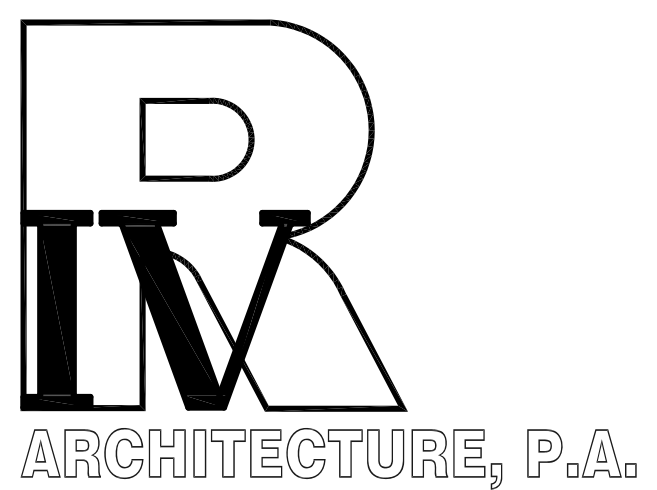


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Project
Park South Dr. Hotel
6026 Park South Drive
Charlotte, NC

RECEIVED
By Michael Cataldo at 9:50 am, Feb 29, 2012

**CV₁**

- I. Development Data
 - a. Site Acreage: 0.65 ACRES
 - b. Tax Parcel Included in Rezoning: 17125211
 - c. Existing Zoning: R-3
 - d. Proposed Zoning: MUDD
 - e. Existing and Proposed Uses: No existing use - Proposed use = Hotel
 - f. Number of Residential Units by Housing Type: n/a
 - g. Residential Density: n/a
 - h. Square Footage of Non-Residential Uses by Type: Hotel = 55,100 Sq. Ft.
 - i. Floor Area Ratio: Proposed = 1.9
 - j. Maximum Building Height: 120 Feet Max. / approx 60 Feet Proposed
 - k. Number of Parking Spaces: approx 86 Spaces
 - l. Amount of Open Space: Provided = 6,731 Sq.Ft. = 23% of lot area
- II. General Provisions
 - a. These Development Standards form a part of the Rezoning Plan associated with the rezoning petition filed by R4 Architecture & Owner to accommodate the use and redevelopment of 28,281 square foot site located at 6026 Park South Drive, hereinafter referred to as the 'Site'. The redevelopment of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinances (the 'Ordinance') for the UR-C zoning district, unless more stringent standards are established by the Development Standards or the Rezoning Plan.
 - b. The site plan, building envelope, and elevations contained within this submittal, shall be constructed on the site substantially similar in appearance to what is shown in these documents. Changes and Alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction documents.
- III. Optional Provisions
 - a. n/a
- IV. Permitted Uses
 - a. Allowed Uses: Hotels & Motels
- V. Transportation
 - a. Transportation Improvements constructed in conjunction with Development: Alleyway at north side of lot with access via South Park Drive is a confirmed dedicated Right-of-way for ingress and egress easement, as well as Fire Department access.
 - b. Parking Location: Minimal Parking at Ground Level, remainder of parking in below ground parking structure/deck.
 - c. Location of Existing and Proposed Thoroughfares: See Site Plan
- VI. Architectural Standards
 - a. Building Materials: Brick, Stucco EIFS, Glass, & Metal Panels to relate to neighborhood/urban fabric. No vinyl siding on building, but vinyl windows permitted.
 - b. Building Scale: One building, 5 Stories, 60 feet tall
 - c. Treatment of urban design and architectural elements: Building sited to respect residential component adjacent to the property at the rear, and engage the urban fabric at the streetfront.
- VI. Architectural Standards (Continued)
 - d. Treatment of solid waste and recycling enclosures: A trash and recycling enclosure will be located at the rear of the alleyway and shall be designed to compliment the architecture of the building, as well as comply with the Ordinance.
- VII. Streetscape and Landscaping
 - a. Streetscape (sidewalk & planting strip) standards: A 6 foot wide planting strip and 6' wide sidewalk will be constructed along Park South Drive complying with the Ordinance.
 - b. Special Landscape, buffer, screening treatment: A 5 foot wide landscape area is allocated along the southern property line for screening the parking deck from the adjacent property. Landscape screening shall comply with the Ordinance.

