



LOCATION MAP

SITE DEVELOPMENT DATA:

- ACREAGE: ± 5.32 ACRES
- TAX PARCEL #S: 177-083-02
- EXISTING ZONING: O-15(CD) AND O-1
- PROPOSED ZONING: MUDD-O
- EXISTING USES: A HOTEL
- PROPOSED USES: UP TO TWO (2) HOTELS WITH UP TO 370 ROOMS (APPROXIMATELY 200 ROOMS IN THE EXISTING HOTEL ON THE SITE, AND UP TO 170 ROOMS IN A NEW HOTEL) AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT OF EIGHT (8) STORIES, NOT TO EXCEED 88' FEET ALONG REXFORD ROAD AND 97 FEET ALONG ROXBOROUGH ROAD PROVIDED THAT THE ROOF TOP LOUNGE STRUCTURE WILL NOT EXTEND CLOSER THAN 75 FEET FROM THE EDGE OF THE BUILDING FRONTING REXFORD. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

REXFORD PARK INVESTORS, LLC
PARCEL: 177-083-03
DEED BOOK 22935, PAGE 799
2100 REXFORD RD.
PARCEL: O-15(CD)
3.42 ACRES

SARA H. BISSELL
C/O THE BISSELL COMPANIES
DB 6947 PG 76
and ALICE LINEBERGER HARNEY
C/O THE BISSELL COMPANIES
DB 6947 PG 79
MB 41 PG 719
TAX # 177-083-05

GRE SPECIALTY SHOPS, LLC
PARCEL: 177-083-01
DEED BOOK 29107, PAGE 133
MAP BOOK 41, PAGE 719
6401 MORRISON BLVD.
ZONED: B-1(CD)
6.41 ACRES

CF CHARLOTTE OFFICE, LP
DB 19506 PG A88
TAX # 177-083-03

BUILDING AND PARKING ENVELOPE

20' OUTDOOR AMENITY/
ARCHITECTURAL
FEATURE ZONE

PROPOSED NEW DRIVE
ACCESS TO BE
COORDINATED WITH
SOUTHWICK DRIVE

ROXBOROUGH ROAD
60' PUBLIC RIGHT OF WAY
(MAP BOOK 41, PAGE 719)

5' MINIMUM
INTERNAL
SIDEWALK (TYP.)

PROPOSED MID-BLOCK
CROSSING

40' SETBACK MEASURED FROM
BACK OF EXISTING CURBLINE

PROPOSED 8' SIDEWALK AND
8' PLANTING STRIP. SIDEWALK TO
MEANDER TO MAXIMIZE THE
PRESERVATION OF EXISTING TREES

PROPOSED 8' SIDEWALK AND
8' PLANTING STRIP

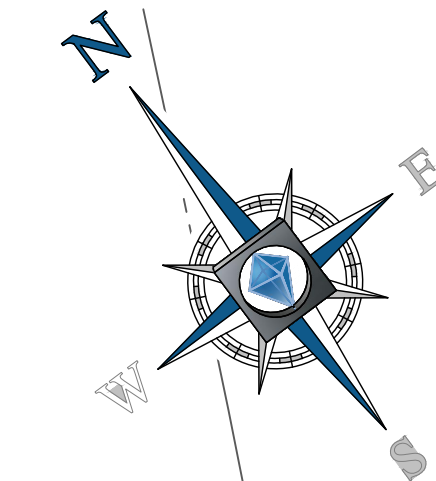
100' PUBLIC RIGHT OF
WAY
(DEED BOOK 20156, PAGE 120)

EXISTING DRIVE
ACCESS TO REMAIN

40' SETBACK MEASURED FROM
BACK OF EXISTING CURBLINE

PROPOSED PUBLIC
SPACE WITH SITE
AMENITIES

REXFORD ROAD



30 15 7.5 0 30
1"= 30'

REZONING PETITION #2016-066

BOHLER ENGINEERING
SUSTAINABLE DESIGN | LAND SURVEYING | SITE PLANNING | TRANSPORTATION SERVICES | PERMITTING SERVICES | PROGRAM MANAGEMENT | INTERIOR ARCHITECTURE

LOCATIONS:
• UPRATE NEW YORK
• NEW YORK METRO
• BALTIMORE, MD
• PHILADELPHIA, PA
• RICHMOND BEACH, DE
• CHARLOTTE, NC
• NORTHERN VIRGINIA
• RALEIGH, NC
• TAMPA, FL

REVISIONS			
REV	DATE	COMMENT	BY
1	4/18/16	PER STAFF COMMENTS	SRF
2	5/18/16	PER STAFF COMMENTS	SRF
3	6/14/16	PER STAFF COMMENTS	SRF
4	7/7/16	PER STAFF COMMENTS	SRF



