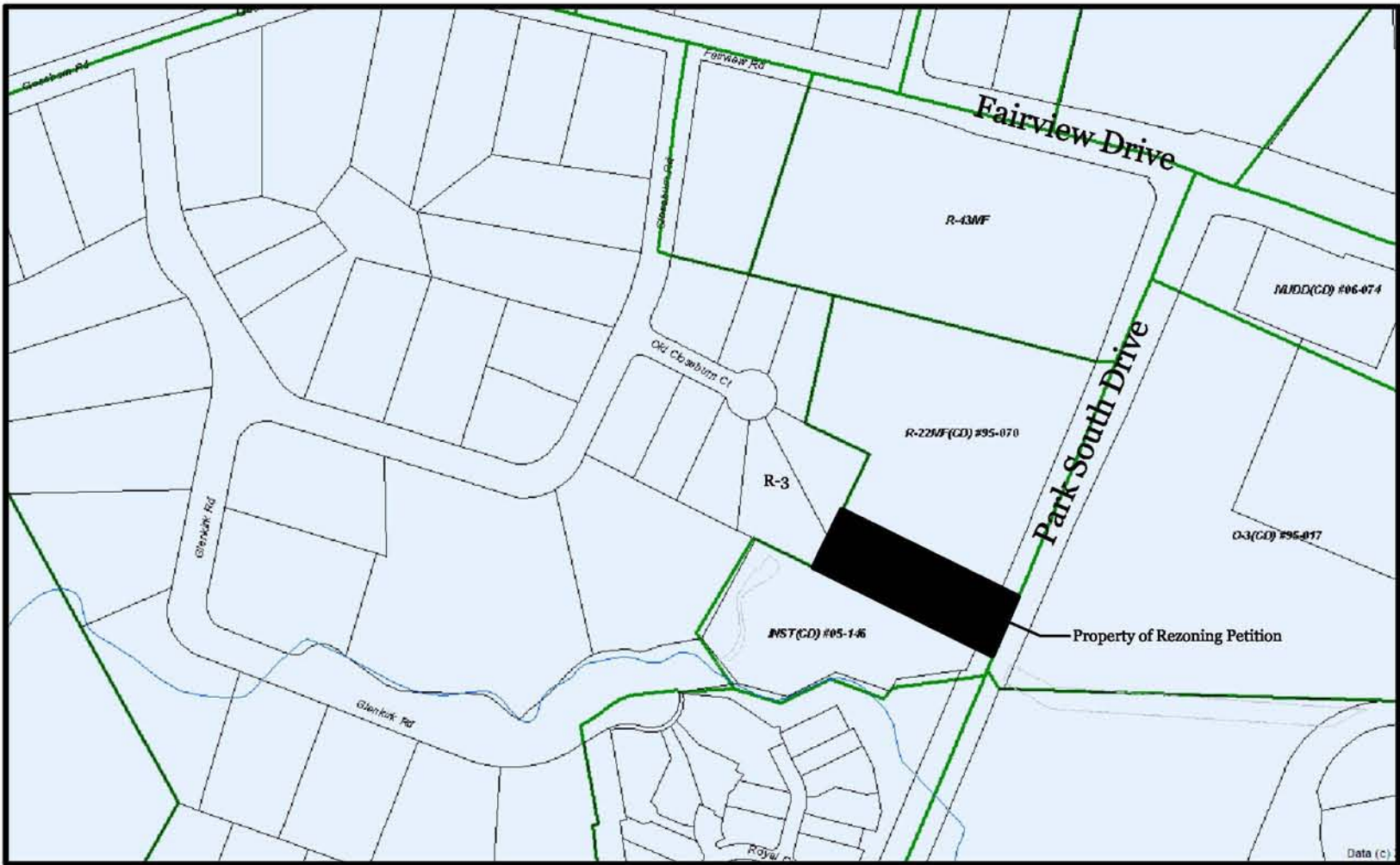


Park South Drive Hotel

Charlotte, North Carolina

RECEIVED
By Michael Cataldo at 12:08 pm, Apr 13, 2012



Area Map



Rezoning Petition Resubmittal - 4/14/2012

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

Owner

RIV
ARCHITECTURE, P.A.
10230 BERKELEY PLACE DRIVE
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Revision	Date
1 Zoning Comments	4/13/12

