amendment within this area of the Site. Subsequently, modifications to existing on site vehicular circulation and relocation of the existing right in/right out entrance along Johnston Road is also proposed as part of this site plan amendment request.

Alterations to the conditional site plan are subject to Section 6.207 of the Ordinance.

2. Permitted Uses

a) Subject to the Development provisions set forth under Rezoning Petition 1998-088, uses allowed on the property shall be a maximum of 164 hotel rooms on the entire tax parcel 22323110 (124 existing and 40 proposed) along with those devoted to the operation of a hotel, and any existing or proposed incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the City of Charlotte CC Zoning District.

3. Maximum Development

The maximum number of units (hotel rooms) allowed on tax parcel 22323100 will be 164 (124 existing and 40 new proposed hotel rooms).

4. Transportation

a) The site will continue to have 1 existing entrance along North Community House Road and 1 entrance (to be relocated) along Johnston Road.

b) Surface parking areas will be as generally depicted within the Proposed 1.35 Acre Development Area as illustrated on the Schematic Site Plan, along with modifications to vehicular circulation, parking spaces, and landscape islands in the existing development area in order to accommodate transitions between the proposed and existing parking lot.

c) The proposed driveway connection to Johnston Road will require a driveway permit to be submitted to CDOT for review and approval. The exact driveway location and type/width of the driveway will be determined by CDOT during the driveway permit process. The location of the driveway shown on the Schematic Site Plan is subject to change in order to comply with City Driveway Regulations and the City Tree Ordinance.

d) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

e) Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way will require a certificate issued by CDOT.

f) A Right-of-Way Encroachment Agreement will be required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

5. Architectural Standards

a) The intent of the Hotel expansion is to match existing Architecture of the existing built 124 room, 5 story Hotel facility. A Diagrammatic Architectural Elevation of this proposed building expansion is provided as part of the Site Plan Amendment package illustrated on Sheets RZ.4 and RZ.5.

b) All building materials, colors, and architectural design shall match the existing Spring Hill Suites Hotel facility.

c) All roof mounted mechanical equipment within the proposed building expansion will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

6. Streetscape and Landscaping

a) Internal areas ~~of the~~ Site within the Proposed 1.35 Acre Development Area will be landscaped in accordance with the requirements of the Ordinance.

b) Screening and landscaping for the Proposed 1.35 Acre Development Area shall conform to the standards of the Ordinance.

c) Meter boxes, back flow preventers, and similar items will be screened from public view.

d) Except as otherwise provided in these Development Standards, 5' wide sidewalks within the Proposed 1.35 Acre Development Area will connect to the existing sidewalk and planting strip area along Johnston Road. No further changes or modifications to the existing streetscape along Johnston Road and/or North Community House Road are anticipated, except those required to connect the internal private sidewalk to the public sidewalk system, notwithstanding the proposed sidewalk and planting strip that will be installed to match the existing streetscape along Johnston Road where the existing curb cut will be removed to support the proposed hotel expansion.

e) To meet the intent of the Buffer section of the Zoning Ordinance, the petitioner proposes to install a thirty-eight foot and 3 inch (38.25') wide landscape planting area along the newly installed parking area located within the existing 75' area along the eastern property line within the Proposed 1.35 Acre Development Area.

f) Petitioner proposes to install a 6' high wooden fence within the proposed buffer to allow a 25% reduction in width, per section 12302(b) to allow a 38.25' wide buffer area as illustrated in the Proposed Conceptual Buffer Planting Detail.

g) Landscaping withing this area shall be installed as follows:

- Large maturing shade trees - min. 2 ½ inch caliper, planted at nine (9) per 100 linear foot of buffer area,
- Evergreen trees, min 6' high, planted at three (3) per 100 lineal foot of buffer area,
- Shrubs to be omitted since 6' high opaque fence is being installed.
- 2 Landscaping shall be arranged within the planting area as illustrated in the Proposed Conceptual Buffer Planting Detail as shown below.

h) Petitioner will install a chain link security fence along the rear of the site to separate the hotel site from property owned by the Catholic Diocese of Charlotte, per Petition #1999-088, note 27, unless a letter agreement between the two (2) property owners for parcel ID numbers 22348103 and 22348101 and Spring Hill Suites Hotel (parcel ID number 22323110 is consummated which stipulates that the chain link fence should not be installed. (If such a letter from the adjoining property owner is 2 provided to the City, it is agreed that the chain link fence will not be required.

i) Applicant may utilize existing vegetation located along the eastern property line to satisfy the landscape buffer planting requirements provided that existing vegetation is approved by the landscape inspector and consists of species listed on the City's approved plant list.

7. Environmental Features

a) Tree Save: Existing trees will be preserved within required 50' areas along existing rights-of-way.

2 b) PCCO - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

c) PCCO - The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

8. Signage

All proposed signage shall meet the requirements of the Ordinance.

