

#### **General Provisions**

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example) those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes Chapter 6, 9, 12, 20, 21, of the City Code Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where specified conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review submission, the conditional notes on this plan shall apply.
- 2. The Site Plan is schematic in nature and represents a firm concept of development with regard to the arrangement of the buildings, parking areas, and circulation patterns. In order to meet the specific needs of future tenants and users, minor changes of detail which do not alter the basic layout and relationships to abutting sites are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 6.207. This includes alterations to building locations, parking arrangements, vehicular drives and curb cuts, as long as the intent of the Unified Master Plan is met.
- As a Unified Master Plan overall parking requirements will be met for specific tenants, with potential cross easements allowed.
- The Petitioner will provide a stub road on the north side of the property (as depicted on the Illustrative Plan) in order to provide future connectivity to Tuckaseegee Road. The Petitioner also agrees to provide stub roads to the east and west as illustrated.

#### **Permitted Uses**

1. The petitioner will be permitted to integrate any Uses allowed in the

## **Architectural Guidelines**

- The Buildings will have a unified architectural character and will be constructed of brick, stone, stucco, synthetic stucco, cementitious siding, or architectural metal panels. Minimum masonry requirement will be 20%, cumulative of all sides. Any decorative masonry site walls adjacent to the buildings will count toward this minimum. Any sloping metal roofs to be standing seam metal, terra cotta tiles or synthetic terra cotta tiles.
- 2. The heights of the buildings will be as allowed in B-2 Zones, including any height increases.
- Building elevations shall not have expanses of blank walls greater than 20 feet in all directions. Architectural features such as, but not limited to, banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such
- Building bays will be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections or recesses), columns, pilasters, change in materials or colors. awnings, arcades or other architectural features.

Multi-story buildings should have a minimum of 20% transparency on all upper stories. acades facing Grand Lake Drive, including properties across the Lake shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 20% of the requirement may be comprised of display windows. These display windows must maintain a minimum of 3' clear depth between the window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.

#### Lighting

- 1. The maximum height of any freestanding fixture shall not exceed 25' including its
- The petitioner will provide a Unified Lighting Plan for all Public and Private Streets, including similar light and light poles throughout the development.
- All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

## Streetscape & Landscaping

- Petitioner will provide a Unified Master Landscaping Plan, including required street trees and parking lot landscaping as per the Ordinance.
- Petitioner agrees to provide an 8' planting strip and 5' wide sidewalk along all proposed Public or Private Streets. Streetscape improvements are allowed to be phased and implemented as future buildings are developed.
- Proposed buffers required for adjacencies to R-17MF may be reduced as per the current adapted Ordinance, if the adjacent R-17MF property is rezoned to a more intense Zone.

### **Development Data**

Tax Parcel Number: 06125112

Acres:  $\pm$ /- 20.090 minus  $\pm$ /- 3.39 acres (previously rezoned) =  $\pm$ /- 16.7 acres

