

FY2017 –
Petition #: 2017-138

Date Originally Filed: _____

Date Amended: _____

Received By: _____

-AMENDED
REZONING APPLICATION
CITY OF CHARLOTTE

Complete all fields –

Property Owner: : LakePointe Corporate Center Associates and CK LakePointe Corporate Center Associates. (Manager: Childress Klein - Tom Coyle)

Owner's Address: 301 South College St. Suite 2800 City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 1998 Utilities Provided: (Water) Private (Sewer) CMUD
(CMUD, Private, Other) (CMUD, Private, Other)

LOCATION OF PROPERTY (Address or Description): Cascade Pointe Boulevard, Charlotte, NC

Tax Parcel Number(s): 14304112, 14304120, 14304114, 14303106 (Sub-parcel to be separated out)

Current Land Use: Vacant

Size (Sq.Ft. or Acres): 4.3 AC

Existing Zoning: I-1(CD)

Proposed Zoning: I-1(CD)(SPA)

AMENDED REQUEST DETAILS:

Purposes: 1) Original Request 2) Amendment/Change:
1) For a Hotel (130 rooms min.)

DPR Associates, Inc

Name of Agent

420 Hawthorne Lane

Agent's Address

Charlotte, NC 28204

City, State, Zip

(704) 332-1204

Telephone Number

(704) 332-1210

Fax Number

hnguyen@dprassociates.net

E-Mail Address

Lake Pointe Corporate Center Associates, LLC
& CK LakePointe Corporate Center Associates LLC

Signature of Property Owner if other than Petitioner

By Childress Klein Properties, Inc.

ITS MANAGER

(Name Typed/Printed)

By

Tom Coyle

Vice-President

AGS Hotels NC, LLC

Name of Petitioner(s)

190 South Equity Dr.

Address of Petitioner(s)

Smithfield, NC 27577

City, State, Zip

804-605-8248

Telephone Number

Fax Number

harry.singh@easternmgmt.net

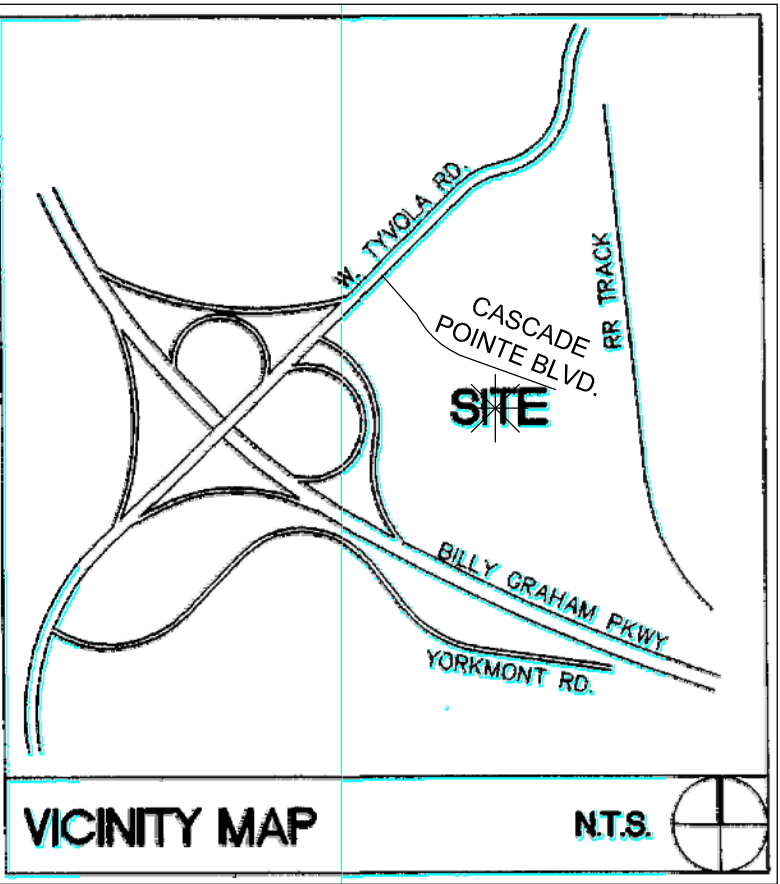
E-Mail Address

Harry Singh

Signature

Harry Singh

(Name Typed/Printed)



GENERAL NOTES (for Petition #2017-138):

