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SITE DEVELOPMENT DATA :

- PETITIONER AND OWNER: NRI Communities/Charlotte, LLC
- ACREAGE: +/- 7.55 ACRES
- TAX PARCEL #: 223-231-47
- EXISTING ZONING: CC by Rezoning Petition No. 2007-103
- PROPOSED ZONING: CC (SPA)
- EXISTING LAND USE: Vacant (a portion of the Streets of Torringdon Shopping Center)
- PROPOSED LAND USE: **Up to 8,000 square feet of uses allowed in the CC district and up to 120 hotel rooms and as further restricted below.**
- MAXIMUM BUILDING HEIGHT: **As allowed by the Ordinance. Hotel not to exceed five (5) stories.**
- PARKING: **As required by the Ordinance.**
- OPEN SPACE: **A minimum of 15% of the Site will be established as tree save areas as defined by the Tree Ordinance.**

1. General Provisions:
 - a. These Development Standards form a part of the Rezoning Site Plan Sheet RZ-1 associated with the Rezoning Petition filed by NRI Communities/Charlotte, LLC to accommodate development of a Hotel (previously approved) and a building for a mixture of non-residential uses on an approximately 7.55 acre site located on Johnston Road. (the "Site").
 - b. Development of the Site will be governed by the attached Rezoning Site Plan and these Development Standards (collectively referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the CC zoning district classification shall govern development taking place on the Site.
 - c. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended to describe the possible arrangements of uses and site elements. The schematic depictions of the uses, parking areas, structures and buildings, and other site elements set forth on the Rezoning Plan shall be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Rezoning Site Plan Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets and points of access, the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of other site elements on the Rezoning Plan are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope generally depicted on the Rezoning Plan. Changes to the Rezoning Plan will be reviewed and approved as allowed by Section 6.207(2).
 - d. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to variations that do not materially change the design intent generally depicted on the Rezoning Plan.
 - e. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed three (3). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.
 - f. This Rezoning Petition is a Site Plan Amendment (SPA) for a portion of the previously approved conditional plan for the Streets of Torringdon shopping center (the "Existing Center"). This SPA is intended to only modify the 7.55 acres indicated on the Rezoning Plan to allow the addition of a building and a change to the configuration of the previously approved 120 room hotel. The building and uses that are part of this SPA amendment will be interconnected with the Existing Center, and will be considered an expansion of the Existing Center, as such the Existing Center and the uses and buildings proposed as part of this SPA shall be deemed as a unified development so that side or rear yards between the buildings or parcels will not be required.

2. Permitted Uses & Development Area Limitation:
 - a. The Site may be developed with a 120 room hotel and up to 8,000 square feet of uses allowed in the CC district together with accessory uses allowed in the CC zoning district except as restricted below.

The following uses will not be permitted on the Site: gasoline convenience facilities; drive-in or drive-through lanes/windows as an accessory use. .

3. Access:
 - a. Access to the Site may be provided by connections to Johnston Road and by connections to Community House Road and Cooper Way as shown on the Rezoning Plan. All driveway and street connections are subject to approval by CDOT and NCDOT.
 - b. Any driveway to Johnston Road shown on the Rezoning Plan will be designed to allow right-in, right-out, and left-in movements into the Site from Johnston Road.
 - c. As part of the construction of the driveway to Johnston Road the Petitioner may construct a northbound directional cross-over in Johnston Road.

4. Architectural Standards:
 - a. Buildings constructed on the Site will be architecturally compatible with the buildings in the Existing Center by the use of similar building materials, architectural styles and treatments.
 - b. All buildings shall be constructed of brick, stucco and/or a combination of those or other masonry materials. Although some architectural diversity will be permitted among the various buildings, there will be a requirement for complementary building materials, colors, etc. Such that an overall common design theme is achieved for the mixed use retail/office core area of the site.

5. Streetscape, Buffers and Landscaping:
 - a. Buffers will be provided as required by the Ordinance. Required buffers on the Site may be eliminated if the use or the zoning on the adjoining parcel(s) is changed so that a buffer is no longer required.
 - b. The Petitioner will construct a mixed use development in general conformity with the site plan illustrated on Sheet RZ-2 of the Rezoning Plan. This site plan is intended to illustrate the emphasis on architecture massing as a "Street Wall" along the main internal streets within the development. The street wall will provide for building elevations to be the dominant component of the street frontage and will provide enhanced pedestrian scale and quality. Furthermore, the petitioner will provide pedestrian connections from within the site to other site elements and uses.
 - c. The streetscape elements (sidewalk widths, pedestrian scale lighting, tree planting, landscaping and other amenities designed to enhance the pedestrian environment) that have been established throughout the Existing Center will be continued and implemented as part of the development of this Site.
 - d. Screening requirements of the Ordinance will be met.
 - e. Above ground backflow preventers will be screened from public view and will be located outside of the required setback.

6. Environmental Features and Greenway Easement:
 - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The existing water quality BMP facility was designed, constructed, and permitted by others in conjunction with wetland disturbances permitted through US Army Corps of Engineers and NC Department of Water Quality.
 - b. The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full development plan submittal and is not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - c. The Site will comply with the Tree Ordinance.

7. Signage:
 - a. Signage as allowed by the Ordinance will be provided.
8. Lighting:
 - a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 - b. Detached lighting on the Site will be limited to 20 feet in height.
 - c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
9. Amendments to the Rezoning Plan:
 - a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
10. Binding Effect of the Rezoning Application:
 - a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan 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 heirs, devisees, personal representatives, successors-in-interest or assigns.