**Existing Zoning:** R-17 MF **Proposed Zoning:** B-2 (CD)

**Proposed Use:** Hotels, Restaurants and any Uses permitted in B-2

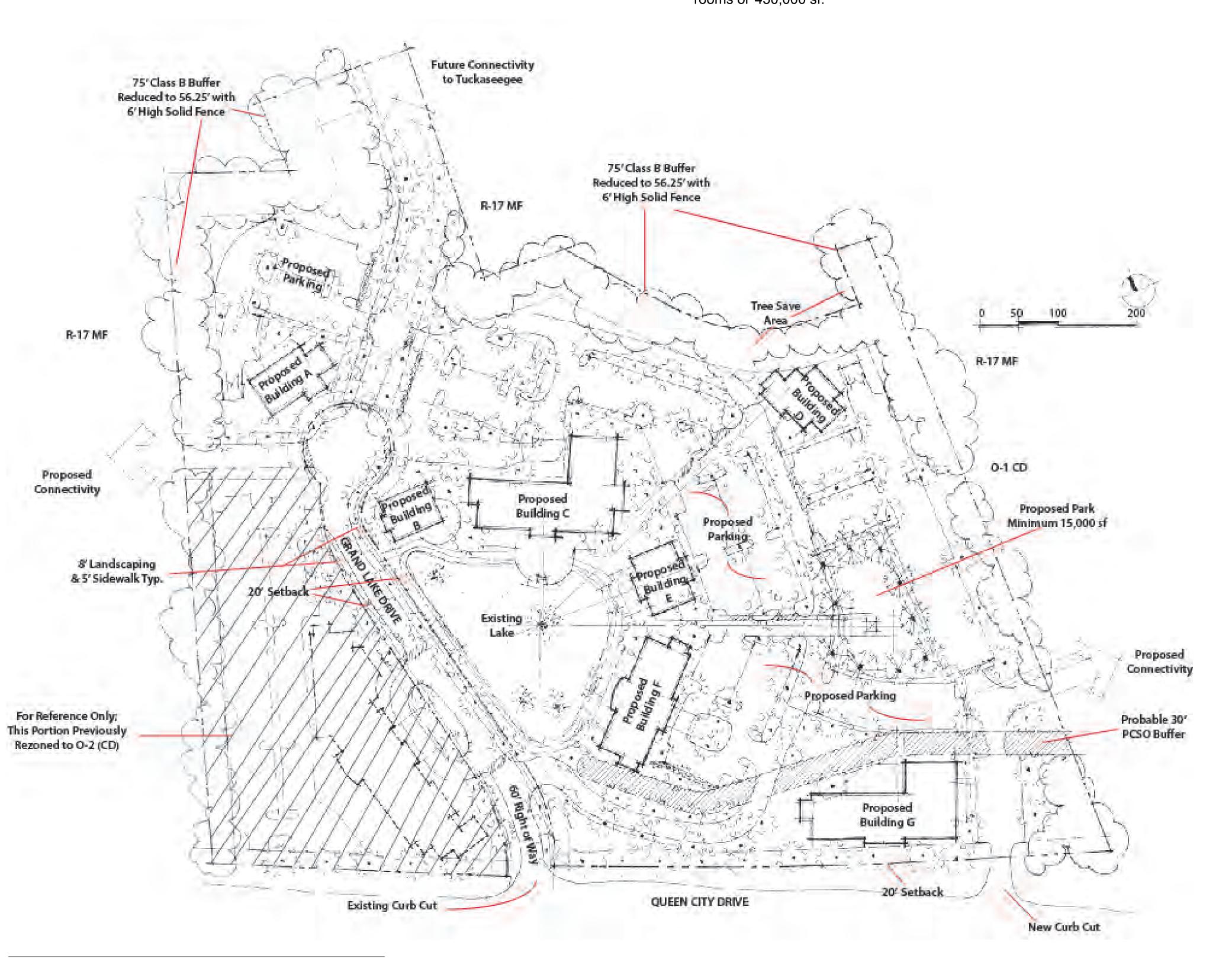
**Proposed Building A:** 6,250 sf maximum **Proposed Building B:** 6,250 sf maximum

Proposed Building C: 150 guestrooms / 150,000 sf maximum

**Proposed Building D:** 6,250 sf maximum **Proposed Building E:** 6,250 sf maximum

**Proposed Building F:** 150 guestrooms / 150,000 sf maximum Proposed Building G: 150 guestrooms/ 150,000 sf maximum

Note: The areas of the hotels, restaurants and retail can be shifted between the various buildings, as long as the total of restaurant / retail does not exceed 25,000 sf and the total of hotels does not exceed 450 hotel rooms or 450,000 sf.





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ILLUSTRATIVE PLAN

MASTER PLAN



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## **GRAND LAKE VILLAGE**

**PETITION NO. 2019-089** FOR PUBLIC HEARING

Grand Lake Drive & Queen City Drive Charlotte, NC 28208 ODA Project No. 193398

# Issue Date

**REVISIONS** Description REZONING SUBMITTAL 5.30.2019 REZONING COMMENT RESPONSES 09.13.2019