PROJECT No.: NOC152128
DRAWN BY: SRF
CHECKED BY: JG
DATE: 02/22/16
SCALE: 1"=30'
CAD ID: EX0

PROJECT: **SOUTHPARK MARRIOTT**

FOR **JWM FAMILY ENTERPRISES LP**

LOCATION OF SITE
2200 REXFORD RD.
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA 28211

BOHLER ENGINEERING
NC, PLLC, NCBELS P-1132
1927 S TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION
#2016-066

SHEET TITLE:
TECHNICAL DATA SHEET

SHEET NUMBER:
RZ-1

JWM FAMILY ENTERPRISES, INC.
DEVELOPMENT STANDARDS
JUNE 1, 2016
REZONING PETITION NO. 2016-066

SITE DEVELOPMENT DATA:

--ACREAGE: ± 5.32 ACRES
--TAX PARCEL #S: 177-083-02
--EXISTING ZONING: O-1S(CD) AND O-1
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--MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT OF EIGHT (8) STORIES, NOT TO EXCEED 88' FEET ALONG REXFORD ROAD AND 97' FEET ALONG ROXBOROUGH ROAD PROVIDED THAT THE ROOF TOP LOUNGE STRUCTURE WILL NOT EXTEND CLOSER THAN 75 FEET FROM THE EDGE OF THE BUILDING FRONTING REXFORD. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.
--PARKING: AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

A. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY JWM FAMILY ENTERPRISES, INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN ADDITIONAL HOTEL (FOR A TOTAL OF TWO HOTELS) ON AN APPROXIMATELY 5.32 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF REXFORD ROAD AND ROXBOROUGH PARK ROAD (THE "SITE").

B. **ZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY 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 MUDD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

C. **GRAPHICS' AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, PERMISSIBLE BUILDING AREAS (AS DEFINED BELOW) AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT AND STAY WITHIN THE SETBACKS AND YARDS DEPICTED ON THE REZONING PLAN;

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

D. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

A. TO ALLOW ROOF SIGNS ON THREE (3) SIDES OF THE ROOF TOP ARCHITECTURAL FEATURE LOCATED AT THE TOP OF BUILDING. THE AREA OF EACH OF THESE SIGNS WILL NOT EXCEED 100 SQUARE FEET.

B. TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.

C. TO ALLOW ONE DETACHED GROUND MOUNTED SIGN PER STREET FRONT WITH A MAXIMUM HEIGHT OF SIX (6) FEET AND CONTAINING UP TO 36 SQUARE FEET OF SIGN AREA. FURTHERMORE, TO ALLOW THE EXISTING GROUND MOUNTED SIGN AT THE CORNER OF REXFORD AND ROXBOROUGH TO REMAIN OR TO BE REPLACED BY A GROUND MOUNTED SIGN MEETING THESE STANDARDS.

D. TO ALLOW A PARKING DECK AND ACCESS RAMP TO BE LOCATED BETWEEN THE EXISTING BUILDING AND REXFORD ROAD.

E. TO ALLOW THE EXISTING PARKING AND MANEUVERING AREAS LOCATED BETWEEN THE EXISTING BUILDING AND THE STREETS TO REMAIN.

F. TO ALLOW THE EXISTING BUILDING TO NOT HAVE TO MEET THE STREET WALL REQUIREMENTS OF THE MUDD ZONING DISTRICT.

NOTE: THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND IS TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

A. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 370 HOTEL ROOMS IN TWO (2) HOTELS (ONE EXISTING AND ONE NEW HOTEL). UP TO 200 ROOMS MAY BE LOCATED IN THE EXISTING HOTEL ON THE SITE, AND UP TO 170 ROOMS MAY BE LOCATED IN THE NEW HOTEL, AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND PER THE OPTIONAL PROVISIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD-O ZONING DISTRICT.

4. ACCESS:

A. ACCESS TO THE SITE WILL BE FROM REXFORD ROAD AND ROXBOROUGH ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.

B. THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

C. THE MIDDLEBLOCK CROSSING LOCATION AND TIMING OF INSTALLATION WILL BE COORDINATED WITH SYNCO AND CDOT.

D. THE PETITIONER AGREES TO DEDICATE A MAXIMUM 35' BY 35' (MEASURED FROM RIGHT OF WAY) SIGNAL UTILITY EASEMENT, UPON CDOT REQUEST, AT THE INTERSECTION OF ROXBOROUGH ROAD AND REXFORD ROAD. CDOT RECOGNIZES THAT SUCH DEDICATION SHOULD NOT UNDOLY RESTRICT THE PETITIONERS ABILITY TO COMPLY WITH THE REQUIREMENTS/DESIGN ASPECTS OF THIS REZONING PLAN AND WILL CONSIDER THIS DURING SIGNAL DESIGN AND EQUIPMENT PLACEMENT AND IN CONNECTION WITH ENCROACHMENTS SUCH AS SIDEWALKS, SEATING AREAS AND SIMILAR FEATURES ALLOWED WITHIN THE EASEMENT AREA.

