

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Cram Holdings Group, LLC (the "Petitioner"). This rezoning Petition, and accompanying plan seeks to accommodate the development of a private auto club, hotel and ancillary uses on the approximate .17 acre site at 1212 South Boulevard (the "Site"). Development of the site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-MO zoning classification shall govern all development taking place on the site.

The Technical Data Sheet is accompanied by a development scheme which depicts potential development scenarios for the Site. This plan is referred to as the Schematic Site Plan. Detailed site planning and building design for the Site has not been finalized. The development scenario depicted on the Schematic Site Plan is intended to reflect a potential arrangement of proposed uses and elements on the Site. The exact placement, configuration, and size of the uses and elements may be altered during the design development and construction document phases of the project, within the limits described by this Technical Data Sheet, accompanying Development Standards, and the provisions of the Ordinance.

1. Permitted Uses

The Site may be devoted to any uses which are permitted by right or under prescribed conditions (together with any incidental or accessory uses and structures associated therewith) which are permitted under the Ordinance in the TOD-MO Zoning District. The Site has been designated by the Historic Landmarks Commission as a Historic Property, therefore certain allowances may be accommodated which may override the strict interpretation of the Ordinance, primarily the ability to park and maneuver in the setback and between the building and the setback...

2. Maximum Building Areas and Limitations:

- a. The Site may consist of uses including, but not limited to Hotel and ancillary uses including up to hotel units and interior storage for rare and luxury automobiles.
- b. The height of any building on the Site will not exceed 120 feet.
- c. The FAR within the Site will not be less than .75

3. Setbacks and Yards:

- a. The setback will be established a minimum of 16 feet from the back of the existing driveway apron which fronts the property, or as described in the transit area station plan for the area. Parking and maneuvering will be allowed in the setback due to the Historic Designation of the Property
- b. The side yard setback will remain 0, and the rear yard setback will be provided as described in the transit area station plan associated with the property, but not to exceed 10 feet, pending potential impacts and approvals by the Historic Landmarks Commission

4. Design and Performance Standards:

- a. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall
- of a building, then the side or rear of the building may be substituted for the wall. b. Wal-pak lighting is prohibited within the Site. c. Service areas will be screened from public view, and will be covered
- d. Signage will be designed and erected in accordance with the requirements of the

5. Parking:

- a. The number of parking spaces within the site will, as a minimum, satisfy the requirements
- of the Ordinance. b. The Petitioner reserves the right to maintain the existing apron along South Boulevard and to potential park and maneuver within the setback.

6. Storm Water Management:

a. Storm Water management will not be required for the site.

7. Vehicular Access and Roadways:

a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. b. The Petitioner reserves the right to seek abandonment of existing easements, alleyways, or other encumbrances within the site through quit claim procedure or other methods in order to create a compatible and integrated development.

8. Fire Protection:

a. Adequate fire protection will be provided in accordance with the requirements of the office of the Fire Marshall and building code in existence at the time of approval of this Petition.

9. Amendments to the Rezoning Plan:

a. Future amendments to the Petition, or portions thereof may be applied for by the then Owner of the Parcel or Parcels within the site in accordance with provisions of Chapter 6 of the Ordinance. The Petitioner reserves the right to seek variances through the zoning board of adjustment for any necessary modifications to the Site in the future.

10. Binding Effect of the Rezoning Documents and Definitions:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site, and their respective successors in interest and assigns
- b. 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 the Site from time to time who may be involved with any future development thereof.

SITE DATA:

TOTAL ACREAGE: ±0.17 AC. EXISTING ZONING: B-2 PROPOSED ZONING: EXISTING BUILDING AREA: PROPOSED BUILDING AREA:

TOD-MO 4400 SQUARE FEET 9,500 SQUARE FEET TOTAL (4400SF EX. 5,100 SF PROP.)

EXISTING PARKING: 4 SPACES

REQUIRED - HOTEL USE = 1 PER ROOM

3 ROOMS - 3 SPACES PROVIDED = 4 SPACES

TAX PARCEL #'S:

PROPOSED PARKING:

123-036-08 123-036-09 123-036-10 123-036-11

CONSULTANTS:

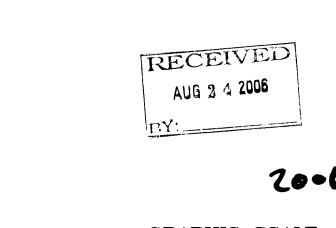
LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING 5815 WESTPARK DRIVE CHARLOTTE, NORTH CAROLINA 28217 (704) 525-6350

PETITIONER:

CRAM HOLDINGS GROUP, LLC 3409 MEADOW BLUFF DRIVE CHARLOTTE, NORTH CAROLINA 28226 (704) 341-4111

NOTE:

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICTS A POSSIBLE DEVELOPMENT SCHEME. FINAL LAYOUT WILL BE DETERMINED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PREPARATION.



(IN FEET)

1 inch = 10 ft.

2006-154 GRAPHIC SCALE

125-2579-00

The 2 Club

PRINCIPAL IN CHARGE J. Gamble, ASLA

PROJECT MANAGER

D. Powlen

D. Powlen, RLA

Rezoning Plan

www.littleonline.com

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