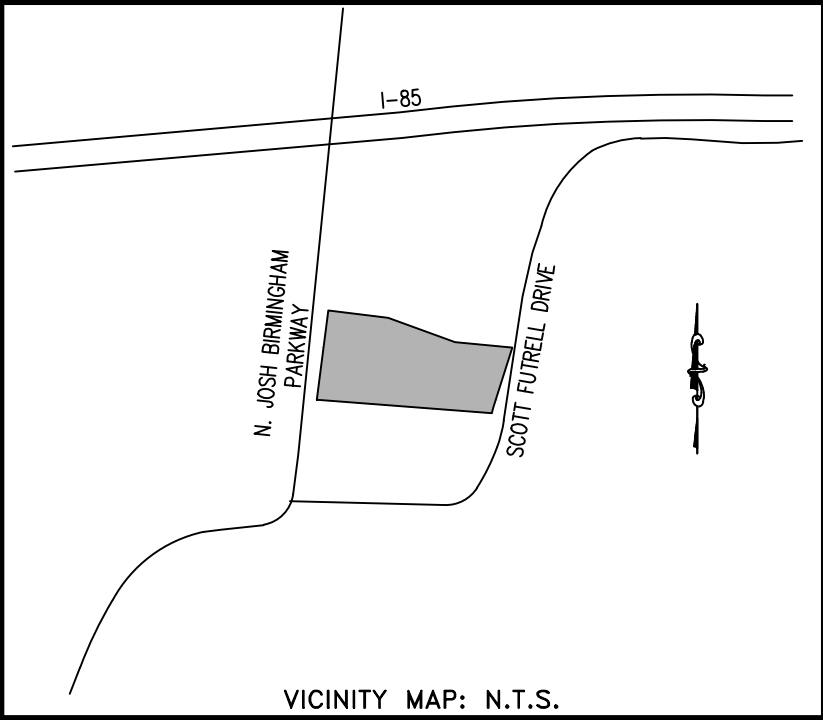
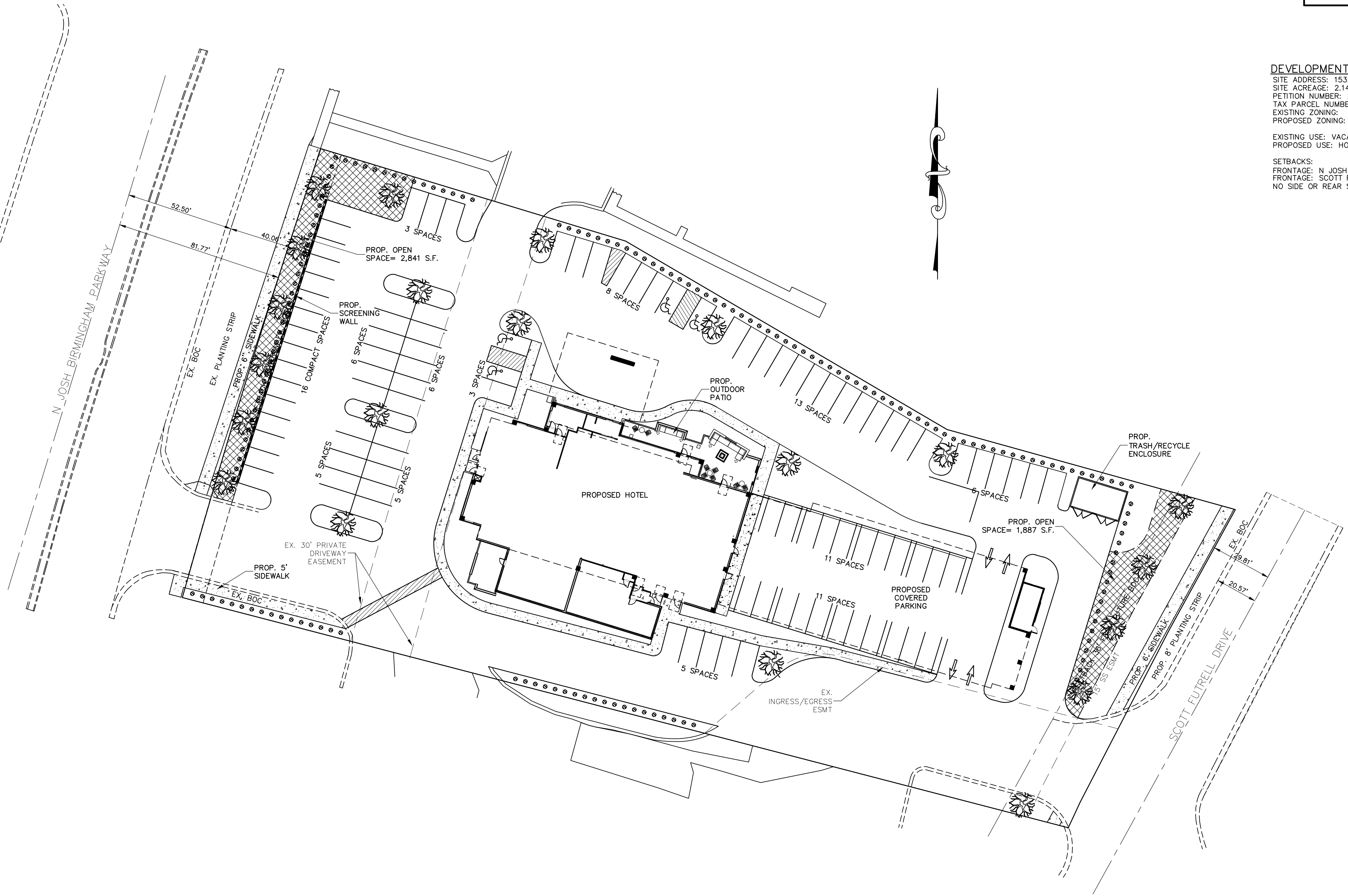




VICINITY MAP: N.T.S.

