

REZONING PETITION NO. 2014-059 DEVELOPMENT STANDARDS CROSLAND, LLC AND ALLEN TATE June 20, 2014	
DEVELOPMENT DATA TABLE	
Site Area:	3.65 acres +/-
Tax Parcels:	179-011-65
Existing Zoning:	R-17MF
Proposed Zoning:	MUDD-O
Existing Uses:	Multi-family
Proposed Use:	Up to two hotels and accessory uses
Maximum Development:	Up to 285 Hotel Rooms
Maximum Square Footage:	170,000 (hotel structure)
	72,000 (parking structure area)
Maximum FAR:	1.07 (1.52 including parking structure)
Maximum Building Height:	7 Stories, 70' (Exclusive of architectural features)
Parking:	Parking shall meet or exceed Ordinance requirements.

- General Provisions**

The purpose of this rezoning request is to accommodate the redevelopment of an approximately 3.65 acre property located on the west side of Sharon Road between Fairview Road and Hazelton Drive also identified as Mecklenburg County Tax Parcel 179-011-65 (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Additionally, development of the Site shall be generally consistent with the design intent illustrated on the Conceptual Site Plan and Conceptual Architectural Renderings.

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 2 hereof and unless the Technical Data Sheet 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.

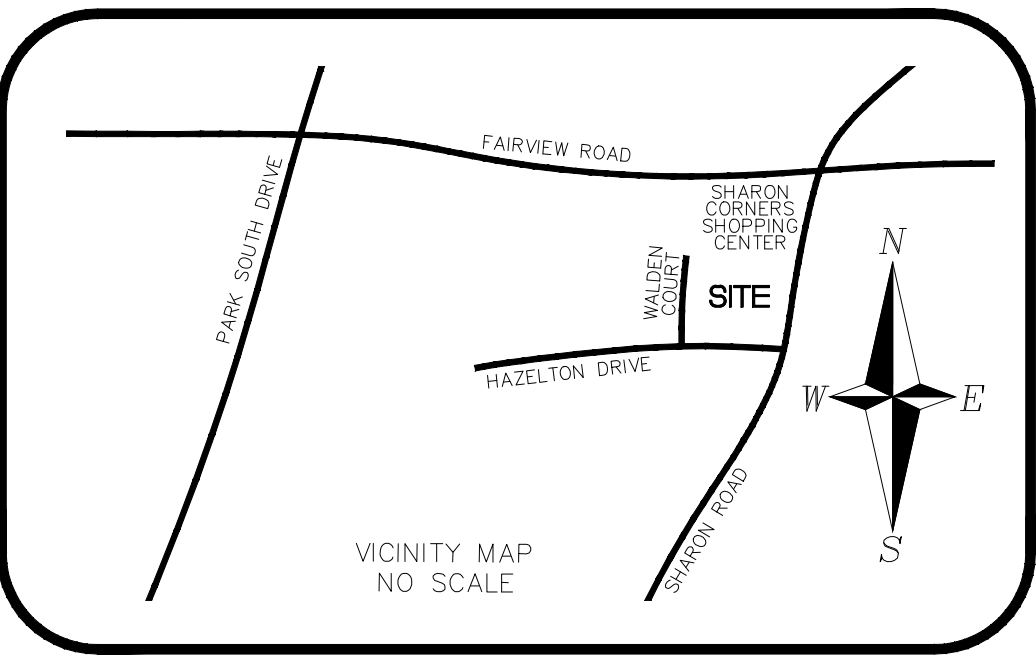
The development depicted on the Technical Data Sheet is intended to reflect the setbacks, building envelopes and vehicular access point related to the proposed development on the Site. The Petitioners have also provided a Conceptual Site Plan and Conceptual Architectural Renderings which are conceptual in nature and therefore are subject to refinements as part of the overall design process.

Alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any 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.
- MUDD-O Optional Provisions**

The Petitioners propose to utilize the MUDD-O provisions of the Ordinance in order to accommodate the following:

 - Water quality and stormwater detention facilities located within setback areas and beneath parking areas and sidewalks. However, such facilities may not be located within the right-of-way.
 - Building access features extending into setback areas.
 - Short-term surface-level: parking, drives, drop off areas, valet parking; and service areas for uses such as mail delivery, loading and delivery within areas between public or private streets and buildings fronting these streets.
 - Innovative street design standards, provided that such designs are acceptable to CDOT.
 - Detached, ground-mounted project identification signage located at the intersection of Sharon Road and the proposed access driveway connecting the Site to Sharon Road.
- Permitted Uses and Maximum Development**

The Site may be developed with up to two hotels containing, in the aggregate, up to 285 rooms and any accessory uses permitted in the MUDD zoning district.
- Transportation**
 - Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access point shown on the Technical Data Sheet are subject to any modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.
 - The Petitioners reserve the right to deviate from the street design depicted on the Technical Data Sheet, provided any proposed change is approved in advance by CDOT.
 - All private streets may be converted to public streets at the Petitioners' option, provided they are designed to public street standards.
 - Petitioner shall provide a CATS waiting pad adjacent to Sharon Road.



