

**Development Summary** 

Tax Parcel ID#:
<b>Total Site Acreage:</b>
<b>Existing Zoning:</b>
Proposed Zoning:

Height: Hotel:

22504506 1.94 acres B-1 (SCD) MUDD-O

4 Stories / 60' Max. 130 Guestroom Max.

**04** | SITE DATA scale:

## 1. General Provisions

These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition filed by October 24, 2016 to rezone property tax parcel 22504506 (the "Site") from the B-1 (SCD) Zoning District to the MUDD-O Zoning District in order to accommodate a hotel development, as depicted on the Rezoning Plan.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

### 2. Optional Provisions

Petitioner seeks approval of an optional provision to allow parking between the street and one wing of the proposed hotel structure.

### 3. Permitted Uses

The Site may be devoted to hotel uses together with any other uses allowed in MUDD Zoning.

### 4. Maximum Development

The number of hotel rooms allowed on the site shall not exceed 130 hotel guestrooms, and ancillary meeting space, office space, hotel dining space and indoor pool / fitness.

### 5. Transportation

Vehicular access points shall be limited to one driveway on Piper Station Drive as generally depicted on the rezoning plan.

### 6. Architectural Standards

The petitioner is proposing a style of architecture, generally in keeping with the architectural vocabulary established on Rea Road and Piper Station Drive. Allowable building materials include masonry, stucco, synthetic stucco, cementitious siding, and metal panels. The petitioner commits to engaging both road frontages with guestroom windows and public spaces that engage the street. Clear glass will be utilized on all first floor openings.

### 7. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance. The petitioner commits to an active fountain in the retention pond.

### 8. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures.

### 9. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

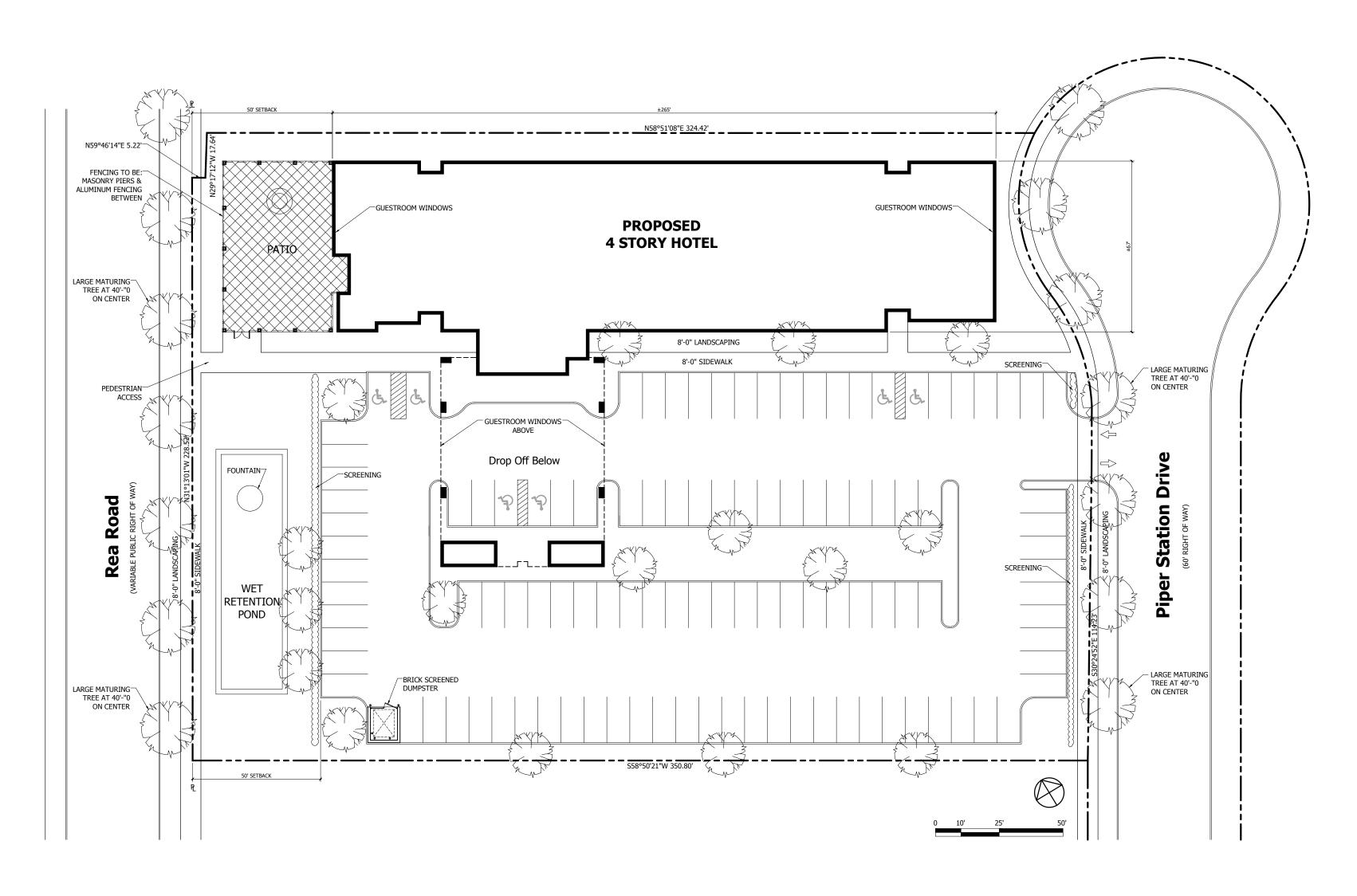
**10. Binding Effect of the Rezoning Documents and Definitions** 

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

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 any part of the Site from time to time who may be involved in any future development thereof.



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# Petition No. 2016-XXX For Public Hearing

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ILLUSTRATIVE PLAN & NOTES			