Drawn By	ZMS
Checked By	MJR
Issue Date	4/13/12
Project No	070000

Sheet Title
Park South Drive Hotel

Sheet Number
CV1

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- 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 (CD)
 - 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: 5 Stories & 60 Feet Max. (w/ 2 levels underground)
 - k. Number of Parking Spaces: Required: 54 spaces @ 0.5/room min
Proposed: 86 Spaces @ 0.8/room
 - l. Amount of Open Space: Required = 1 per 150 sq.ft. = 181 sq.ft.
Provided = 400 Sq.Ft.
 - m. Maximum Number of Guestrooms: 108 Rooms Max.
- 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 27,291 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 MUDD 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, and subject to Section 6.207.
- III. Optional Provisions
 - a. n/a
- IV. Permitted Uses
 - a. Allowed Uses: Hotels & Motels
- V. Transportation
 - a. Dedication and reservation of street right-of-way to City/NCDOT: Street ROW will be reserved as shown on the plans to meet the requirements of the City/NCDOT. A R.O.W width of 70' has been allotted, as well as an additional 5' for a future bike lane. See Plans.
 - b. Transportation Improvements constructed in conjunction with development: Private Drive at north side of lot with access via South Park Drive is for site ingress and egress.
 - c. Public vs. Private Streets: See Plan
 - d. Parking Location - surface or decked: Minimal surface parking located at ground level entry with remainder located in below ground parking deck/structure.
 - e. Transit Facilities: n/a
 - f. Right-of-way abandonment to be requested: n/a
 - g. Location of proposed bike/pedestrian improvements: See Plan
 - h. Location of existing and proposed thoroughfares: See Plan
- VI. Architectural Standards
 - a. Building Materials: Brick, Stucco/EIFS, Glass, & Metal Panels to relate to neighborhood. No vinyl siding on building, but vinyl windows permitted
 - b. Building Scale: One building, 5 Stories, 60 feet tall, over 2 levels underground parking
 - c. Treatment of urban design and architectural elements: Building sited to respect residential component adjacent to the property at the rear, and engage the streetfront.
 - d. Treatment of solid waste and recycling enclosures: A trash and recycling enclosure will be located at the rear of the private drive, and shall be designed to compliment the architecture of the building, as well as comply with the Ordinance.
 - e. Fence/wall standards: Blank walls facing public right-of-way will not exceed 20' max.

- VII. Streetscape and Landscaping
 - a. Streetscape (sidewalk & planting strip) standards: 8' planting strip and 6' wide sidewalk will be constructed along Park South Drive complying with the Ordinance.
 - b. Special Landscape, buffer, screening treatment: area is allocated along the southern property line for screening the parking deck from the adjacent property. Landscape screening shall comply with the Ordinance.
 - c. A 27 foot 'Class B' buffer will be provided along the rear property line to buffer the site from the abutting single family use and zoning. The buffer shall not be reduced in width and shall remain undisturbed except to add supplemental plantings to meet the planting requirements for a 'Class B' buffer.
- 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: See Plan
- 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. Maximum height of detached lighting to be 25 feet.
- XIII. Phasing
 - a. n/a
- XIV. Other
 - a. A 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.