9. Lighting

a) Any lighting attached to any new proposed exterior building wall, within the subject building expansion, facing a residential component shall be capped and downwardly directed.

b) All street and parking lot fixtures will be shielded with full cut-off fixtures.

c) External facing wall-pak lighting will be prohibited throughout the Site.

d) Exterior lighting will be provided within new parking lot areas to match existing lighting.

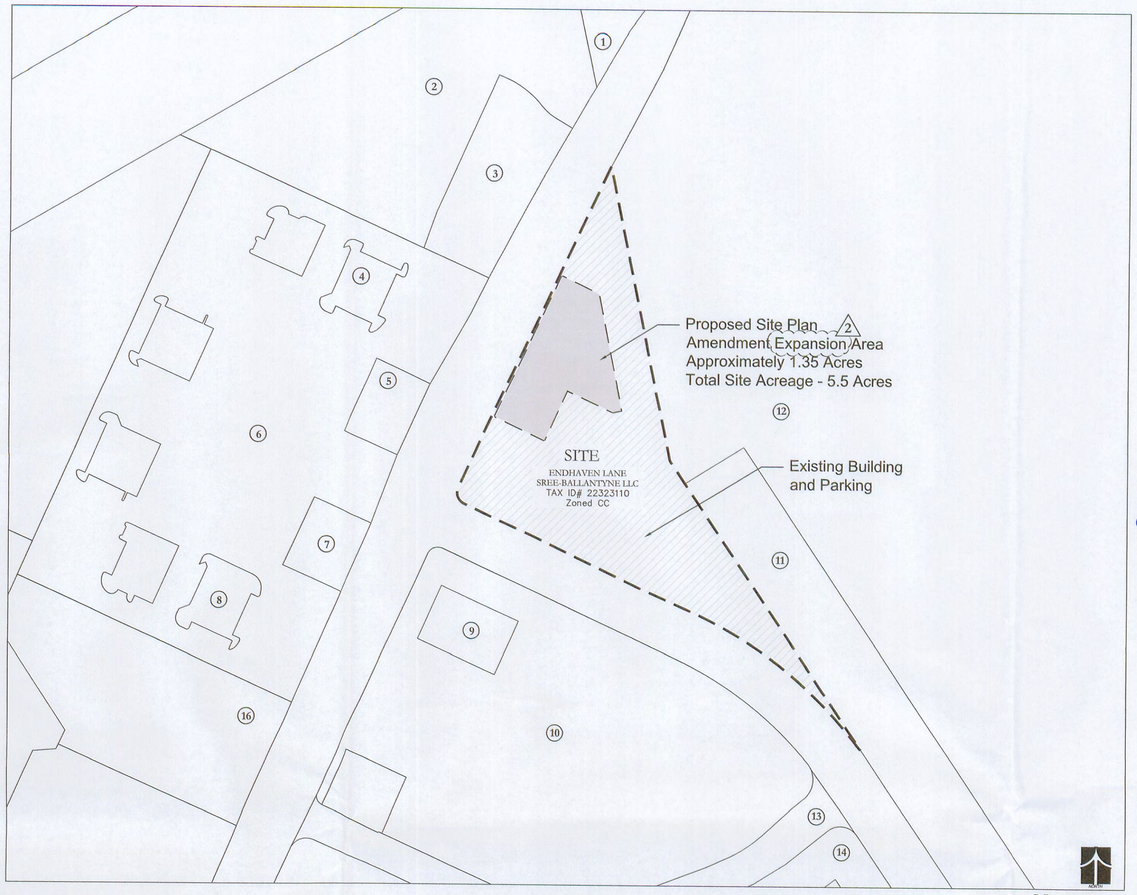
e) Detached lighting will be limited to 20 feet in height.

10. Parking

Petitioner shall satisfy or exceed the parking requirements of the City of Charlotte Zoning Ordinance for the proposed 40 room hotel expansion.

11. Phasing

Development to be constructed in one phase.