E. PETITIONER AGREES TO CONTRIBUTE \$50,000 TO THE CITY OF CHARLOTTE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE HOTEL TO HELP FUND A FUTURE SIGNAL AT ROXBOROUGH ROAD AND REXFORD ROAD.

5. STREETSCAPE, BUFFER, LANDSCAPING, OPEN SPACE AND SCREENING:

A. A 40 FOOT SETBACK AS MEASURED FROM THE BACK OF EXISTING CURB ALONG ROXBOROUGH AND REXFORD ROAD WILL BE PROVIDED, AS GENERALLY DEPICTED ON THE REZONING PLAN. FIRST FLOOR PEDESTRIAN-ORIENTED ARCHITECTURAL FEATURES SUCH AS AN OUTDOOR TERRACE, SEAT WALLS, PROMINENT ENTRANCES, CANOPIES AND/OR ARCADES MAY ENCR OACH 20 FEET INTO THE 40 FOOT SETBACK IN A MANNER THAT DOES NOT MATERIALLY RESULT IN REDUCTION OF TREE PRESERVATION AREA ON ROXBOROUGH ROAD AS GENERALLY DEPICTED ON SHEET RZ-1. OUTDOOR SEATING AND AMENITY AREAS ARE PERMITTED WITHIN THE FIRST 20' OF THE 40' SETBACK CLOSEST TO THE BUILDING FACE. UPPER STORY BALCONIES MAY ENCR OACH UP TO 10' INTO THE 40' SETBACK, WHERE THERE ARE NOT CONFLICTS WITH TREES IDENTIFIED FOR PRESERVATION. THE PETITIONER WILL WORK WITH THE CITY ARBORIST TO IDENTIFY

WHICH TREES CAN BE SAVED WITHIN THE 40' SETBACK.

B. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG ROXBOROUGH ROAD, AND REXFORD ROAD, WITHIN THE REQUIRED SETBACKS, AS GENERALLY DEPICTED ON THE REZONING PLAN. THE SIDEWALKS MAY MEANDER TO PRESERVE EXISTING TREES. SIDEWALKS OUTSIDE OF THE RIGHT OF WAY MAY BE PLACED IN EASEMENTS SUBJECT TO PLANNING/CDOT APPROVAL DURING THE PERMITTING PROCESS.

C. THE PETITIONER WILL USE GOOD FAITH REASONABLE EFFORTS TO PRESERVE ADDITIONAL TREES OUTSIDE OF THE 40' SETBACK SUBJECT TO DESIGN, FOUNDATION CONSTRAINTS AND SIMILAR CONSIDERATIONS. THE PETITIONER WILL WORK WITH THE CITY ARBORIST TO DETERMINE WHICH TREES WILL BE IDENTIFIED FOR PRESERVATION DURING THE PERMITTING PROCESS. A MINIMUM TOTAL OF 2,000 SQUARE FEET WILL BE PROVIDED BETWEEN THE BUILDING FACE AND 40' SETBACK ON REXFORD WITHIN THE AREA AS GENERALLY DEPICTED ON SHEET RZ-3 AS AN AREA FOR ADDITIONAL TREE SAVE OR ADDITIONAL SUPPLEMENTAL PLANTING.

D. THE PETITIONER WILL MAKE LANDSCAPE AND PEDESTRIAN-ORIENTED IMPROVEMENTS INCLUDING SPECIALTY PAVERS, AN ART ELEMENT AND SEATING AT THE CORNER OF ROXBOROUGH ROAD AND REXFORD DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN SUBJECT TO PLANNING/CDOT APPROVAL DURING THE PERMITTING PROCESS.

E. A NETWORK OF INTERNAL SIDEWALKS WITH A MINIMUM WIDTH OF FIVE FEET WILL BE PROVIDED AS GENERALLY DEPICTED ON SHEET RZ-3.

F. THE PETITIONER WILL COMMUNICATE AND COORDINATE WITH THE OWNERS OF THE COLONY APARTMENT REDEVELOPMENT REGARDING THE NATURE OF THE LANDSCAPING TO BE INSTALLED ON BOTH THE SITE AND ON THE COLONY SITE. THE INTENT IS TO PROVIDE FOR A REASONABLY CONSISTENT, BUT NOT IDENTICAL LANDSCAPE PLAN ALONG REXFORD. THE COORDINATION EFFORTS SHALL NOT DELAY THE INSTALLATION OF LANDSCAPING ON THE SITE IF THE ADJACENT OWNERS ARE NOT YET DEVELOPING THE ADJACENT PHASE OR OVERALL LANDSCAPE PLANS.

G. ADDITIONAL SUPPLEMENTAL LANDSCAPE PLANTING WILL BE PROVIDED AS GENERALLY DEPICTED ON SHEET RZ-3.

6. GENERAL DESIGN GUIDELINES:

A. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRCK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, METAL PANELS, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.

