

Kanimbla Rezoning DEVELOPMENT STANDARDS

Petitioner: Maruti Hotels Inc

Rezoning Petition No (2025-130)

5/11/2026

Site Development Data:

- Acreage: ± 3.972 acres
- Tax Parcel: portion of 055-351-19
- Existing Zoning: ML-1 ANDO
- Proposed Zoning: CG(CD) ANDO
- Existing Use: Vacant
- Proposed Use: Hotel
- Maximum Building Height: Per the UDO
- Parking: Per the UDO

I. General Provisions:

- a. **Site Description.** These Development Standards and, if provided, the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Maruti Hotels Inc ("Petitioner") to accommodate a hotel development on an approximately 3.972-acre portion of parcel 055-351-19 located south of Kanimbla Drive and west of Business Center Drive (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 Unified Development Ordinance (the "UDO").

Unless the Rezoning Plan establishes more stringent standards, the regulations established under the UDO for the CG zoning district shall govern development taking place on the designated portion of the Site.

II. Permitted Uses and Maximum Development

A maximum of one hundred sixty (160) hotel rooms shall be permitted on the Site, including all accessory and incidental uses as permitted in the CG zoning district.

III. Transportation

- a. Petitioner shall install streetscape improvements along the Site's frontage(s) as generally depicted on the Rezoning Plan.
- b. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad north Western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- c. Petitioner shall comply with the CTR requirements for multimodal assessment, to be further coordinated with CDOT during the permitting phase of development.
- d. A Right-of-Way Encroachment Agreement is 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 construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability coverage requirements.
- e. The Rezoning Plan reflects the Subdivision-required connection and extension of Kanimbla Drive, built to U-05A2 office/commercial wide UDO requirements. However, if a Subdivision exception is granted or an abandonment petition approved for this portion of the Kanimbla Drive right-of-way, then the connection and right-of-way dedication shall no longer be required.
- f. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two (2) feet from the back of sidewalk where feasible.
- g. Unless otherwise stated herein, all transportation improvements shall be completed prior to the issuance of the first building certificate of occupancy for the Site.

IV. Environmental

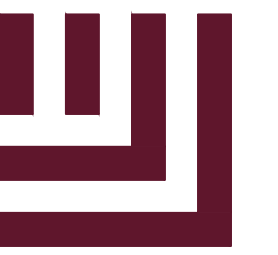
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Unified Development Ordinance, Stormwater Articles 23 through 28.
- b. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full 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.
- c. Development within any SWIM/PCSO Buffer, if applicable, shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance.
- d. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

V. Buffers, Landscaping, and Open Space

- a. Petitioner shall provide a twenty-five (25) foot wide Type B Landscape Yard along the northern property line, as generally depicted on the Rezoning Plan.
- b. **Common Open Space** shall be a dynamic and programmable open space centrally accessible to residents that provide a layering of activities designed for multiple users. To accomplish this, the design of the Amenitized Common Open Space area(s) shall consist of a minimum of four (4) or more of the following potential components, to be further coordinated during the land development process:

- 1. Enhanced plantings in excess of minimum planting standards required of the ordinance (this may be enhanced landscape yards, tree save, etc.). Enhanced plantings may also take the form of trees and/or planting beds (standard, raised and/or terraced with native species). Standards such as number, location, and foliage type of the enhanced plantings along with details related to dimensions of any planting beds (raised or otherwise) shall be provided during the permitting phase of development.

- 2. Specialty paving materials (not including standard finished concrete or asphalt). Primary or accent building materials may be used as specialty paver options. Alternate concrete finishing (etching, salt curing, board forming, etc.) is acceptable. Details in which the specialty paving materials are utilized to satisfy the requirements, including details/technical notes on said materials and the location in which they will be placed, shall be provided during the permitting phase of development.
- 3. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space. Details/technical notes on the shading intervention along with the location of install of shade structure or tree(s) shall be provided during the permitting phase of development.
- 4. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls and immovable benches. Seating requirements for publicly accessible open space shall be provided at 1 linear foot of seating per 30 square feet of public open space. Seating shall be a mixture of moveable and fixed. If utilized, locations of the seating, along with calculations confirming that the regulation has been met, shall be provided during the permitting phase of development.
- 5. Consist of a minimum dimension of 50 feet or more measured in all directions;
- 6. Public art, either in the form of murals, sculpture, or other mediums alongside the details of the art intervention (inclusive of type, size, and location) shall be provided during the permitting phase of development;
- 7. Interactive elements for the enjoyment of sensory stimulation. These elements may include but not be limited to music, water, and light and play details/technical notes to be provided during the permitting phase of development; and/or
- 8. Decorative lighting elements that include uplighting of trees or other open space elements and additional ambient lighting elements to enhance the experience of the space.



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2943 KANIMBLA DRIVE
REZONING PETITION # 2025-130
2943 KANIMBLA DRIVE
CHARLOTTE, NORTH CAROLINA 28214

REVISIONS

NO.	DATE	PER CITY COMMENTS
1	04.13.2026	PER CITY COMMENTS
2	05.11.2026	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC25260
FILENAME	SPEC25260-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	11.17.2025

SHEET

REZONING NOTES

RZ.02