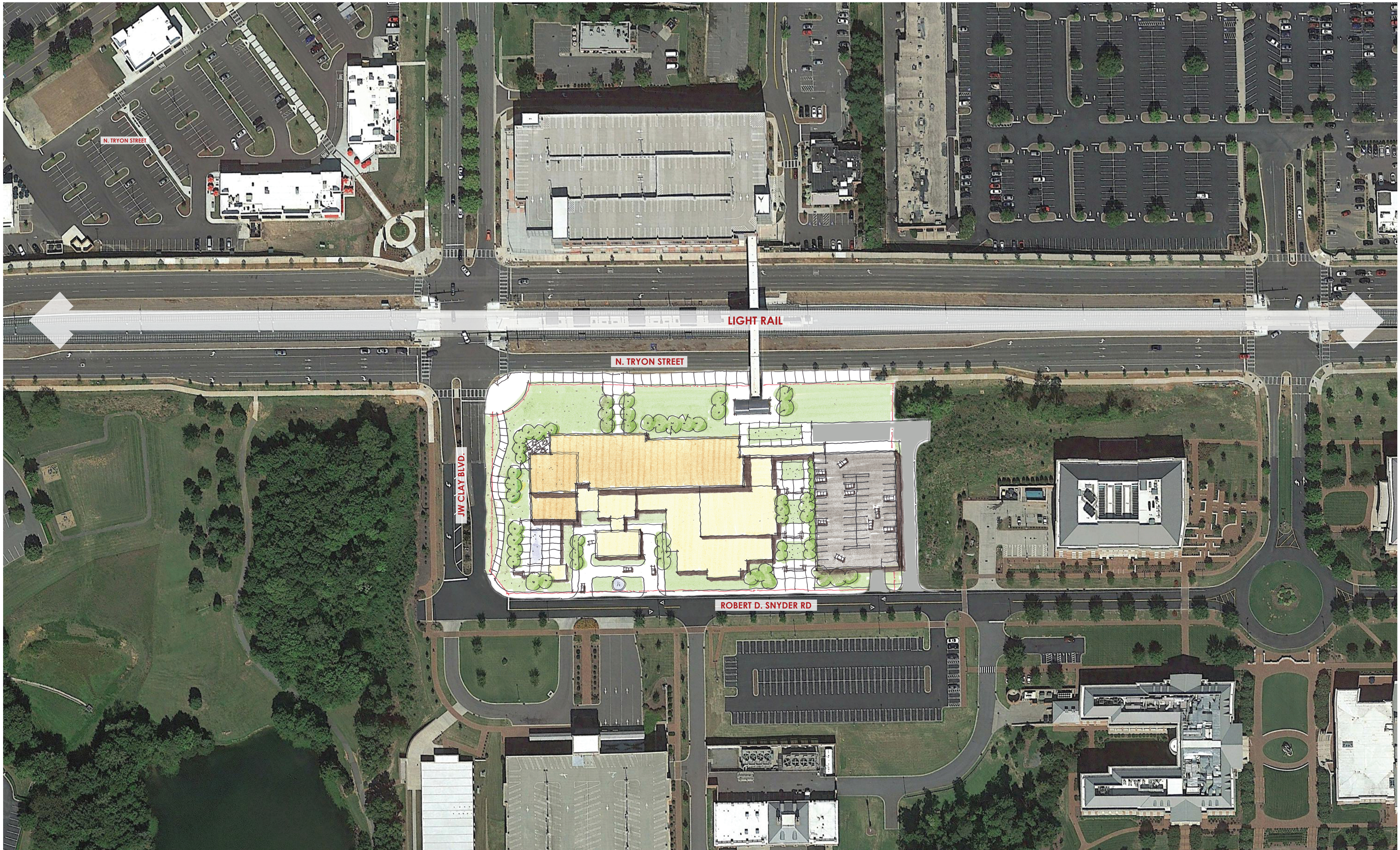


UNIVERSITY HOTEL/CONFERENCE FACILITY **RE-ZONING**

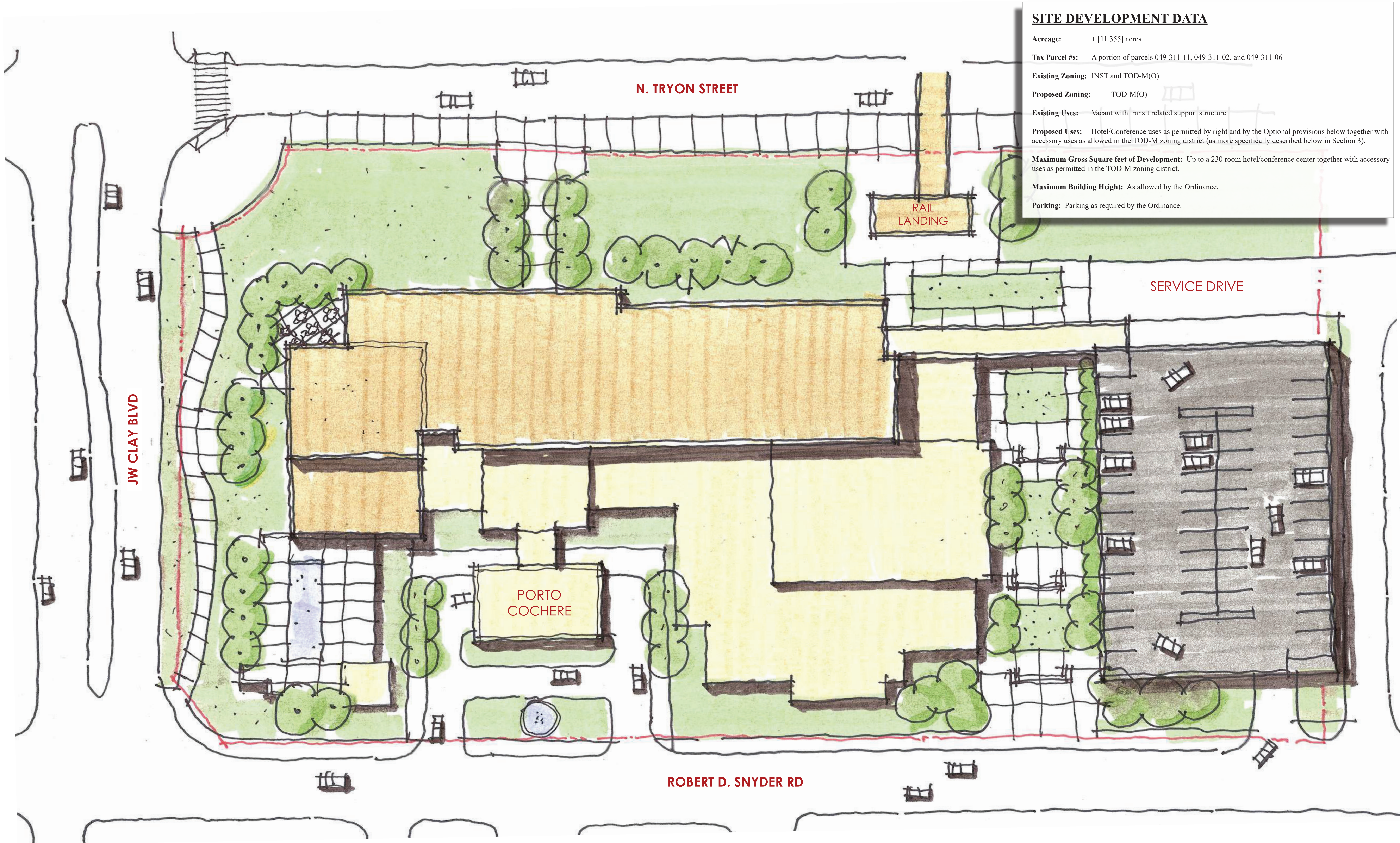
MARCH 22, 2018











SITE DEVELOPMENT DATA	
Acreage:	± [11.355] acres
Tax Parcel #s:	A portion of parcels 049-311-11, 049-311-02, and 049-311-06
Existing Zoning:	INST and TOD-M(O)
Proposed Zoning:	TOD-M(O)
Existing Uses:	Vacant with transit related support structure
Proposed Uses:	Hotel/Conference uses as permitted by right and by the Optional provisions below together with accessory uses as allowed in the TOD-M zoning district (as more specifically described below in Section 3).
Maximum Gross Square feet of Development:	Up to a 230 room hotel/conference center together with accessory uses as permitted in the TOD-M zoning district.
Maximum Building Height:	As allowed by the Ordinance.
Parking:	Parking as required by the Ordinance.



**Foundation of the University of North Carolina at Charlotte, Inc**  
**Development Standards**  
**3/22/18**  
**Rezoning Petition No. 2018-\_\_\_\_\_**

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 Foundation of the University of North Carolina at Charlotte, Inc (“Petitioner”) to accommodate the development of residential and non-residential uses on an approximately [11.355] acre site located at 9050 N. Tryon Street (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 TOD-M(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 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 on 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. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited to 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 on the Site.

2. Optional Provisions.  