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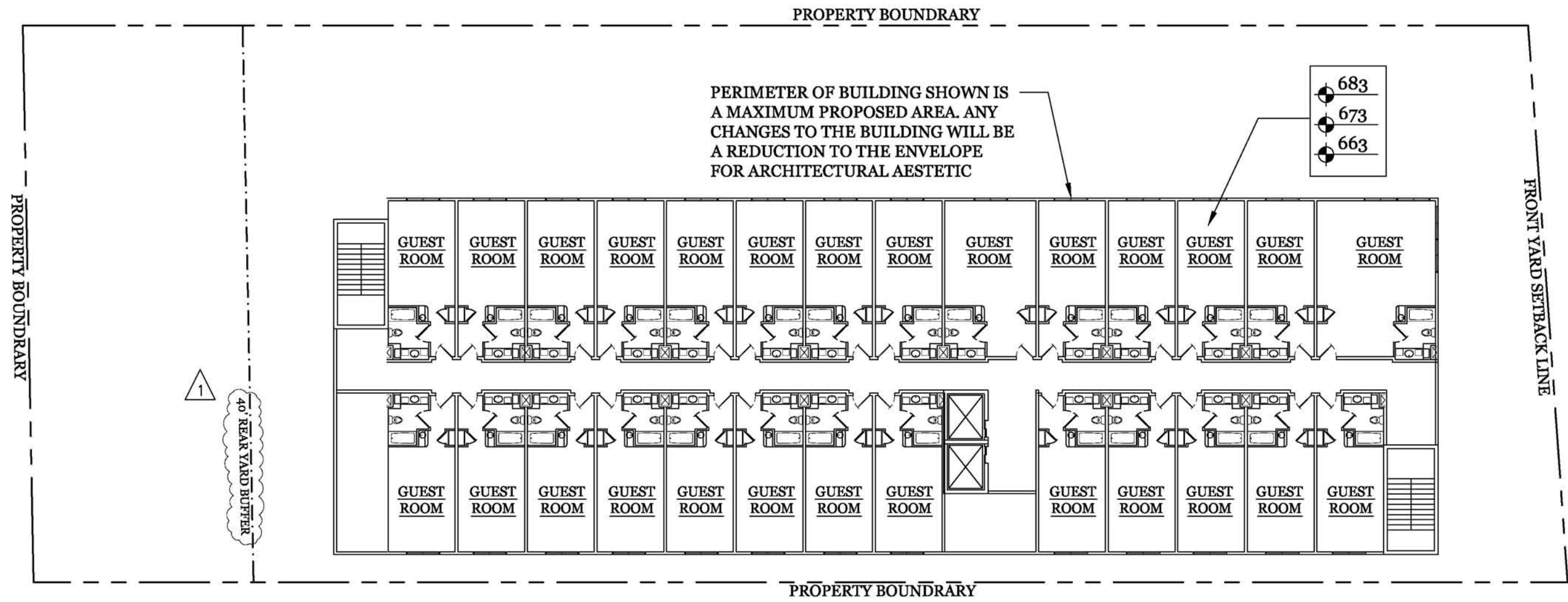
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