B. THE PROPOSED NEW HOTEL LOCATED ALONG ROXBOROUGH ROAD WILL HAVE AT LEAST ONE ARCHITECTURALLY PROMINENT AND PUBLICALLY ACCESSIBLE PEDESTRIAN ENTRANCE TO THE HOTEL FROM ROXBOROUGH ROAD. THIS ENTRANCE WILL BE OPEN DURING REGULAR BUSINESS HOURS AND WILL PROVIDE ACCESS TO THE HOTELS GROUND FLOOR LOBBY AREA AND OTHER AMENITIES.

C. THE PEDESTRIAN ENTRANCE (DEFINED AS AN ENTRANCE DESIGN TO PROVIDE CUSTOMERS ACCESS TO THE PROPOSED HOTEL) WILL BE DESIGNED TO BE CLEARLY IDENTIFIABLE WITH PROMINENT ELEMENTS SUCH AS BUILDING MOUNTED PEDESTRIAN LIGHTING, CANOPIES, SIGNAGE, TRANSOM WINDOWS, DOUBLE DOORS, AND/OR ARCHITECTURAL PENETRATION WITHIN THE BUILDING FACADE IN WHICH IT IS LOCATED.

D. THE SCALE AND MASSING OF THE NEW HOTEL BUILDING LONGER THAN 150 FEET ALONG A STREET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (i) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDINGS HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (ii) BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL, AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES; (iii) HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (iv) ARCHITECTURAL PROTRUSION TO ACCENTUATE ENCLOSED BALCONIES.

E. THE MAXIMUM CONTIGUOUS AREA OF THE HOTEL WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 20 FEET IN LENGTH. WHERE BLANK OR UNARTICULATED WALLS 20' OR GREATER CANNOT BE ADDRESSED PRINCIPALLY WITH DOORS OR WINDOWS, THEY SHALL BE TREATED WITH A COMBINATION THE FOLLOWING OPTIONS: (i) A HIGHER LEVEL OF TRANSPARENCY ON THE GROUND FLOOR (EXAGGERATED OR LARGER WINDOWS INDICATIVE OF COMMON AREAS); (ii) HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (iii) ARCHITECTURAL PROTRUSION. IF THE FINAL ARCHITECTURAL DESIGN CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION (INCLUDING ALL OF THE ABOVE), ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR.

F. THE ENDS OF THE NEW HOTEL WILL BE CONTAIN WINDOWS SO THAT ENDS OF THE BUILDING IS NOT A SOLID WINDOWLESS WALL.

G. THE ACCESSORY USES LOCATED ON GROUND FLOOR OF THE BUILDING LOCATED ALONG ROXBOROUGH ROAD SHALL MAINTAIN A HIGH LEVEL OF VISIBILITY THROUGHOUT THE USE OF CLEAR GLASS, LARGER WINDOWS WITH AN UNOBSTRUCTED VIEW FROM ROXBOROUGH ROAD AND REXFORD INTO THE SPACE, AND PEDESTRIAN LEVEL ARCHITECTURAL DETAILS THAT COMPLEMENT THE PUBLIC REALM.

H. THE PARKING DECK ELEVATION ALONG REXFORD ROAD WILL TREATED SO THAT PARKING IS SCREENED WITH A COMBINATION OF LANDSCAPING, DECORATIVE LOUVERS, AND/OR WITH LOW WALLS AND OTHER ARCHITECTURAL FEATURES AS GENERALLY DEPICTED ON THE ATTACHED BUILDING ELEVATION AND CONCEPTUAL IMAGES.

I. OUTDOOR SEATING IS PERMITTED ADJACENT TO THE ROOFTOP LOUNGE/PENTHOUSE.

7. ENVIRONMENTAL FEATURES:

A. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

B. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE 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.

8. SIGNAGE:

A. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED.

9. LIGHTING:

A. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

B. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 12 FEET IN HEIGHT.

10. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

11. 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 HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

BOHLER ENGINEERING
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SUSTAINABLE DESIGN
LAND SURVEYING
PROGRAM MANAGER
PERMITTING SERVICES
TRANSPORTATION SERVICES
LANDSCAPE ARCHITECTURE
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PROJECT No.:	NC0152128
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	02/22/16
SCALE:	1"=30'
CAD ID:	EXO

PROJECT:
SOUTHPARK MARRIOTT
FOR
JWM FAMILY ENTERPRISES LP
LOCATION OF SITE
2200 REXFORD RD.
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA 28211

BOHLER ENGINEERING
NC, PLLC, NCBELS P-1132
1927 S TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

REZONING PETITION
#2016-066

SHEET TITLE:
DEVELOPMENT STANDARD NOTES
SHEET NUMBER:
RZ-2



LOCATION MAP

SITE DEVELOPMENT DATA:

- ACREAGE: ± 5.32 ACRES
- TAX PARCEL #S: 177-083-02
- EXISTING ZONING: O-15(CD) AND O-1
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- EXISTING USES: A HOTEL
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DB 6947 PG 76
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C/O THE BISSELL COMPANIES
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SOUTH PARK REAL ESTATE, LLC
DB 20156 PG 120
TAX PARCEL #177-083-02
2200 REXFORD HOTEL ROAD
232,732 SQUARE FEET
5.343 ACRES

CF CHARLOTTE OFFICE, LP
DB 19506 PG 488
TAX # 177-083-03

ZONING LINE PER
MECKLENBURG COUNTY GIS

EX. HOTEL
FACILITIES TO
REMAIN

PROPOSED TWO STORY
PARKING STRUCTURE

NEW
SURFACE
PARKING

NEW
SURFACE
PARKING

PROPOSED
HOTEL

RAMP

STAIRS

POTENTIAL SUPPLEMENTAL
TREE PLANTING OR
PRESERVATION AREA (TYP.)

POTENTIAL SUPPLEMENTAL
TREE PLANTING OR
PRESERVATION AREA (TYP.)

PROPOSED PUBLIC
SPACE WITH SITE
AMENITIES

PROPOSED 8' SIDEWALK AND
8' PLANTING STRIP, SIDEWALK TO
MEANDER TO MAXIMIZE THE
PRESERVATION OF EXISTING TREES

40' SETBACK MEASURED FROM
BACK OF EXISTING CURBLINE
EXISTING TREES TO REMAIN
PER DEVELOPMENT
STANDARDS

PROPOSED MID-BLOCK
CROSSING

PROPOSED NEW DRIVE
ACCESS TO BE
COORDINATED WITH
SOUTHWICK DRIVE

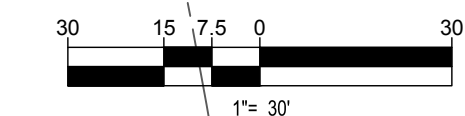
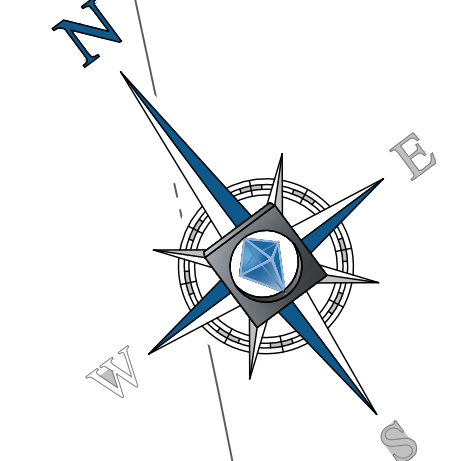
ROXBOROUGH ROAD
60' PUBLIC RIGHT OF WAY
(MAP BOOK 41, PAGE 719)

PROPOSED HOTEL
STREET ACCESS

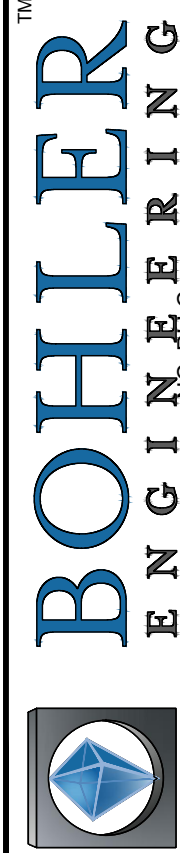
PROPOSED OUTDOOR DINING
AREA

PROPOSED SUPPLEMENTAL
LANDSCAPE PLANTING (TYP.)

ACCESS TO
SPECIALTY SHOPS



REZONING PETITION #2016-066



SITE DEVELOPMENT DATA:
LAND SURVEYING PROGRAM MANAGER
SUSTAINABLE DESIGN PERMITTING SERVICES
TRANSPORTATION SERVICES
LANDSCAPE ARCHITECTURE
NORTHERN VIRGINIA
LEHIGH VALLEY, PA
ROXBOROUGH, NJ
BALTIMORE, MD
PHILADELPHIA, PA
NEW YORK, NY
NEW JERSEY
SOUTHERN MARYLAND
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY
1	4/18/16	PER STAFF COMMENTS	SRF
2	5/18/16	PER STAFF COMMENTS	SRF
3	6/14/16	PER STAFF COMMENTS	SRF
4	7/7/16	PER STAFF COMMENTS	SRF



PROJECT No.: NOC152128
DRAWN BY: SRF
CHECKED BY: JG
DATE: 02/22/16
SCALE: 1"=30'
CAD ID: EX0

PROJECT: SOUTHPARK MARRIOTT
FOR JWM FAMILY ENTERPRISES LP
LOCATION OF SITE
2200 REXFORD RD.
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA 28211

