DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS

A. 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 THE 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.

B. 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").

C. 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.

D. 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.

E. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY ONLY BE DEVOTED TO A HOTEL USE WITH A MAXIMUM OF 125 HOTEL ROOMS AND ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE CG ZONING DISTRICT.

3. TRANSPORTATION

A. 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.

B. 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.

C. 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.

D. A MINIMUM 12–FOOT–WIDE MULTI–USE PATH THAT COMPLIES WITH ADA/PROWAG REQUIREMENTS SHALL BE INSTALLED WITHIN RIGHT–OF–WAY ALONG THE SITE'S FRONTAGE ON NORTH JOSH BIRMINGHAM PARKWAY AS GENERALLY DEPICTED ON THE REZONING PLAN AND SHALL BE MAINTAINED BY THE CITY OF CHARLOTTE.

E. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO NORTH JOSH BIRMINGHAM PARKWAY AS REQUIRED TO PROVIDE RIGHT–OF–WAY MEASURING 72 FEET FROM THE EXISTING CENTERLINE OF NORTH JOSH BIRMINGHAM PARKWAY, TO THE EXTENT THAT SUCH RIGHT–OF–WAY DOES NOT ALREADY EXIST.

F. PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO SCOTT FUTRELL DRIVE AS REQUIRED TO PROVIDE RIGHT–OF–WAY MEASURING 33.5 FEET FROM THE EXISTING CENTERLINE OF SCOTT FUTRELL DRIVE, TO THE EXTENT THAT SUCH RIGHT–OF–WAY DOES NOT ALREADY EXIST.

G. 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. PETITIONER SHALL CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

H. A MINIMUM 8–FOOT–WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SCOTT FUTRELL DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SIDEWALK ALONG THE SITE'S FRONTAGE ON SCOTT FUTRELL DRIVE (OR A PORTION OF THE SIDEWALK) SHALL BE LOCATED WITH A SIDEWALK UTILITY EASEMENT AS REQUIRED BY CDOT.

I. 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. RIGHTS–OF–WAY SHALL BE SET AT 2 FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

J. ALL TRANSPORTATION IMPROVEMENTS SET OUT IN THESE DEVELOPMENT STANDARDS SHALL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

K. ALL PUBLIC ROADWAY IMPROVEMENTS SHALL 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.

4. ARCHITECTURAL STANDARDS

A. MAXIMUM BLANK WALL AREA. THE MAXIMUM BLANK WALL AREA (GROUND FLOOR AND UPPER FLOOR; HORIZONTAL OR VERTICAL), AS DEFINED IN THE ORDINANCE, SHALL BE 20 FEET PER BUILDING.

B. MINIMUM GROUND FLOOR HEIGHT. ANY PRINCIPAL BUILDING ON THE SITE SHALL HAVE A MINIMUM GROUND FLOOR HEIGHT, AS DEFINED IN THE ORDINANCE, OF 14 FEET.

C. MAXIMUM SPACING FOR REQUIRED PROMINENT ENTRANCES. THE MAXIMUM SPACING FOR REQUIRED PROMINENT ENTRANCES, AS DEFINED IN THE ORDINANCE, SHALL BE 250 FEET.

D. MINIMUM GROUND FLOOR TRANSPARENCY. THE MINIMUM GROUND FLOOR TRANSPARENCY PERCENTAGE, AS DEFINED IN THE ORDINANCE, SHALL BE 50 PERCENT.

E. MINIMUM UPPER FLOOR TRANSPARENCY. THE MINIMUM UPPER FLOOR TRANSPARENCY PERCENTAGE, AS DEFINED IN THE ORDINANCE, SHALL BE 15 PERCENT.

F. PEDESTRIAN CONNECTION TO ENTRANCES. A MINIMUM OF ONE GROUND FLOOR ENTRANCE ALONG EACH FRONTAGE–FACING FAÇADE, EXCEPT FOR A "LIMITED ACCESS" FRONTAGE (AS DEFINED IN THE ORDINANCE), SHALL INCLUDE A PEDESTRIAN CONNECTION BETWEEN DOORS AND ADJACENT PEDESTRIAN FACILITIES, WHERE SUCH FACILITIES ARE PRESENT OR ARE REQUIRED BY THE ORDINANCE.