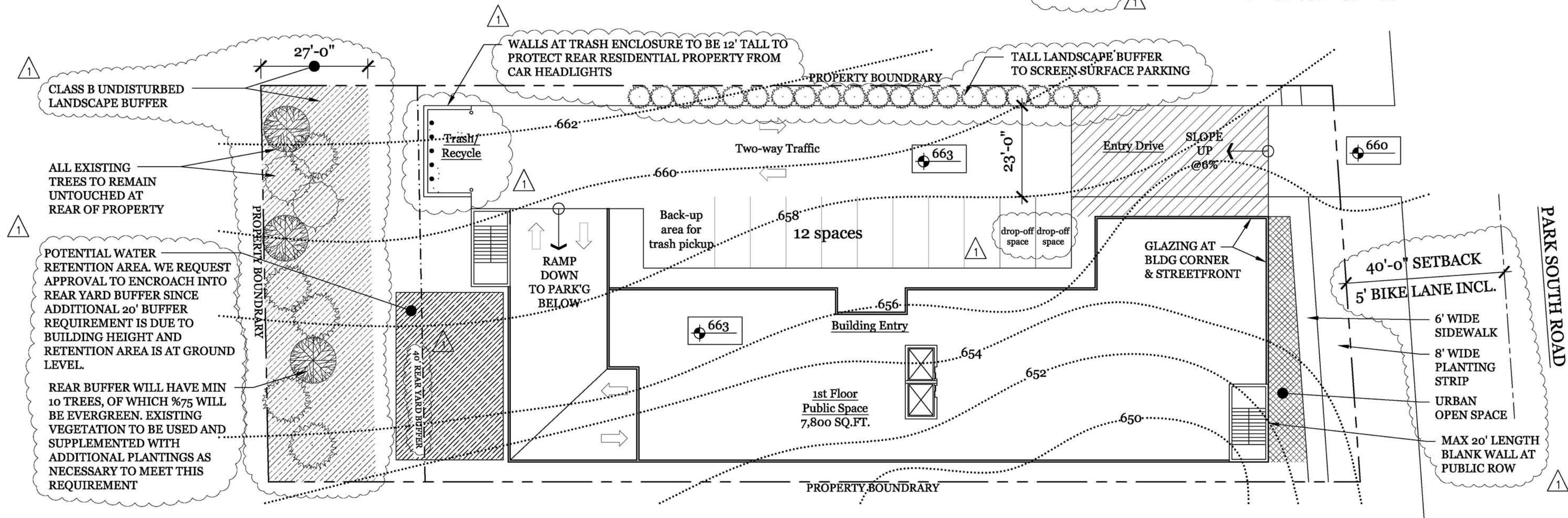
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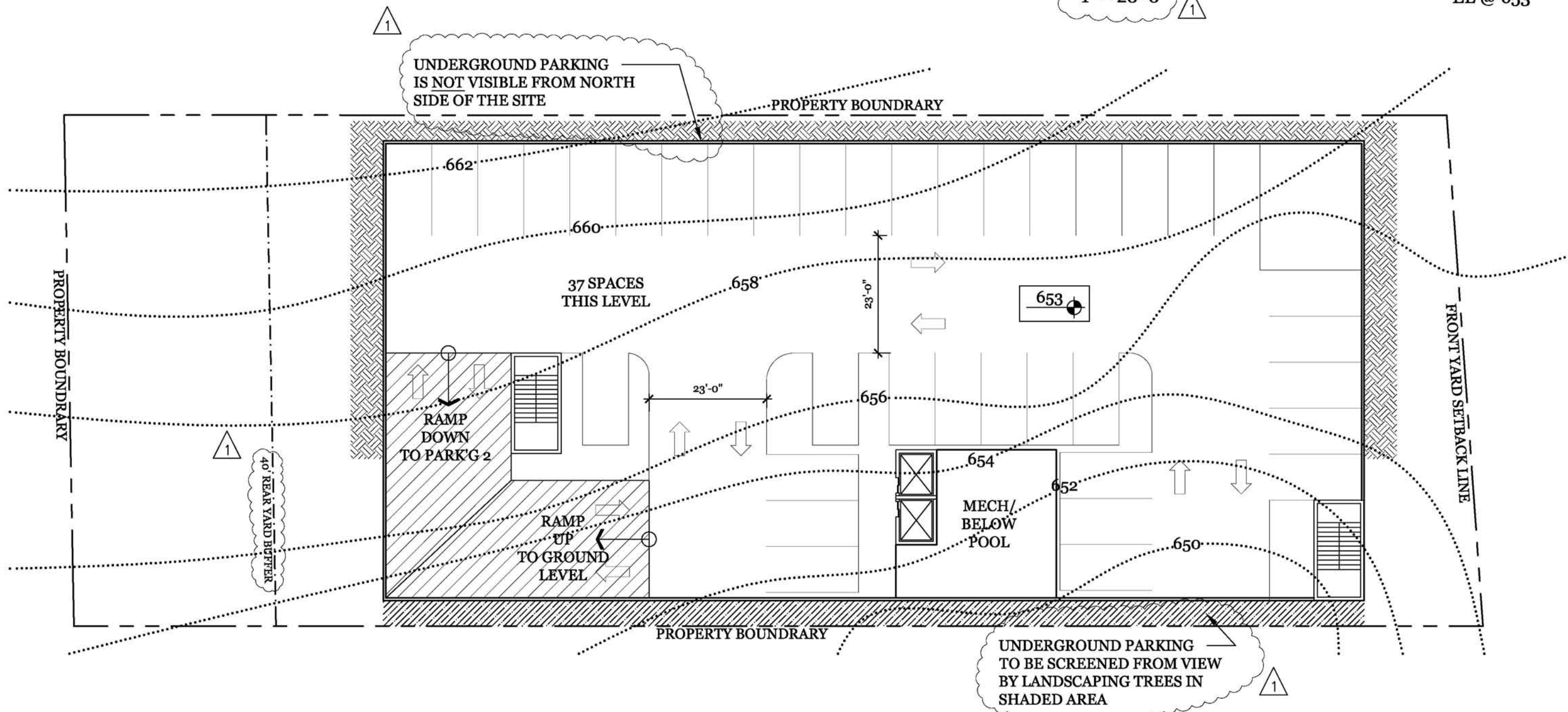
Owner