- 1. DEVELOPMENT DATA TABLE**
 - A. SITE ACREAGE: ±4.3 AC
 - B. TAX PARCEL INCLUDED IN REZONING: 14304112, 14304120, 14304114, 14303106 (SUB-PARCEL TO BE SEPARATED OUT)
 - C. EXISTING ZONING: I-1 (CD)
 - D. PROPOSED ZONING: I-1 (CD)(SPA)
 - E. EXISTING USE: VACANT
 - F. PROPOSED USE: HOTEL (OR OFFICE AND ACCESSORY USES PERMITTED BY I-1)
 - G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, HOTEL, ETC.): 130 ROOMS, 6 STORIES, HOTEL OR 75,000 SF OF OFFICE BUILDING.
 - H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (0.8)
 - I. MAXIMUM BUILDING HEIGHT: 80' HEIGHT MAX.
 - J. MAXIMUM NUMBER OF BUILDINGS: 1
 - K. NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE REQUIREMENT
 - L. AMOUNT OF OPEN SPACE: PER ORDINANCE REQUIREMENT
- 2. GENERAL PROVISIONS**
 - A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE ACCESS TO THE DEVELOPMENT OF THIS SITE, THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- 3. PURPOSE**
OMITTED.
- 4. PERMITTED USES**
 - A. EXISTING USES: VACANT
 - B. PROPOSED USES: SEE ITEM 1 ABOVE
- 5. TRANSPORTATION**
 - A. PETITIONER TO PROVIDE THE DEDICATION OF 60' RIGHT OF WAY AND CONSTRUCTION OF THE PORTION OF THE PROPOSED COLLECTOR STREET THAT SERVES THE SITE. RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - B. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
 - C. POTENTIAL CROSS ACCESS TO THE ADJACENT PARCEL(S) ARE AS SHOWN ON PLAN.
 - D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED AND DEDICATED TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- 6. ARCHITECTURAL STANDARDS**
 1. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 - A. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
 - B. FACADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 40% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
 - C. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 - D. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - E. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS
 - F. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PLASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
 - G. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.
 - H. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.
 2. **STREETSCAPE AND LANDSCAPING**
 - A. SITE MUST COMPLY WITH THE TREE ORDINANCE.
 - B. TREES CANNOT BE PLANTED IN THE RIGHT OF WAY OF ALL CITY OF CHARLOTTE MAINTAINED STREETS (CASCADE POINTE BLVD.) WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.
 3. **ENVIRONMENTAL FEATURES:**
 - A. STREAM/WETLAND DELINEATION REQUIRED, AS APPLICABLE.
 - B. THE SITE SHALL COMPLY WITH PCSO ORDINANCE.
 4. **PARKS, GREENWAYS, AND OPEN SPACE**
 - A. N/A
 5. **FIRE PROTECTION**
 - A. PER CODE REQUIREMENT
 6. **SIGNAGE**
 - A. SIGNAGE WILL BE PROVIDED PER ORDINANCE
 7. **LIGHTING**
 - A. LIGHTING WILL BE PROVIDED PER ORDINANCE
 8. **PHASING**
 - A. N/A
 9. **OTHER**
 - A. N/A

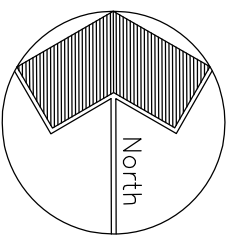
Project Manager
HN
Drawn By
DL
Checked By
HN
Date
8-23-17, REV. 4-23-18
Project Number
17007



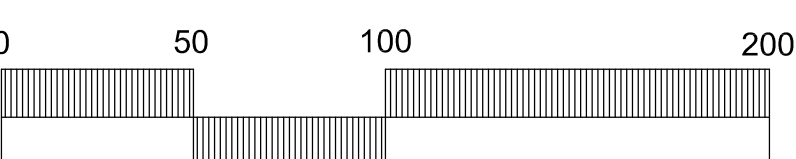
landscape architecture
civil engineering
planning

DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204
phone 704.332.1204 ■ fax 704.332.1210 ■ www.dprassociates.net