REZONING NOTES:

- GENERAL PROVISIONS
 - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY MILAN REAL ESTATE LLC (THE "PETITIONER") FOR AN APPROXIMATELY 2.14-ACRE SITE LOCATED ON EAST SIDE OF NORTH JOSH BIRMINGHAM PARKWAY, WEST AND NORTH OF SCOTT FUTRELL DRIVE, AND SOUTH OF INTERSTATE 85, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE COMPRISES TAX PARCEL NO. 061-283-02.
 - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
 - UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE CG ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINT AS WELL AS THE INTERNAL PRIVATE DRIVES, PARKING AREAS AND VEHICULAR CIRCULATION AREAS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
 - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 37 OF THE ORDINANCE.
- PERMITTED USES/DEVELOPMENT LIMITATIONS
 - THE SITE MAY ONLY BE DEVOTED TO A HOTEL USE AND ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE CG ZONING DISTRICT.
- TRANSPORTATION
 - VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT") IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND THE SITE LAYOUT AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE INTERNAL SIDEWALKS MAY MEANDER TO SAVE EXISTING TREES.
- A SCREENING WALL AND ENHANCED LANDSCAPING SHALL BE INSTALLED ALONG A PORTION OF THE SITE'S WESTERN BOUNDARY BETWEEN THE SIDEWALK AND THE SITE'S PARKING LOT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- ARCHITECTURAL STANDARDS
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL AND DESIGN STANDARDS OF THE ORDINANCE.
- OPEN SPACE/GREEN AREA
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE OPEN SPACE AND GREEN AREA REQUIREMENTS OF THE ORDINANCE.
- ENVIRONMENTAL FEATURES
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.
 - PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, ARTICLES 23 THROUGH 28. THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS THAT MAY BE 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 STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



DEVELOPMENT DATA

SITE ADDRESS: 1532 N JOSH BIRMINGHAM PARKWAY
SITE ACREAGE: 2.14 ACRES
PETITION NUMBER: 2026-038
TAX PARCEL NUMBER: 061-283-02
EXISTING ZONING: ML-1
PROPOSED ZONING: CG

EXISTING USE: VACANT
PROPOSED USE: HOTEL

SETBACKS:
FRONTAGE: N JOSH BIRMINGHAM PARKWAY= 40' FROM EX. BOC
FRONTAGE: SCOTT FUTRELL DRIVE= 36' FROM FUTURE BOC
NO SIDE OR REAR SETBACKS

GREEN AREA REQUIREMENTS

15% OR MORE OF THE DEVELOPED SITE SHALL BE GREEN AREA TO BE CREDITED AS PROVIDED FOR IN TABLE 20-5 GREEN AREA CREDITS IN THE CITY OF CHARLOTTE UDO.

SITE ZONING AND PLACE TYPE: CG ; TIER 2 PLACE TYPE

TOTAL SITE AREA: 2.137 ACRES: 93,052 S.F.

GREEN AREA REQ: 15% --> 0.321 ACRES: 13,964 S.F.

GREEN AREA TO BE MITIGATED

OPEN SPACE CALCULATION

REQUIRED OPEN SPACE= 5% SITE AREA (EXCLUDING R/W)

SITE AREA, EXCLUDING R/W= 93,052 S.F.

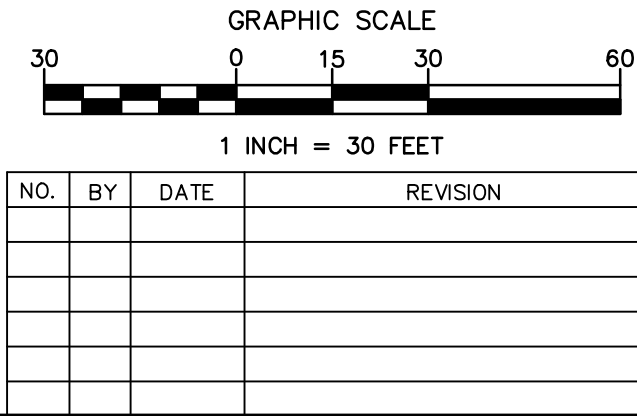
REQUIRED OPEN SPACE= 93,052 * .05= 4,652 S.F.

PROVIDED OPEN SPACE= 4,729 S.F.



PROPOSED OPEN SPACE

PRELIMINARY
FOR REVIEW PURPOSES ONLY



REZONING PETITION: RZP-2026-038

Project: HOTEL DEVELOPMENT			
1532 N JOSH BIRMINGHAM PARKWAY, CHARLOTTE, NC			
Title: SITE PLAN			
File #2026-038	Date: 09/14/26	Project Egr: BTU	
ISAACS GROUP		Design By: BTU	Scale: 1"=30'
CIVIL ENGINEERING DESIGN AND SURVEYING		Drawn By: CBH	
8720 RED OAK BOULEVARD, SUITE 420			
CHARLOTTE, N.C. 28217			
PHONE (704) 527-3440 FAX (704) 527-8335			
RZ1.0			