G. BUILDING MATERIALS. EACH OF THE FOLLOWNG BUILDING MATERIALS SHALL NOT EXCEED 25% OF THE SURFACE AREA OF EACH FAÇADE FACING NORTH JOSH BIRMINGHAM PARKWAY OR SCOTT FUTRELL DRIVE. THESE MATERIALS MAY ALSO BE USED WITHOUT LIMITATION AS A COMPONENT OF CONSTRUCTION WHEN NOT A SURFACE FINISH MATERIAL. THESE RESTRICTIONS DO NOT APPLY TO ACCESSORY BUILDINGS LESS THAN 1,000 SQUARE FEET OR GREATER THAN 250 FEET FROM A STREET, PLATTED RIGHT–OF–WAY, OR PUBLIC OPEN SPACE ESTABLISHING THE FRONTAGE, AS DEFINED BY ARTICLE 2 OF THE ORDINANCE.

1. CORRUGATED METAL SIDING, EITHER GALVANIZED OR WITH A PAINTED FINISH. AN ALTERNATIVE METAL SIDING MAY EXCEED THE LIMIT OUTLINED ABOVE IF THE METAL SIDING IS DEEMED A MORE DECORATIVE SURFACE FINISH MATERIAL AS APPROVED BY THE ZONING ADMINISTRATOR.

2. PLAIN CONCRETE MASONRY UNITS (CMU) HAVING NO INTEGRAL COLOR PIGMENT OR IMPROVED EXTERIOR SURFACE FINISH. FOR THIS STANDARD THE APPLICATION OF PAINT DOES NOT QUALIFY AS AN IMPROVED EXTERIOR SURFACE FINISH.

3. PLASTIC.

4. T–111 COMPOSITE PLYWOOD SIDING.

5. VINYL.

5. OPEN SPACE/GREEN AREA

A. A MINIMUM 30–INCH–TALL SCREENING WALL AND A MINIMUM 10–FOOT–WIDE ENHANCED LANDSCAPING AREA 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.

B. THE SITE'S PUBLIC OPEN SPACE SHALL CONSIST OF AT LEAST FOUR OF THE FOLLOWING ELEMENTS:

1. ENHANCED PLANTINGS IN EXCESS OF MINIMUM PLANTING STANDARDS REQUIRED BY THE ORDINANCE. SUCH ENHANCED PLANTINGS MAY INCLUDE A DOUBLE ROW OF SHRUBS AS GENERALLY DEPICTED ON THE REZONING PLAN.

2. SPECIALTY PAVING MATERIALS (NOT INCLUDING STANDARD FINISHED CONCRETE OR ASPHALT), PROVIDED THAT PRIMARY OR ACCENT BUILDING MATERIALS MAY BE USED AS SPECIALTY PAVER OPTIONS AS GENERALLY DEPICTED ON THE REZONING PLAN.

3. A SHADE STRUCTURE TO PROVIDE CONSISTENT SHADE IN THE OPEN SPACE AS GENERALLY DEPICTED ON THE REZONING PLAN.

4. A MINIMUM OF 40 LINEAR FEET OF PUBLICLY ACCESSIBLE SEATING. SUCH SEATING MAY INCLUDE ELEMENTS SUCH AS TABLES, CHAIRS, BENCHES, SEATING WALLS, AND SWINGS OR INTERACTIVE FURNITURE.

5. 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 AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