CASCADE POINTE HOTEL
PETITION #2017-138
CHARLOTTE, NORTH CAROLINA
AGS HOTELS NC, LLC



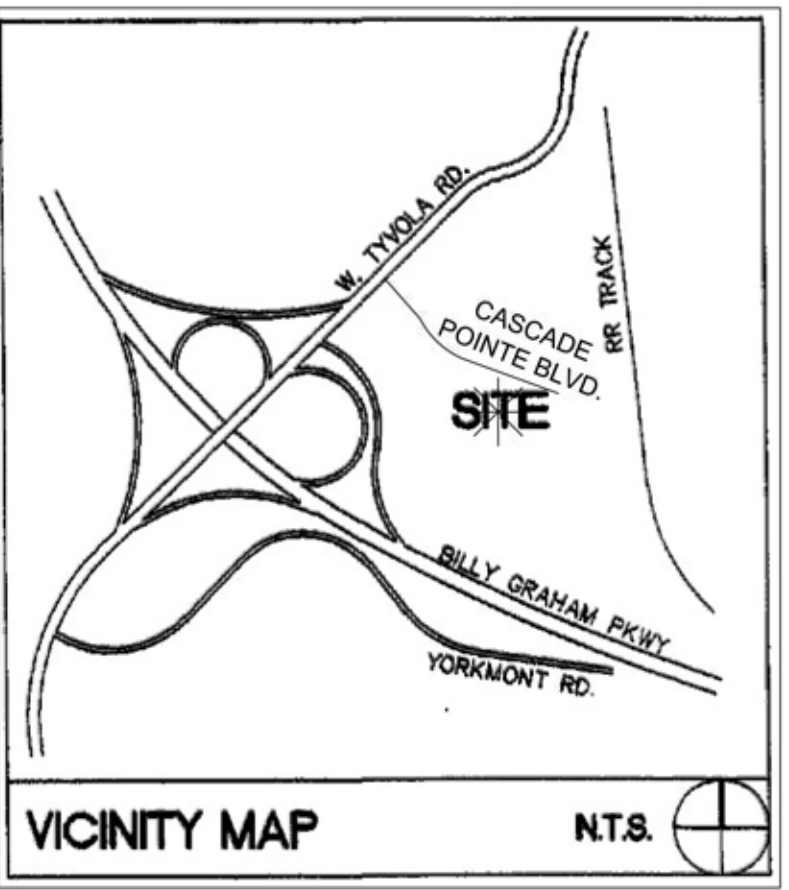
Scale:
1" = 50'



Sheet Number

RZ-1

Sheet 1 of 3



RIGHT EXTERIOR ELEVATION (FACING EXISTING CASCADE POINTE BLVD.)