2 Upper Levels 2nd, 3rd, 4th, & 5th
1" = 20'-0" EL @ 663', 673', 683', & 693'



2 Ground Level Plan
1" = 20'-0" EL @ 653'



1 Underground Parking Levels 1 & 2
1" = 20'-0" EL @ 653' & 643'

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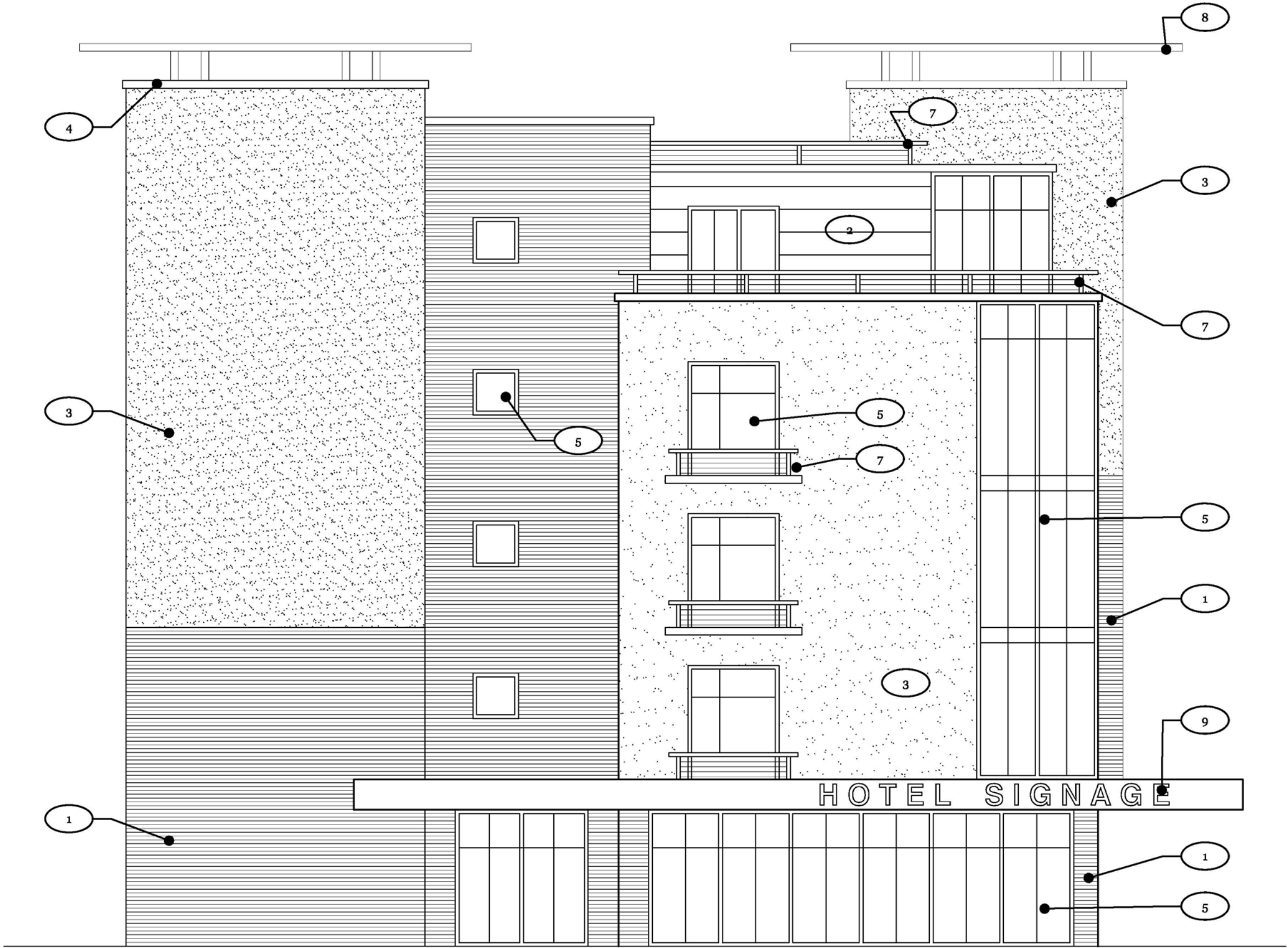
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Park South Drive Hotel
Floor Plans &
Zoning Data

Sheet Number
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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
East Elevation