BOHLER ENGINEERING
NC, PLLC, NCBELS P-1132
1927 S TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

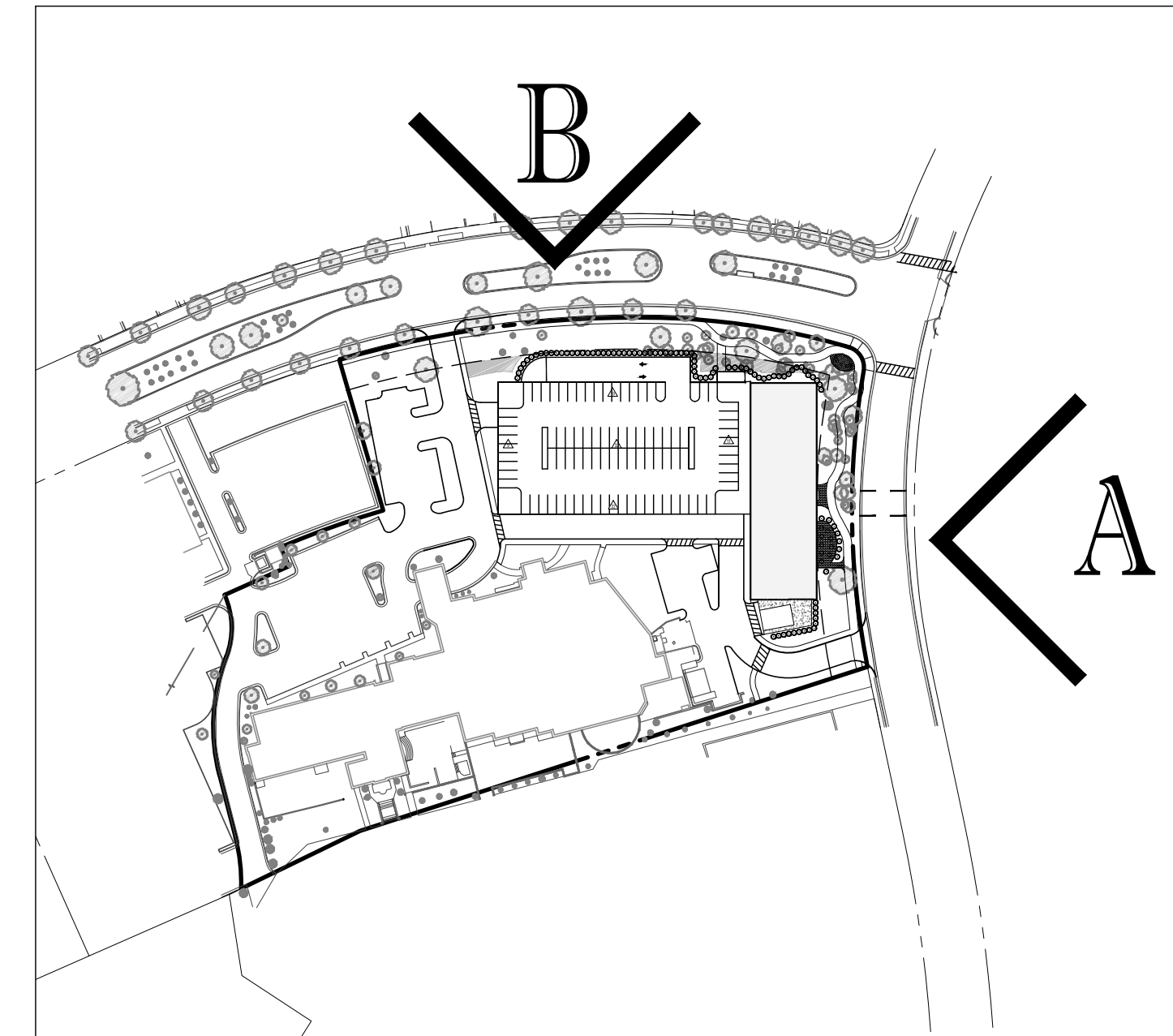
REZONING
PETITION
#2016-066

SHEET TITLE:
SCHEMATIC
SITE
PLAN
SHEET NUMBER:
RZ-3

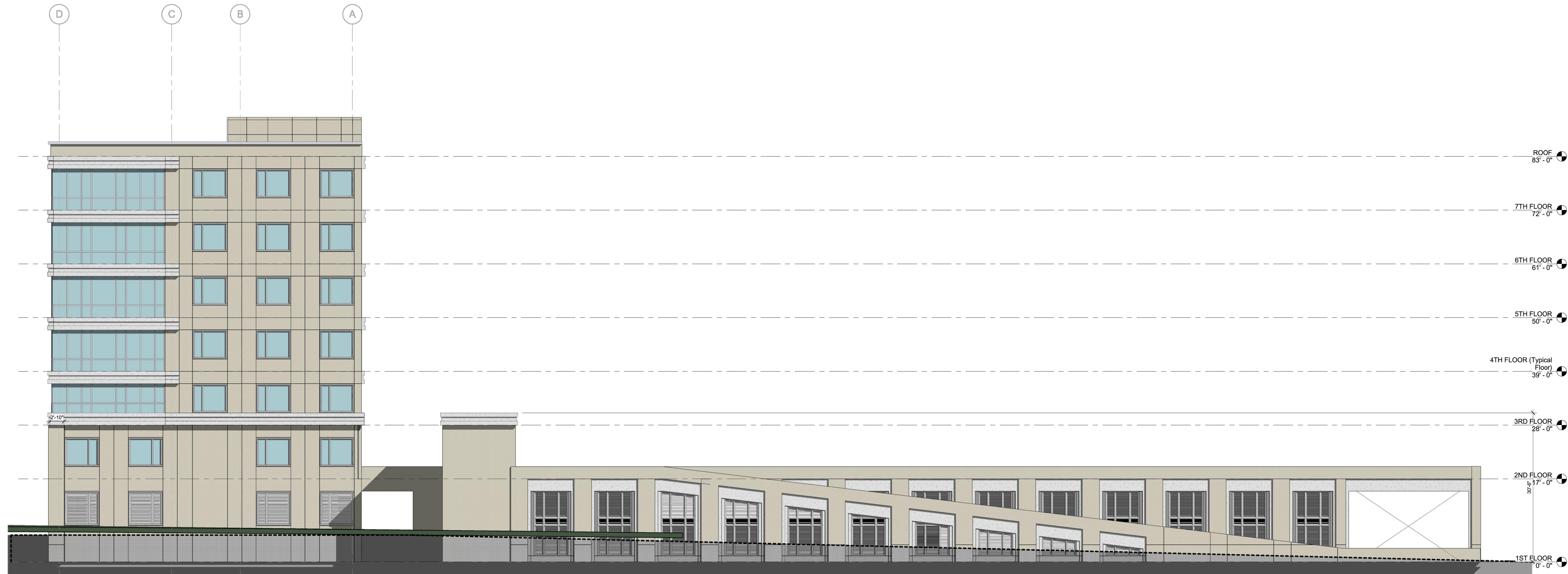
ROOF TOP
ARCHITECTURAL
FEATURE



AC SOUTHPARK HOTEL - ROXBOROUGH RD (A)



LEGEND MAP



AC SOUTHPARK HOTEL - REXFORD RD (B)

REZONING PETITION #2016-066

NOTE: THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. (THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

BOHLER ENGINEERING
SOUTH CAROLINA
LAND SURVEYING PROGRAM MANAGER
SUSTAINABLE DESIGN PERMITTING SERVICES
TRANSPORTATION SERVICES
TRANSCENDENCE ARCHITECTURE
NORTHERN VIRGINIA
PHILADELPHIA
CHARLOTTE, NC
BALTIMORE, MD
SOUTHERN MARYLAND
PHILADELPHIA, PA
LEHIGH VALLEY, PA
NEW JERSEY
NEW YORK METRO
REHOBOTH BEACH, DE
RALEIGH, NC
TAMPA, FL

REVISIONS			
REV	DATE	COMMENT	BY
1	4/18/16	PER STAFF COMMENTS	SRF
2	5/18/16	PER STAFF COMMENTS	SRF
3	6/14/16	PER STAFF COMMENTS	SRF
4	7/7/16	PER STAFF COMMENTS	SRF



PROJECT No.: NOC152128
DRAWN BY: SRF
CHECKED BY: JG
DATE: 02/22/16
SCALE: 1"=30'
CAD ID: EX0

PROJECT: SOUTHPARK MARRIOTT
FOR JWM FAMILY ENTERPRISES LP
LOCATION OF SITE
2200 REXFORD RD.
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA 28211