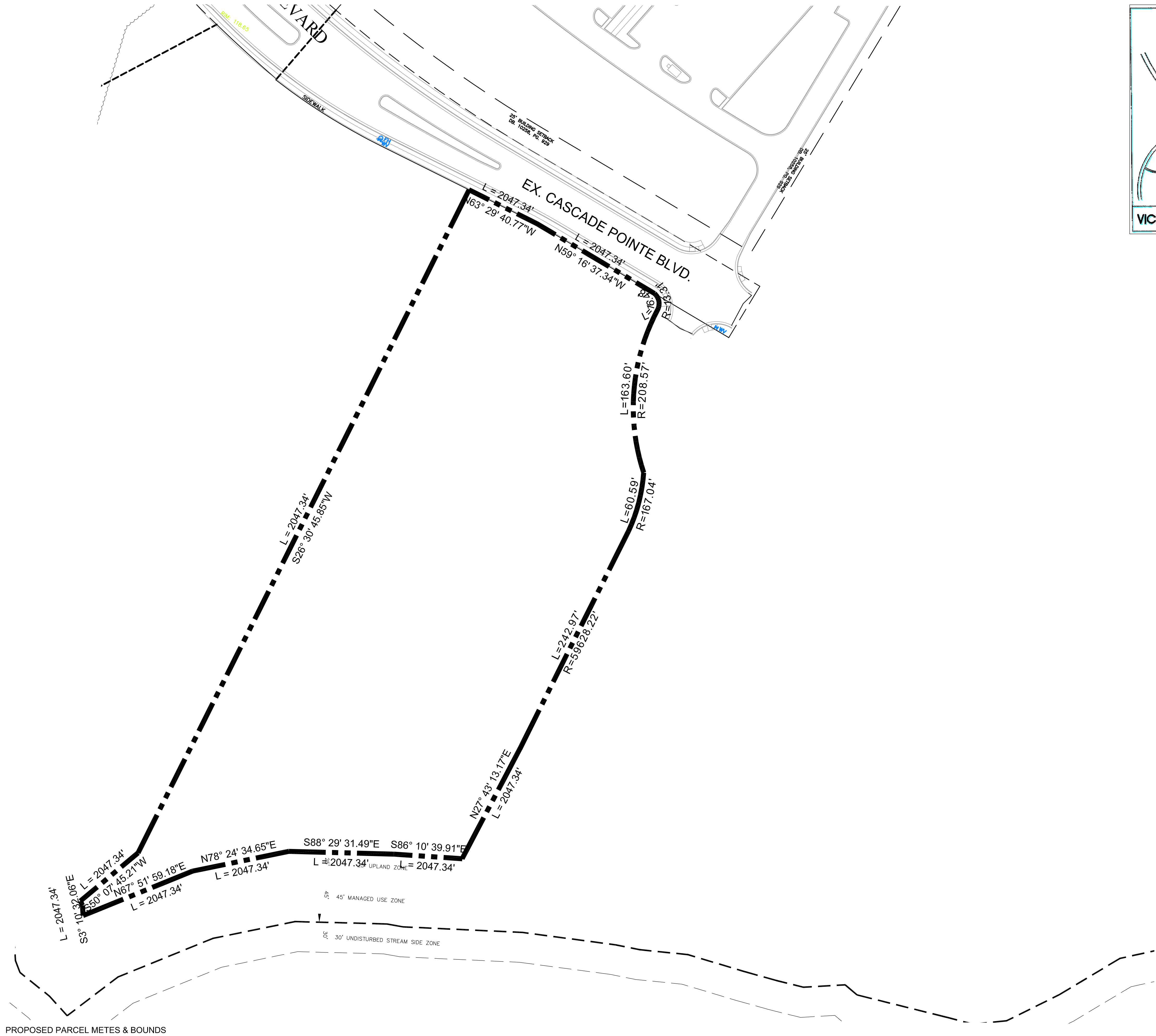
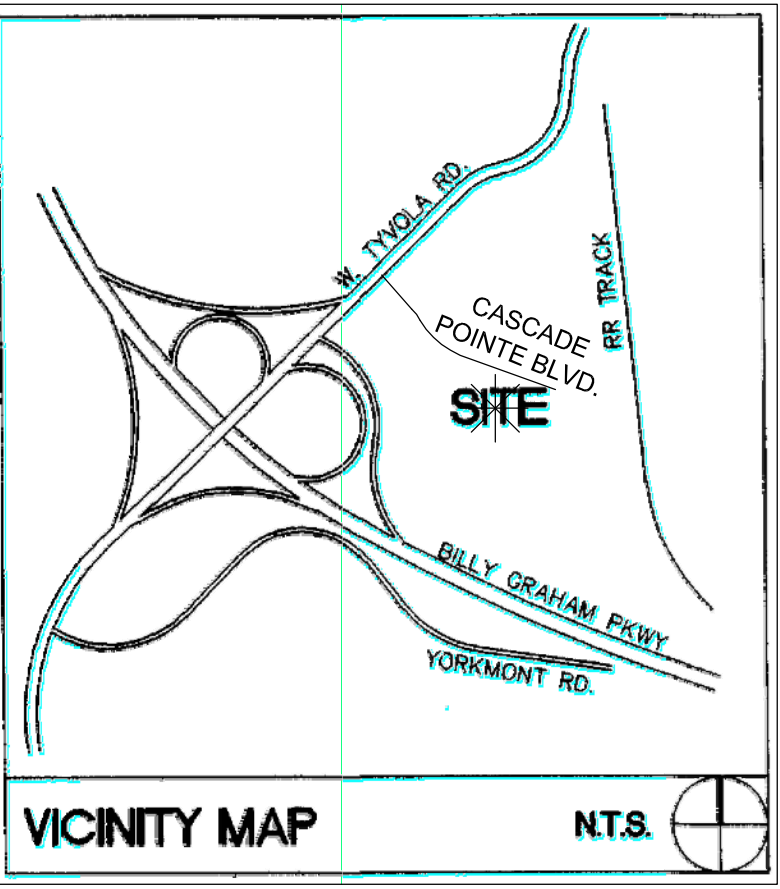


FRONT EXTERIOR ELEVATION (FACING PROPOSED PUBLIC STREET)