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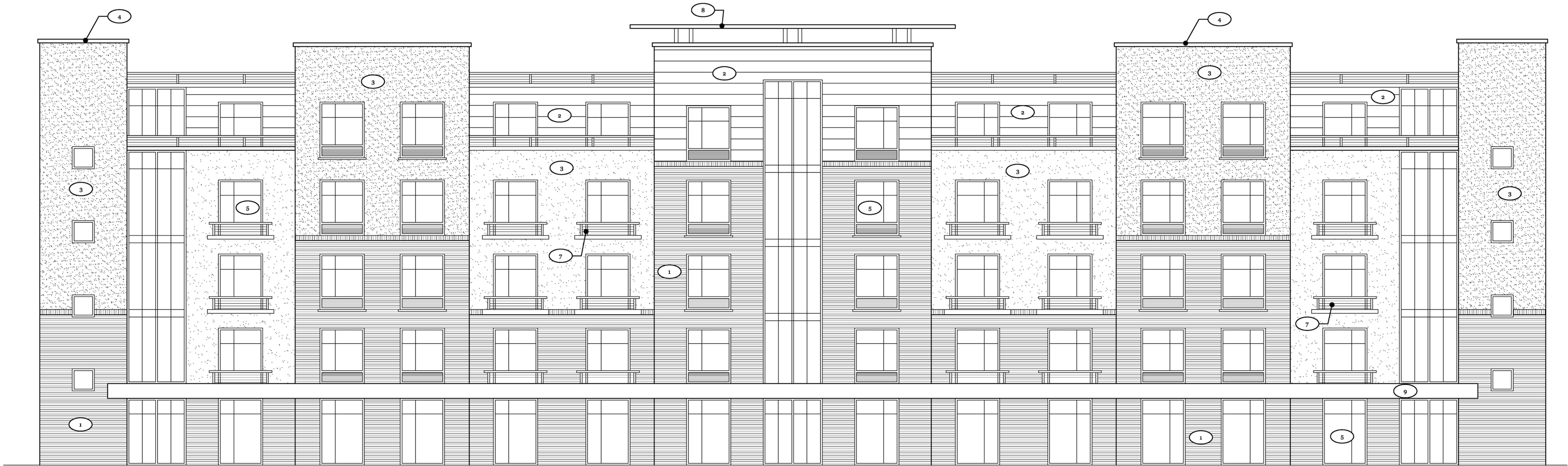
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Sheet Title
Park South Drive Hotel
Elevations

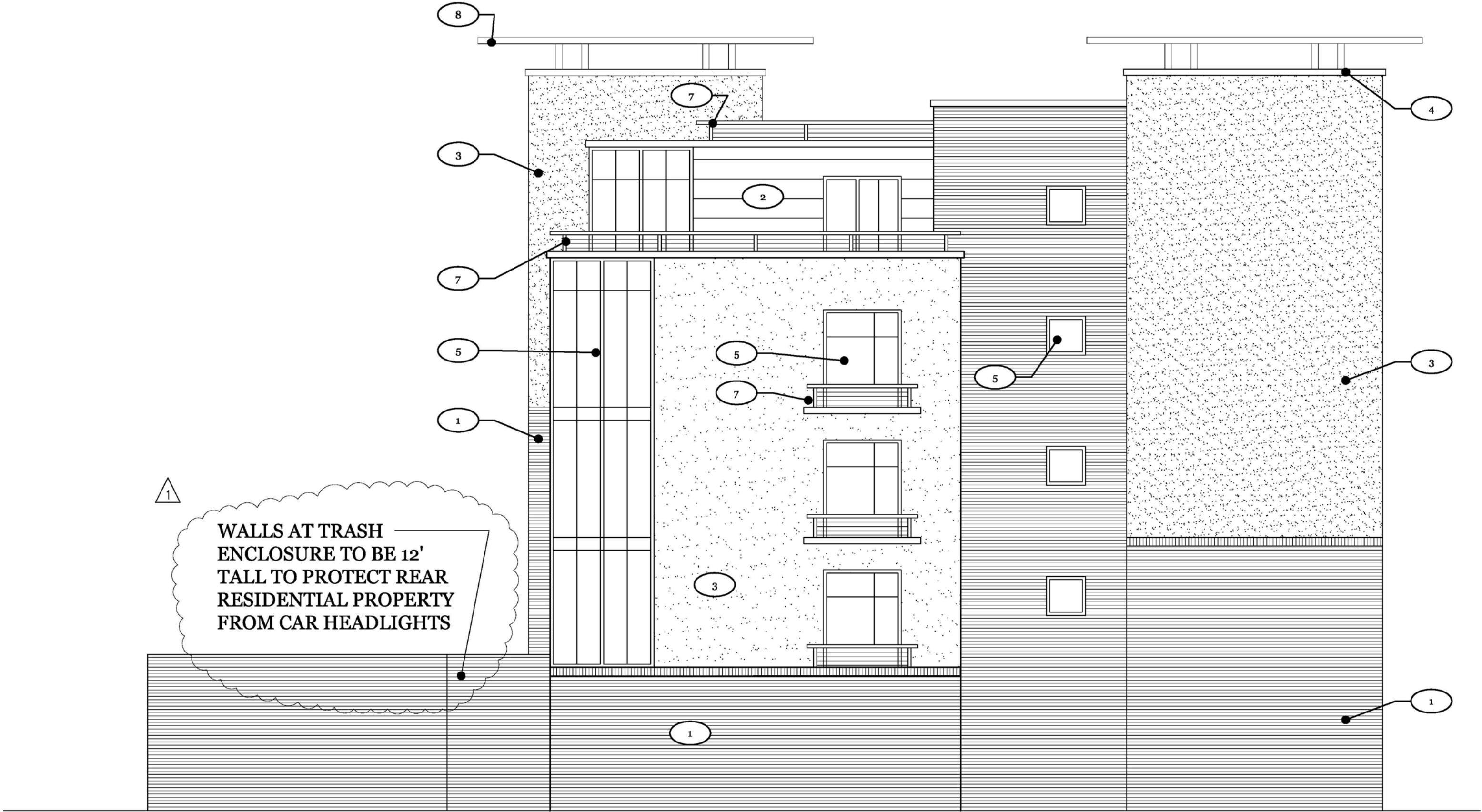
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2 Rear Elevation
West Elevation

