



December 19, 2016

Charlotte-Mecklenburg Planning Department  
600 East Fourth Street  
Charlotte, North Carolina 28202-2853  
Attn: Mr. John Kinley

Re: Petition # 2017-005  
OMS Piper Station, LLC  
Charlotte, NC

Dear Mr. Kinley:

Per the comments listed in the rezoning of Petition # 2017-005:

- The petitioner agrees to provide and construct a new waiting pad along the site's frontage on Rea Road for a CATS bus stop.
- The existing curb lines on Rea Rd. and Piper Station have been confirmed as in the correct locations and will not move. Rezoning map has been labeled with corresponding setbacks for MUDD. Petitioner commits to additional coordination with CDOT.
- Petitioner commits to submit for approval plans to Storm Water which include the location, size and type of storm water management systems.
- Petitioner agrees to submit for review detailed construction plans for the proposed site development to the City of Charlotte's Land Development Division after land entitlement (approved rezoning.)
- Petitioner agrees to comply with established Tree Ordinance.
- Petitioner agrees to coordinate with NC DOT and the City Arborist in regards to trees to be removed or planted in the right of way on Rea Road. Petitioner agrees to coordinate with the City Arborist office in regards to trees to be removed or planted in the right of way on Piper Station Drive.

- Petitioner agrees to submit a tree survey to the City Arborist for all trees 2" or larger located in the rights of way. Additionally, the survey shall include all trees 8" or larger in the setback.
- Petitioner agrees to coordinate with MCAQ.
- Petitioner agrees to provide curb stops at any parking space where it is required.
- Petitioner agrees to comply with height limit of 21 ft for detached lighting fixtures on site.

Should you have any further questions, please feel free to contact us.

Sincerely,



Stephen F. Overcash, RA  
Principal





## Hotel Development

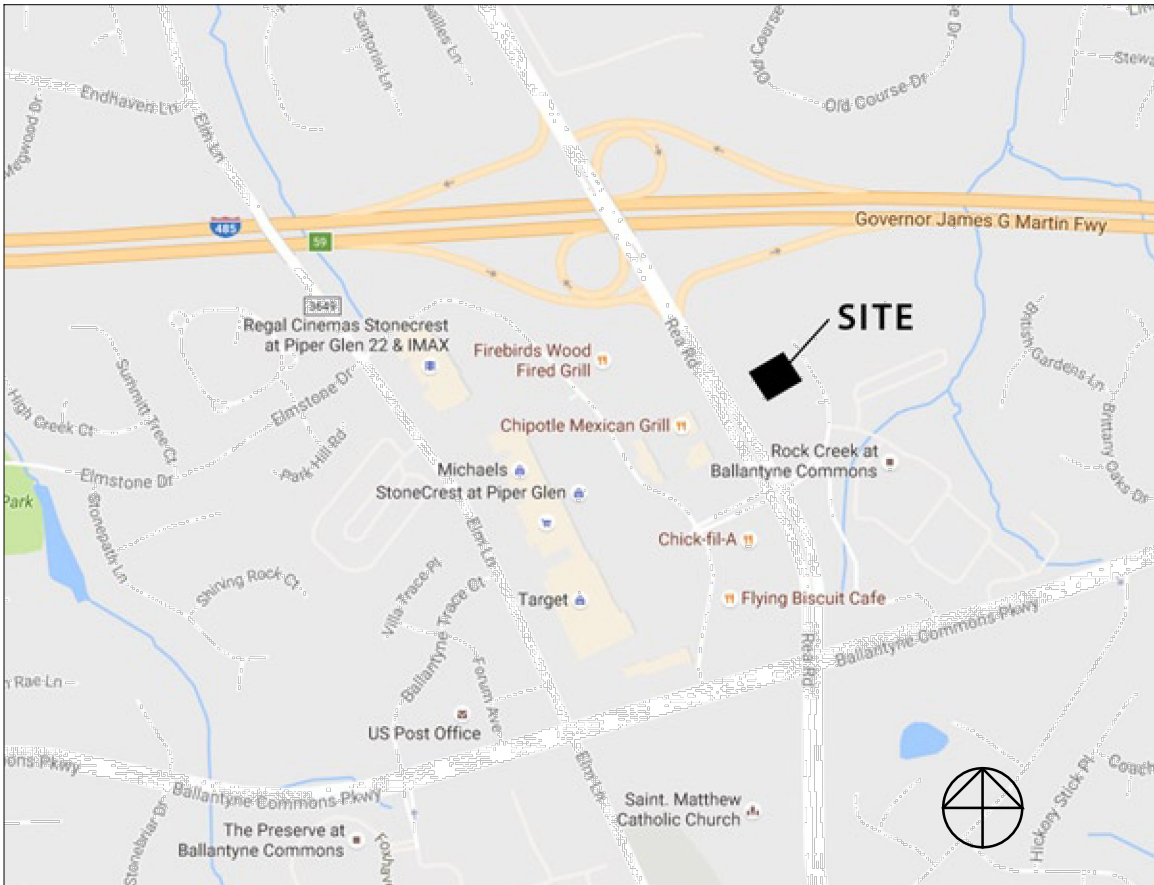
Piper Station - Charlotte, North Carolina