CASCADE POINTE HOTEL
PETITION #2017-138
 CHARLOTTE, NORTH CAROLINA
AGS HOTELS NC, LLC

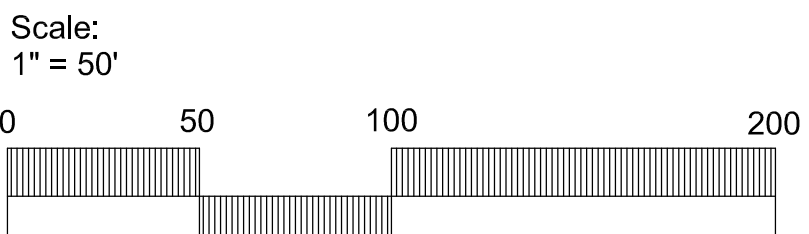
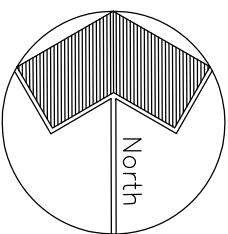
Project Manager
 HN
 Drawn By
 DL
 Checked By
 HN
 Date
 8-23-17, REV. 4-23-18
 Project Number
 17007

DPR landscape architecture
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DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204
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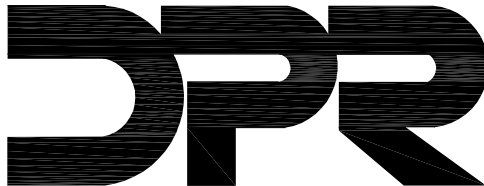
PROPOSED PARCEL METES & BOUNDS

CASCADE POINTE HOTEL
PETITION #2017-138
CHARLOTTE, NORTH CAROLINA
AGS HOTELS NC, LLC



Sheet Number
RZ-3
Sheet 3 of 3

Project Manager
HN
Drawn By
DL
Checked By
HN
Date
8-23-17, REV. 4-23-18
Project Number
17007



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CASCADE POINTE HOTEL – REZONING SITE PLAN NOTES

1. DEVELOPMENT DATA TABLE

- A. SITE ACREAGE: ± 4.3 AC
- B. TAX PARCEL INCLUDED IN REZONING: 14304112, 14304120, 14304114, 14303106 (SUB-PARCEL TO BE SEPARATED OUT)
- C. EXISTING ZONING: I-1 (CD)
- D. PROPOSED ZONING: I-1 (CD)(SPA)
- E. EXISTING USE: VACANT
- F. PROPOSED USE: HOTEL (OR OFFICE AND ACCESSORY USES PERMITTED BY I-1)
- G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, HOTEL, ETC.): 130 ROOMS, 6 STORIES, HOTEL OR 75,000 SF OF OFFICE BUILDING.
- H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (0.8)
- I. MAXIMUM BUILDING HEIGHT: 80' HEIGHT MAX.
- J. MAXIMUM NUMBER OF BUILDINGS: 1
- K. NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE REQUIREMENT
- L. AMOUNT OF OPEN SPACE: PER ORDINANCE REQUIREMENT

2. GENERAL PROVISIONS

- A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
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PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

3. PURPOSE

OMITTED.

4. PERMITTED USES

A. EXISTING USES: VACANT

B. PROPOSED USES: SEE ITEM 1 ABOVE

5. TRANSPORTATION

A. PETITIONER TO PROVIDE THE DEDICATION OF 60' RIGHT OF WAY AND CONSTRUCTION OF THE PORTION OF THE PROPOSED COLLECTOR STREET THAT SERVES THE SITE. RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.

B. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.

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D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED AND DEDICATED TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

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OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS

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G. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.

H. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

7. STREETScape AND LANDSCAPING

A. SITE MUST COMPLY WITH THE TREE ORDINANCE.

B. TREES CANNOT BE PLANTED IN THE RIGHT OF WAY OF ALL CITY OF CHARLOTTE MAINTAINED STREETS (CASCADE POINTE BLVD.) WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.

8. ENVIRONMENTAL FEATURES:

A. STREAM/WETLAND DELINEATION REQUIRED, AS APPLICABLE.

B. THE SITE SHALL COMPLY WITH PCSO ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE

N/A

10. FIRE PROTECTION

A. PER CODE REQUIREMENT

11. SIGNAGE

A. SIGNAGE WILL BE PROVIDED PER ORDINANCE

12. LIGHTING

A. LIGHTING WILL BE PROVIDED PER ORDINANCE

13. PHASING

N/A

14. OTHER

N/A