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REZONING PETITION
#2016-066

SHEET TITLE:
ARCHITECTURAL
ELEVATIONS

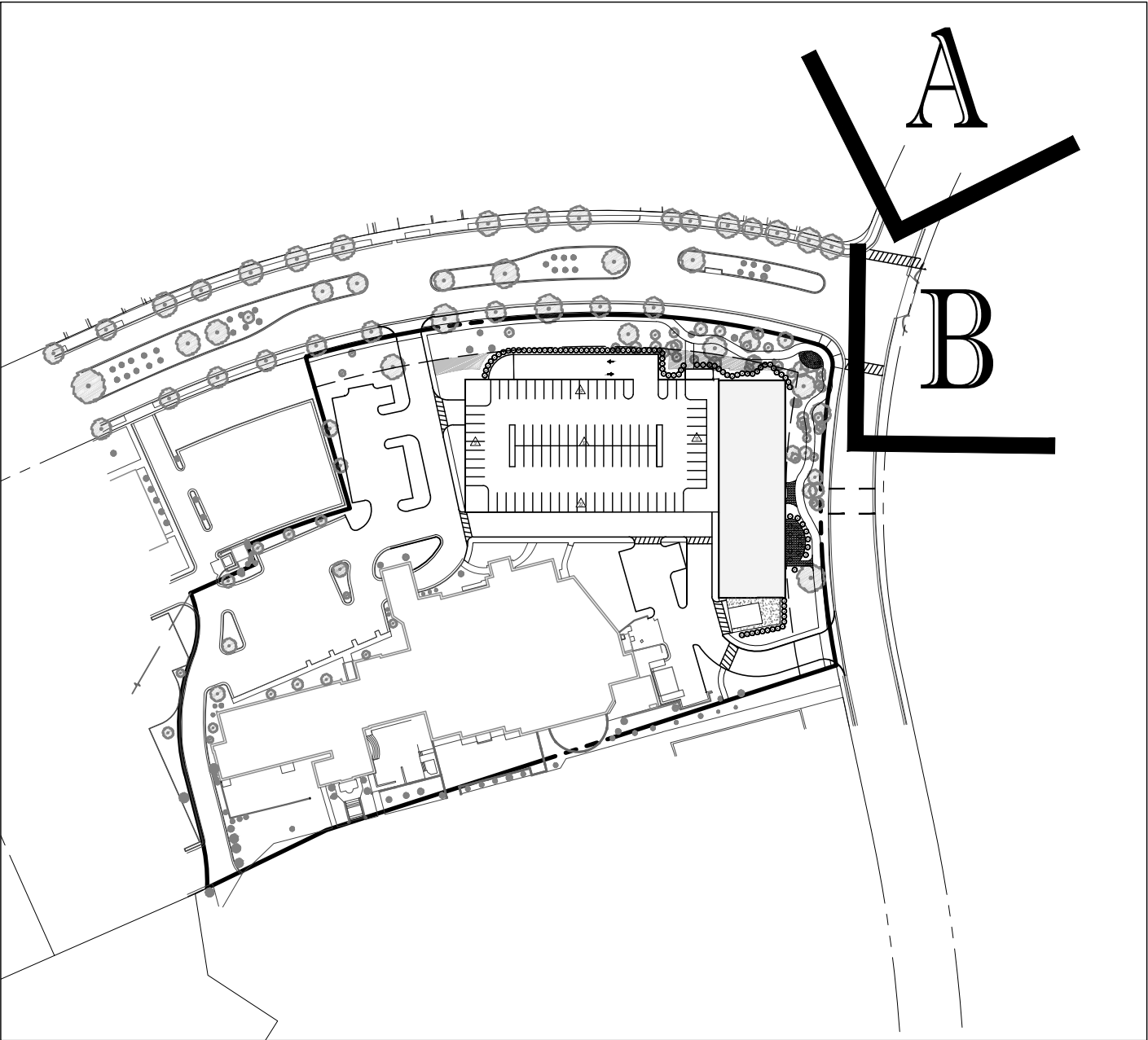
SHEET NUMBER:
RZ-4




AC SOUTHPARK HOTEL - SITE RENDERING (A)



AC SOUTHPARK HOTEL - SITE RENDERING (B)



LEGEND MAP

**BOHLER**
ENGINEERING

STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
LAND SURVEYING - PROGRAM MANAGER
SUSTAINABLE DESIGN - PERMITTING SERVICES
TRANSPORTATION SERVICES
NORTHERN VIRGINIA
CHARLOTTE, NC
RICHMOND, VA
BALTIMORE, MD
SOUTHERN MARYLAND
PHILADELPHIA, PA
LEHIGH VALLEY, PA
NEW YORK, NY
NEW YORK, NY
REHOBOTH BEACH, DE
CHARLOTTE, NC
RALEIGH, NC
TAMPA, FL

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REVISIONS			
REV	DATE	COMMENT	BY
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2	5/18/16	PER STAFF COMMENTS	SRF
3	6/14/16	PER STAFF COMMENTS	SRF
4	7/7/16	PER STAFF COMMENTS	SRF




PROJECT No.:	NOC152128
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	02/22/16
SCALE:	1"=30'
CAD ID:	EX0

PROJECT:
**SOUTHPARK
MARRIOTT**

FOR
**JWM FAMILY
ENTERPRISES
LP**

LOCATION OF SITE
2200 REXFORD RD.
CITY OF CHARLOTTE,
MECKLENBURG COUNTY,
NORTH CAROLINA 28211

**BOHLER**
ENGINEERING

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NC@BohlerEng.com

REZONING
PETITION
#2016-066

SHEET TITLE:
**ARCHITECTURAL
RENDERINGS**

SHEET NUMBER:
RZ-5

REZONING PETITION #2016-066

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