2016-12-16

Exterior Rendering







03 VACINITY MAP

scale: NTS

Development Summary

Tax Parcel ID#: 22504506  
Total Site Acreage: 1.94 acres  
Existing Zoning: B-1 (SCD)  
Proposed Zoning: MUDD-O

Height: 4 Stories / 60' Max.  
Hotel: 135 Guestroom Max.  
Open Space: Required: 1 sf/100 sf  
Required: 900sf  
Parking: Required: 68 Spaces

04 SITE DATA

scale: NTS



05 EXTERIOR RENDERING

scale: NTS

1. General Provisions

These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition No. 2017-005 to rezone property tax parcel 22504506 (the "Site") from the B-1 (SCD) Zoning District to the MUDD-O Zoning District in order to accommodate a hotel development, as depicted on the Rezoning Plan.

Development of the Site will be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect maximum development rights, building envelopes, the arrangements and locations of access points.

Unless the Rezoning Plan 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.

Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute 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.

2. Optional Provisions

Petitioner seeks approval of an optional provision to allow parking between both Rea Road & Piper Station Dr and one perpendicular wing of the proposed hotel structure.

3. Permitted Uses

The Site may be devoted to hotel and ancillary/accessory uses. Existing building on site to be demolished.

4. Maximum Development

The number of hotel rooms allowed on the site shall not exceed 135 hotel guestrooms, and ancillary meeting space, office space, hotel dining space and indoor pool / fitness.

5. Transportation

Vehicular access points shall be limited to one driveway on Piper Station Drive as generally depicted on the rezoning plan.

6. Architectural Standards

The petitioner is proposing a style of architecture, generally in keeping with the architectural vocabulary established on Rea Road and Piper Station Drive. Allowable building materials include masonry, stucco, synthetic stucco, cementitious siding, and metal panels. The petitioner commits to engaging both road frontages with guestroom windows and public spaces that engage the street. Clear glass will be utilized on all first floor openings. See (05) Exterior Rendering.

7. Environmental Features

Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance. Petitioner shall comply with and satisfy the Tree Ordinance, and shall provide tree survey notes per regulations. Petitioner agrees to an illuminated fountain in the wet retention pond. The location, size, and type of storm water management systems 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.

8. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures, and shall not exceed 21ft on site.

9. Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

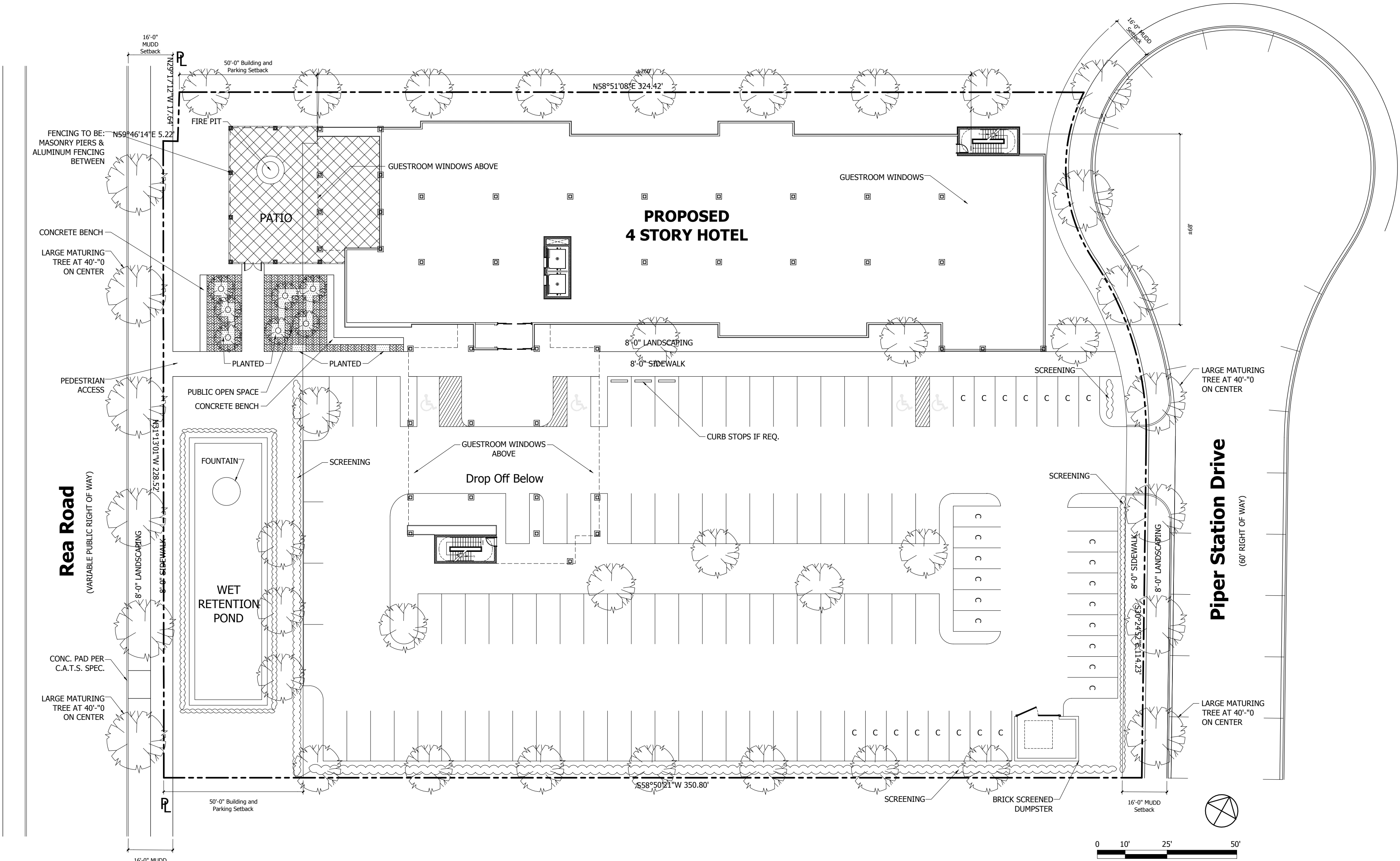
10. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

02 NOTES

scale: NTS



01 SITE PLAN

scale: 1" = 25'



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overcash demmitt

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PIPER STATION / REA RD.  
CHARLOTTE, NORTH CAROLINA

Petition No. 2017-005  
For Public Hearing

ISSUE	:	DATE
REZONING SUBMITTAL	:	10.19.16
REZONING RE-SUBMITTAL	:	12.19.16
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ILLUSTRATIVE  
PLAN & NOTES

RZ-1

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