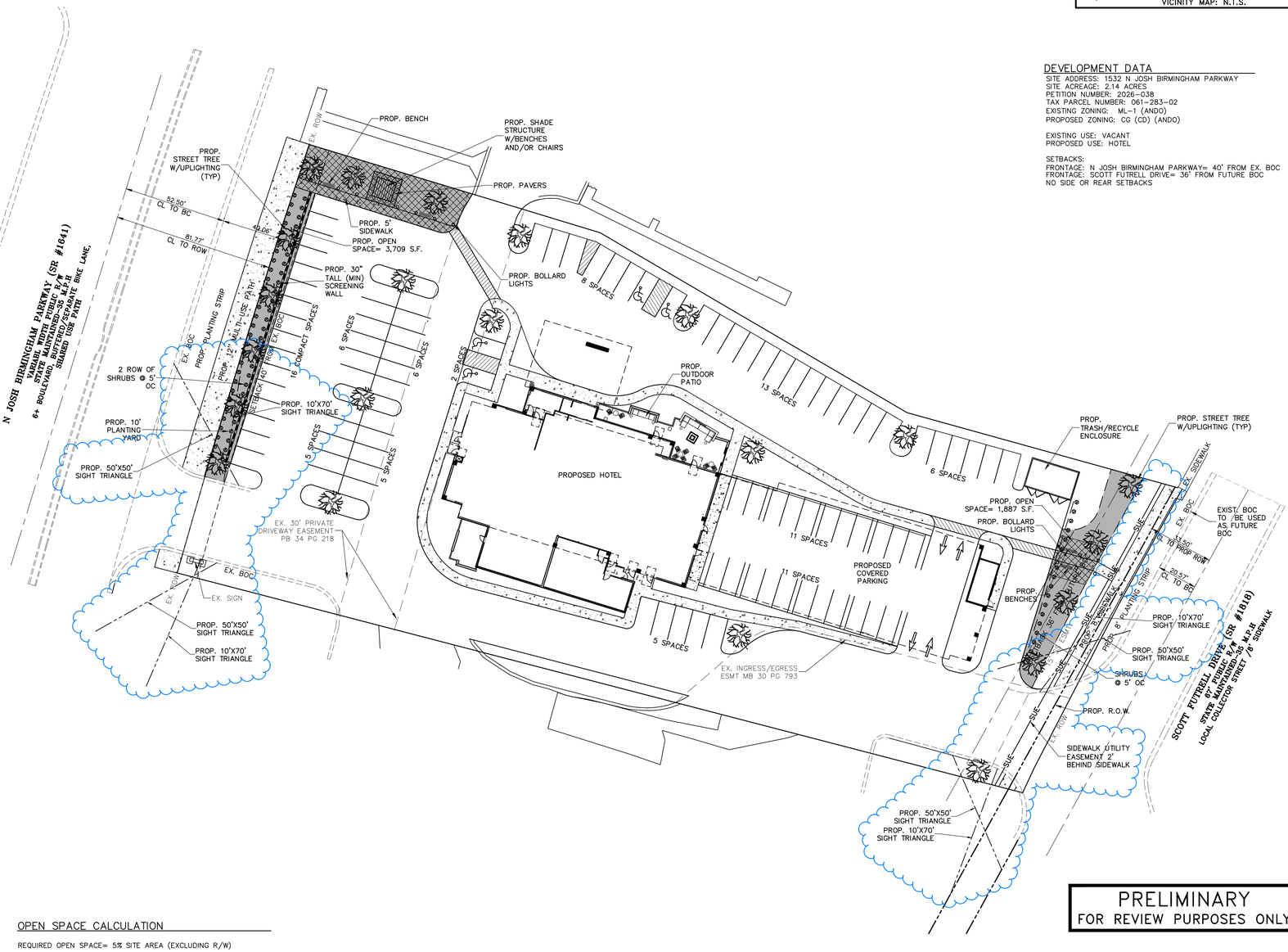
A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE 20 OF THE ORDINANCE.

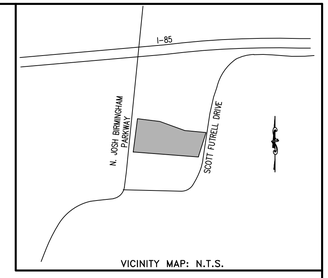
B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, ARTICLES 23 THROUGH 28. THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT 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.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. 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.

B. 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.





VICINITY MAP: N.T.S.

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 (ANDO)
PROPOSED ZONING: CG (CD) (ANDO)

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

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.

PUBLIC OPEN SPACE= 50% OF OPEN SPACES

REQUIRED= 4,729–.50= 2,364 S.F.

PROVIDED= 2,440 S.F.

PROPOSED OPEN SPACE

PUBLIC OPEN SPACES

PRELIMINARY
FOR REVIEW PURPOSES ONLY

GRAPHIC SCALE
30 0 15 30 60
1 INCH = 30 FEET

REZONING PETITION: RZP–2026–038

NO.	BY	DATE	REVISION
1	CBH	10/12/26	PER REVIEW COMMENTS
2	CBH	11/13/26	PER REVIEW COMMENTS

Project:
HOTEL DEVELOPMENT
1532 N JOSH BIRMINGHAM PARKWAY, CHARLOTTE, NC

Title:
SITE PLAN

File #:26128–SK.DWG | Date: 09/14/26 | Project Eqr: BTU | Design By: BTU | Drawn By: CBH | Scale: 1"=30'

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