- VIII. Environmental Features
 - a. Tree save areas:A tree save area is located at the rear (west) property line to shield the residential neighborhood from the developments.
 - b. PCCO Treatment: Petitioner will comply with the adopted Post Construction Controls Ordinance.
 - c. Environmental provisions per Environmental General Development Policies: n/a
- IX. Parks, Greenways, and Open Space
 - a. Privately constructed open space: n/a
- X. Fire Protection
 - a. Building to be fully sprinkled (NFPA 13) and fire resistive ratings per code. Fire lane access at streetfront and adjacent alleyway.
- XI. Signage
 - a. New signs installed on the building or site shall comply with the applicable requirements of the Ordinance.
- XII. Lighting
 - a. n/a
- XIII. Phasing
 - a. n/a
- XIV. Other
 - a. An additional 40 foot setback at the rear (west) property line has been implemented to buffer the residential properties from the development although only a 10' building separation is required per the zoning ordinance. In addition, a tree save location in this area will further buffer the residential component.

Project
Park South Dr. Hotel
6026 Park South Drive
Charlotte, NC

Owner

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Revision **Date**

Drawn By ZMS
Checked By MJR
Issue Date 2/27/12
Project No 070000

Sheet Title
Park South Drive Hotel
Zoning Data

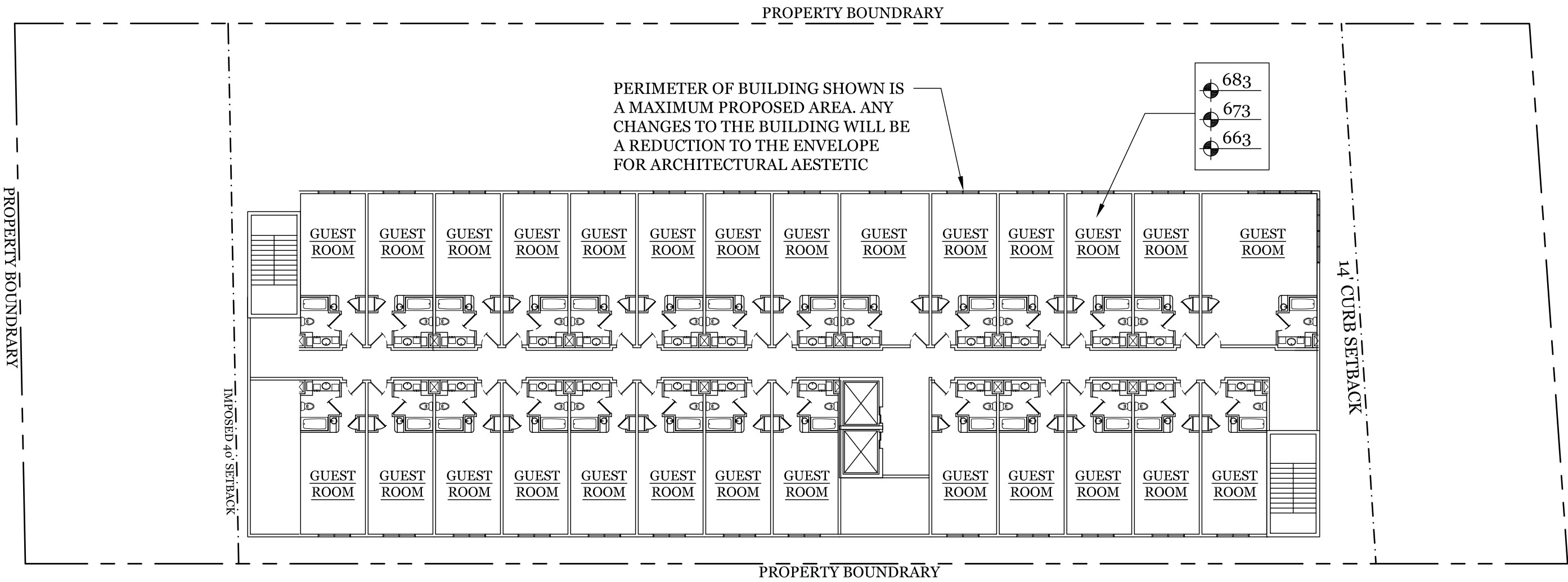
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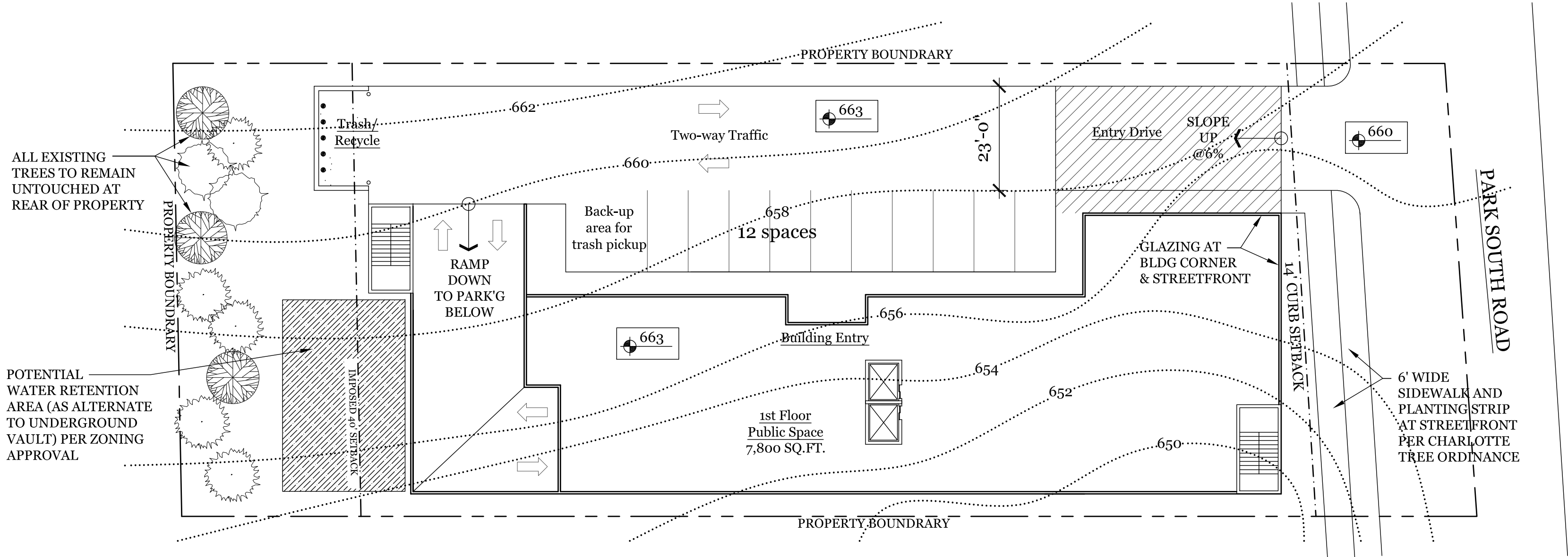
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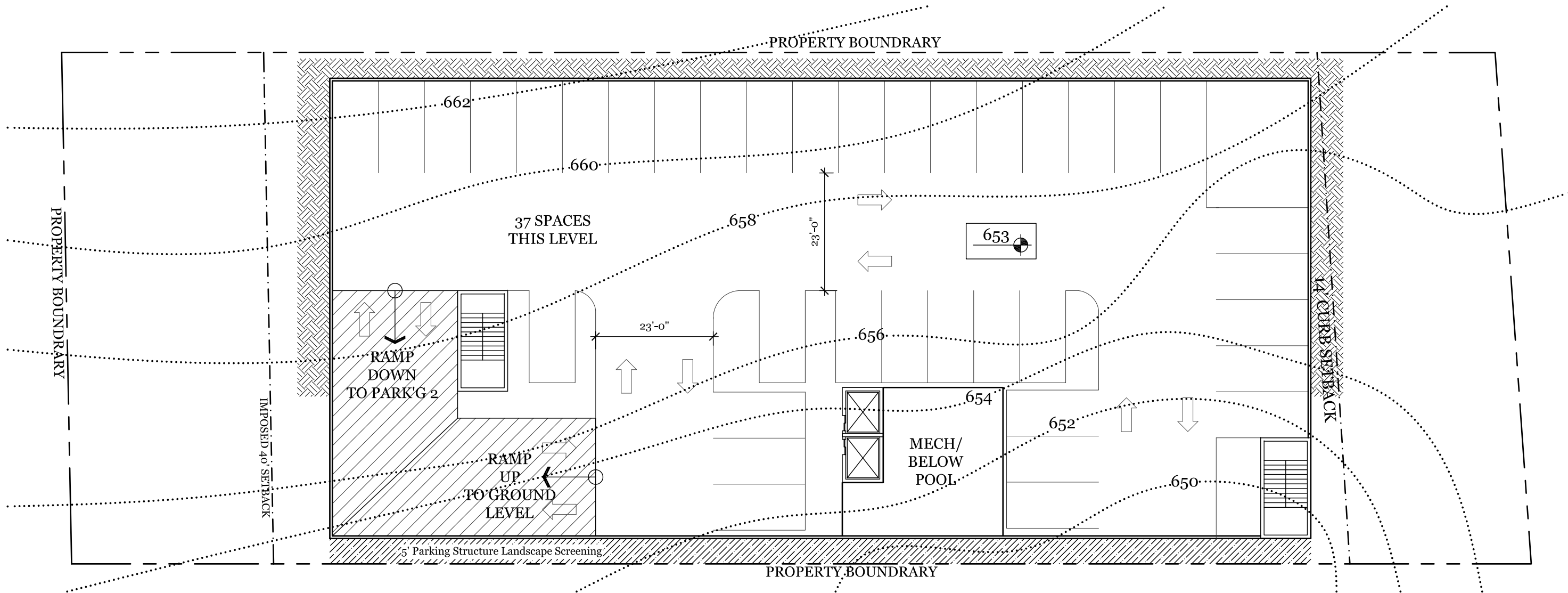
Owner



2 **Upper Levels 2nd, 3rd, 4th, & 5th**
1"=30'-0" EL @ 663', 673', 683', & 693'



2 **Ground Level Plan**
1"=30'-0" EL @ 653'



1 **Underground Parking Levels 1 & 2**
1"=30'-0" EL @ 653' & 643'

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Checked By MJR
Issue Date 2/27/12
Project No 070000

Sheet Title
Park South Drive Hotel
Floor Plans &
Zoning Data

Sheet Number

A1.0

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Revision **Date**

Drawn By ZMS
Checked By MJR
Issue Date 2/27/12
Project No 070000

Sheet Title
Park South Drive Hotel
Elevations

Sheet Number
A2.0

MATERIAL LEGEND	
1	BRICK VENEER
2	METAL WALL PANEL SYSTEM
3	STUCCO/EIFS FINISH
4	ALUMINUM PARAPET CAP FLASHING
5	ALUMINUM STOREFRONT/GLAZING SYSTEM
6	BRAND SIGNAGE
7	METAL RAILING
8	METAL SUN SHADING DEVICE
9	METAL CANOPY/AWNING/CANTELIVER



2 **Front/Street Elevation**
Elevation @ Park South Dr.



1 **Side/Entry Elevation**
Elevation @ Alleyway