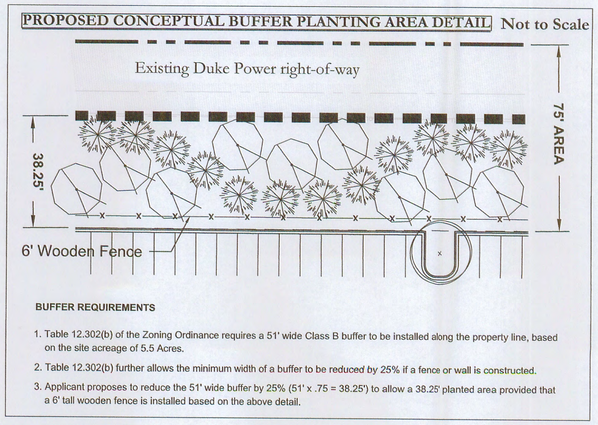
12. Amendments to Rezoning Plan

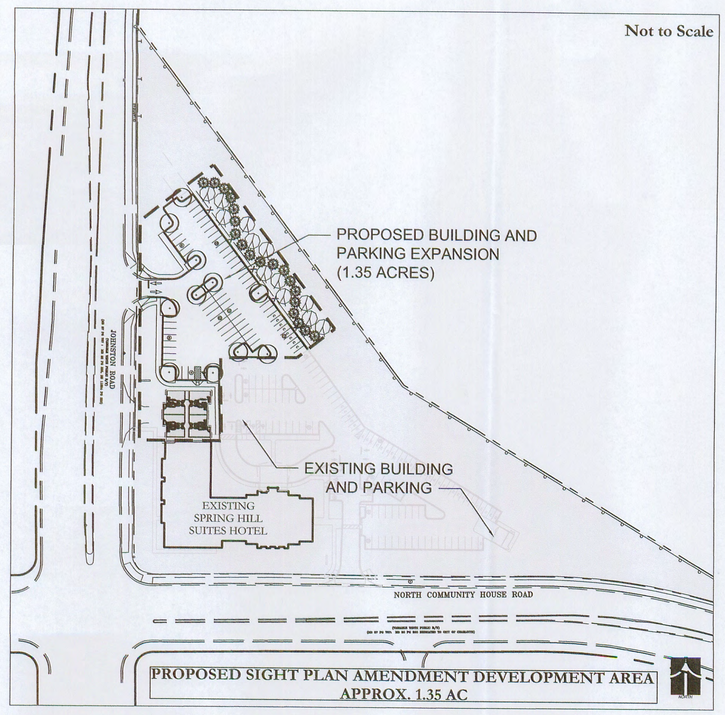
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the applicable development area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

13. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.





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SHEET TITLE

Technical Data Sheet and Development Standards

Petition 2014-045
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PROJECT LOCATION Charlotte, North Carolina

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01	05/13/14	GW	Staff Comments
02	06/20/14	GW	staff comments/ staff analysis 06-16-14

RZ.3

SPRINGHILL SUITES ADDITION

BALLANTYNE – CHARLOTTE, NC



APPROVED BY
CITY COUNCIL
JUL 21 2014

DIAGRAMMATIC RENDERING

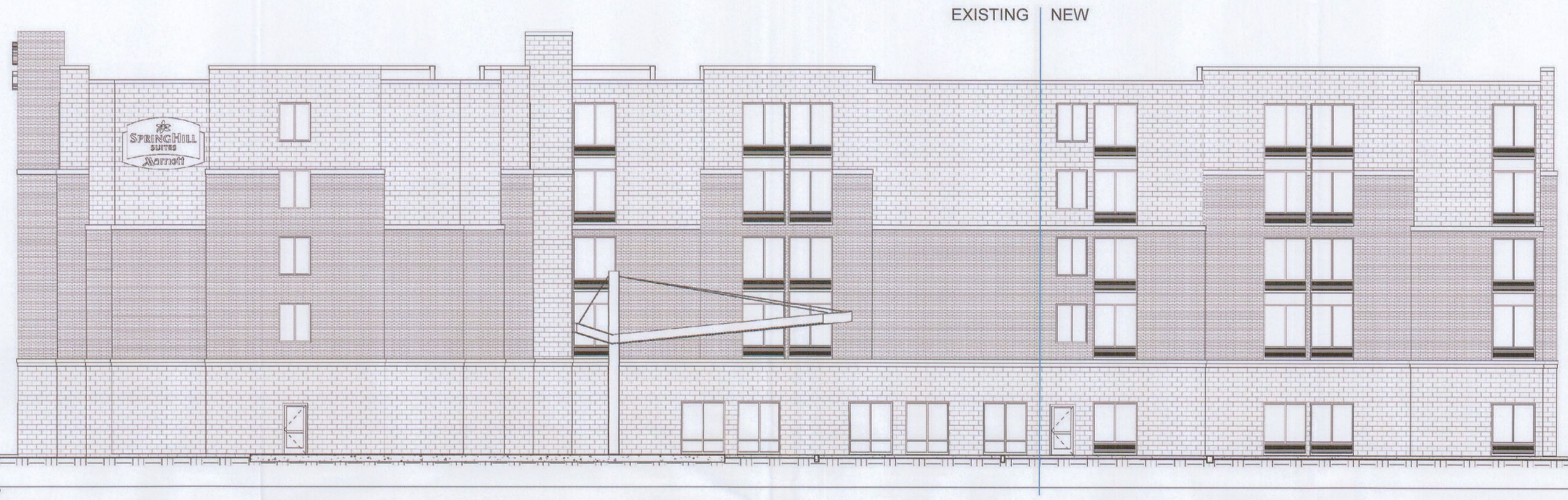
03.24.14

RBA GROUP
ARCHITECTURE+INTERIORS

RZ.4

SPRINGHILL SUITES ADDITION

BALLANTYNE - CHARLOTTE, NC





ELEVATIONS

03.24.14