1 Side Elevation
South Elevation

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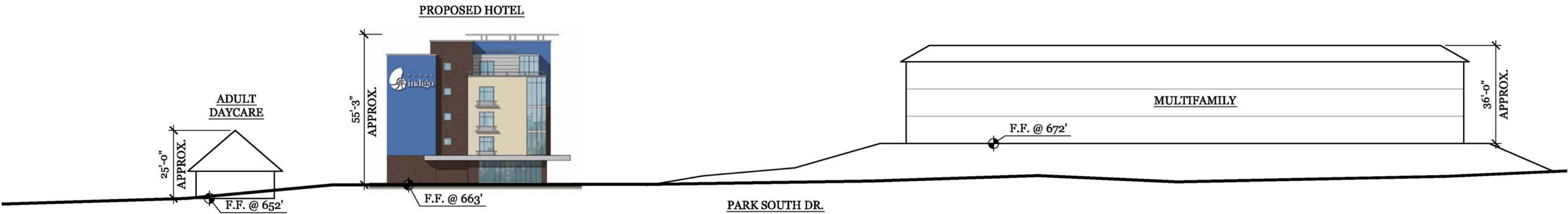
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Sheet Title
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Elevations

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Site Section - Along South Park Drive
1"=30'-0"

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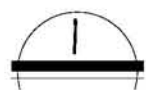
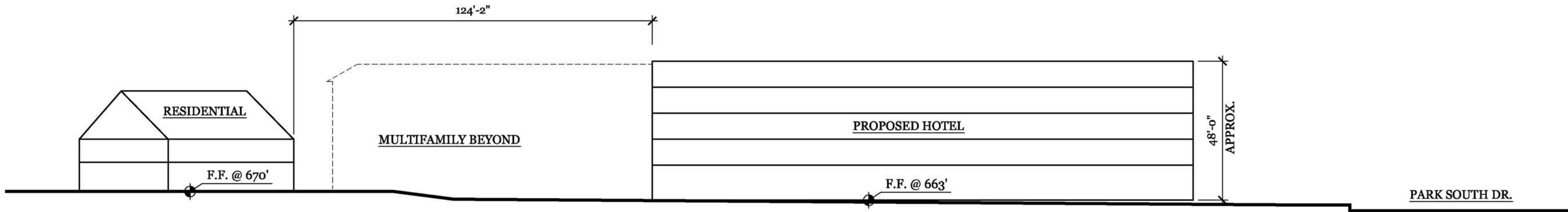
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Site Section
Along Park South Drive

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Site Section - Thru Site
1"=30'-0"

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Site Section

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