VICINITY MAP
NTS

- Architectural Standards**
 - Exterior building materials may include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, and metal panel.
 - The building constructed on the Site shall be substantially similar in all material respects to the elevations shown on Conceptual Rendering, provided however, that changes shall be permitted as long as the overall design intent is maintained.
 - All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
 - Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.
 - Active ground-floor uses shall be provided along the Site's Sharon Road frontage. At least 50% of the proposed building wall elevation facing Sharon Road shall include clear glass windows or operable doors. Clear glass requirements shall not be satisfied through the use of display windows.
 - The proposed parking structure shall be limited to one above-ground level and shall not exceed twenty five (25) feet in height.
- Streetscape and Landscaping**
 - Petitioners shall design and construct those parking areas within the Site that abut single-family lots facing Walden Court or Hazelton Drive so that, to the extent reasonably possible, headlights from vehicles within those parking areas are not directly visible from these single-family lots.
 - Petitioners shall provide a twenty (20) foot wide rear yard along the Site's western boundary.
 - Petitioners shall provide a ten (10) foot wide side yard along the Site's southern boundary.
 - Petitioners shall provide a ten (10) foot wide landscape buffer along the Site's western and southern boundaries. In addition to trees and shrubs, Petitioner shall provide an eight (8) foot tall opaque fence with wood or PVC panels within this landscape buffer area.
 - Petitioner shall provide a six (6) foot wide sidewalk and eight (8) foot wide planting strip along the Site's frontage on Sharon Road. The sidewalk may meander into the planting strip as necessary to accommodate objects within the planting strip.
 - Petitioner shall provide a planting strip at least five (5) feet in width between the proposed structure and the proposed sidewalk along Sharon Road.
 - Portions of the parking structure located near the southwest corner of the Site shall be screened with a "green screen," a detail of which is generally depicted on the Conceptual Site Plan.
 - The top level of the proposed parking structure shall include an eight (8) foot tall vertical wall along portions of the exterior edges facing Tax Parcel 179-011-58.
- Environmental Features**

Development on the Site shall comply with the Post Construction Controls Ordinance.
- Open Space**

Open Spaces will be provided in areas generally depicted on the Technical Data Sheet.
- Fire Protection**

Fire protection shall be provided in conformity with the specifications of the Fire Marshal.
- Signage**

No building sign mounted over twenty feet above average grade on any building elevation which faces towards Walden Court or Hazelton Drive shall be permitted.
- Lighting**
 - Freestanding lights shall not exceed 20 feet in height.
 - Any lighting attached to an exterior building wall facing towards Walden Court or Hazelton Drive shall be capped and downwardly directed.
 - All parking lot lighting fixtures will be shielded with full cut-off fixtures.
 - Any lighting attached to an exterior building wall facing towards Walden Court or Hazelton Drive shall be capped and downwardly directed.
 - Lighting located on the top level of proposed parking structure shall not exceed twelve (12) feet in height and shall be shielded with full cut-off fixtures

OLD TOWNE REDEVELOPMENT

REZONING PETITION NO. 2014-059

OLD TOWNE INVESTMENTS, LLC

EXISTING SITE CONDITIONS/NOTES

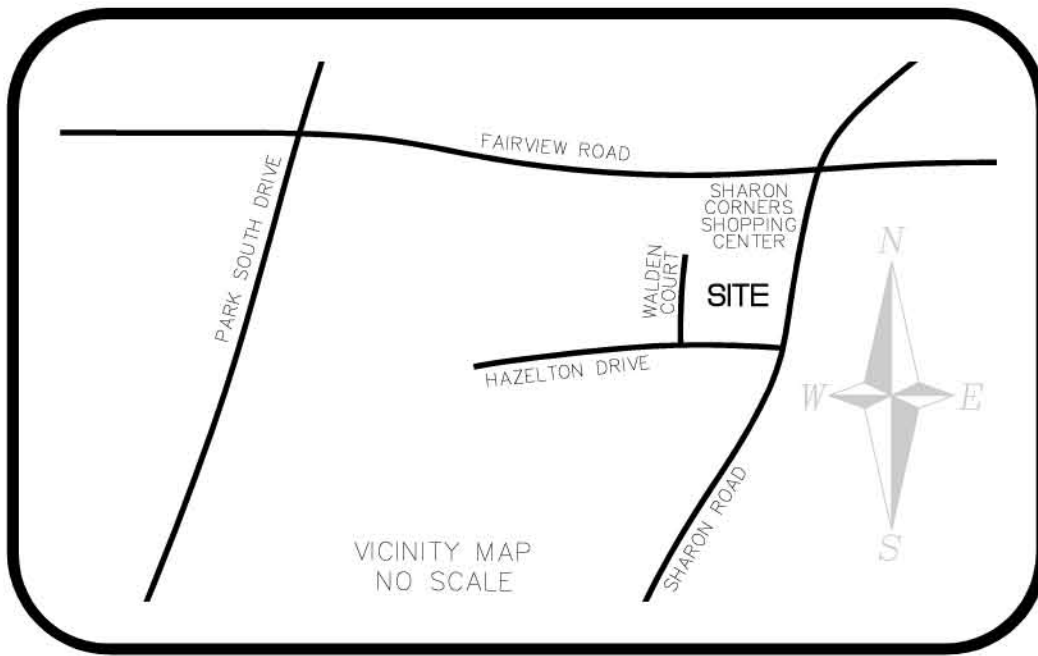
REVISIONS:
06/20/14 - REVISED PER STAFF COMMENTS

DATE: 04/28/14
DESIGNED BY: RMB
CHECKED BY: AM
Q.C. BY: JMB
SCALE: 1"=30'
PROJECT #: 1014158
SHEET #:

RZ-1

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VICINITY MAP
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GREEN SCREEN ON PARKING DECK

OLD TOWNE REDEVELOPMENT
REZONING PETITION No. 2014-059
OLD TOWNE INVESTMENTS, LLC
CONCEPTUAL SITE PLAN

REVISIONS:
06/20/14 - REVISED PER STAFF COMMENTS

DATE: 06/20/14
DESIGNED BY: MB
DRAWN BY: AM
CHECKED BY: AM
SCALE: 1"=30'
PROJECT #: 1014158

SHEET #:

RZ-2

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SOUTH



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