

VICINITY MAP
NTS

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 300 Hotel Rooms
Maximum Square Footage:	158,994
Maximum FAR:	1.05 (1.30 including one level parking structure)
Maximum Building Height:	90 feet (7 stories)
Parking:	Parking shall meet or exceed Ordinance requirements.

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").

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 arrangement, general location and maximum number of buildings proposed on the Site. The Petitioners have also provided a Conceptual Site Plan and a Conceptual Rendering 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.

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

- (a) 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.
- (b) Building access features extending into setback areas.
- (c) 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.
- (d) Innovative street design standards, provided that such designs are acceptable to CDOT.
- (e) Detached, ground-mounted project identification signage located at the intersection of Sharon Road and the proposed access driveway connecting the Site to Sharon Road.

The Site may be developed with up to two hotels containing, in the aggregate, up to 300 rooms and any accessory uses permitted in the MUDD zoning district.

- 2. Transportation**

(a) 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.

(b) 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.

(c) All private streets may be converted to public streets at the Petitioners' option, provided they are designed to public street standards.
- 5. Architectural Standards**

(a) Exterior building materials may include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, and metal panel.

(b) 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.

(c) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

(d) 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.
- 6. Streetscape and Landscaping**

(a) 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.
- 7. Environmental Features**

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

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

Fire protection shall be provided in conformity with the specifications of the Fire Marshall.
- 10. 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.
- 11. Lighting**

(a) Freestanding lights shall not exceed 20 feet in height.

(b) Any lighting attached to an exterior building wall facing towards Walden Court or Hazelton Drive shall be capped and downwardly directed.

(c) All parking lot lighting fixtures will be shielded with full cut-off fixtures.

(d) Any lighting attached to an exterior building wall facing towards Walden Court or Hazelton Drive shall be capped and downwardly directed.

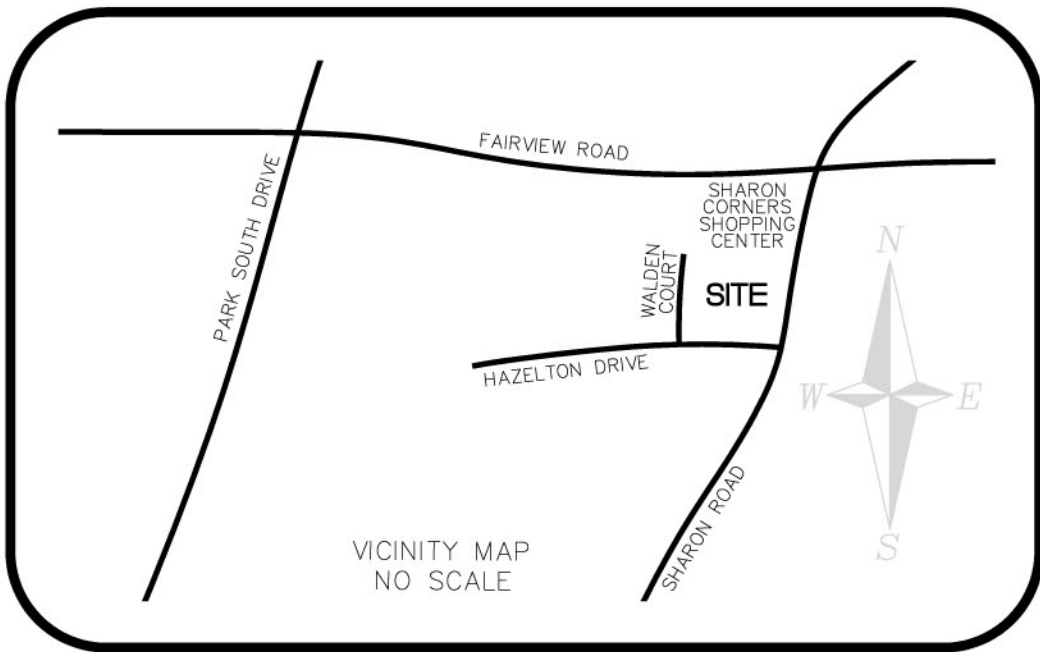
2014-059

**OLD TOWNE REDEVELOPMENT
REZONING PETITION No. 2014-XX
OLD TOWNE INVESTMENTS, LLC
TECHNICAL DATA SHEET**

REVISIONS:

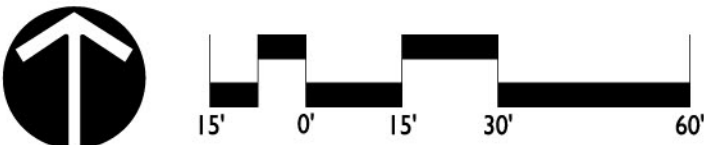
DATE: 04/28/14
DESIGNED BY: XX
DRAWN BY: MB
CHECKED BY: AM
Q.C. BY: XX
SCALE: 1"=30'
PROJECT #: 1014158

SHEET #:
RZ-1



VICINITY MAP
NTS

NOTES:



REVISIONS:

DATE 01/28/14
DRAWN BY: JMM
CHECKED BY: AM
Q.C. BY: XX
SCALE: 1"=30'
PROJECT #: 1014158

SHEET #:

RZ-2

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

LandDesign®

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ARCHITECTURAL PERSPECTIVE

DATE: 04/28/14
DESIGNED BY: XX
DRAWN BY: MB
CHECKED BY: AM
SCALE: 1/8" = 1'-0"
PROJECT #: 1014158

SHEET #:
RZ-3

REVISIONS:

OLD TOWNE REDEVELOPMENT
REZONING PETITION No. 2014-XX
OLD TOWNE INVESTMENTS, LLC
ARCHITECTURAL PERSPECTIVE