The following optional provisions shall apply to the Site:

a. To not require structured parking facilities to have 50% of the street level frontage devoted to active uses.

b. To allow surface parking or maneuvering space, including without limitation valet areas, between the building(s) and Robert D. Snyder Road and for the driveway/service area and N. Tryon Street, as generally depicted on the Rezoning Plan.

3. Permitted Uses and Development Limitations:

a. The Site may be developed for a full service hotel/conference center as permitted by right and under prescribed conditions together with allowed accessory uses (such as but not limiting restaurant/EDEE uses, ballrooms & meeting space, concierge services, retail uses, office uses and the like), as set forth in the TOD-M(O) district, subject to limitations described in subsection 3.b. below.

b. For clarity purposes, it is understood that the following uses are prohibited whether as principal or accessory uses; (i) fast food restaurants with a drive-through facility; (ii) convenience stores with gasoline sales; and (iii) stand-alone restaurant/EDEE uses that are not integrated into the principal building(s) on the Site.

4. Access:

a. Access to the Site will be from Robert Snyder Road as generally depicted on the Rezoning Plan.

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.

5. Streetscape, Landscaping Open Space and Screening:

a. Along N. Tryon Street, a 40 foot setback as measured from the existing/future back of curb will be provided.

b. Along Robert D. Snyder Road and JW Clay Boulevard, a 16 foot setback as measured from the existing/future back of curb will be provided.

c. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along N. Tryon Street, Robert D. Snyder Road, and JW Clay Boulevard as generally depicted on the Rezoning Plan.

d. The open space areas along N. Tryon Street and JW Clay Boulevard on the Site will be improved with landscaping, lighting, seating and hardscape elements.

e. Meter banks will be screened where visible from public view at grade level.

6. Architectural Standards.
- a. The building materials used on the principal buildings constructed on Site will be a combination of some of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hardi-plank), stucco, EIFS, decorative metal panels, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings
- b. The principal buildings constructed on the Site will be constructed so that the percentage of brick, stone, precast stone, precast concrete, synthetic stone per exterior building façade may vary but in no case be less than [25%] exclusive of windows, doors and roofs.
- c. Entrances: Primary building entrances shall be provided per Ordinance and per the following provisions:
- [i. Each operable pedestrian entrance (defined as an entrance designed to provide customers access to the proposed uses) will be designed to be clearly identifiable and prominent elements within the building facades in which they are located shall include at least 3 of the following: ]
- decorative pedestrian lighting;
  - architectural details carried to upper stories;
  - canopies, awnings or sunshades;
  - archways;
  - transom windows;
  - terraced or raised planters that can be utilized as seat walls;
  - common outdoor seating enhanced with specialty details, paving, landscaping or water features; or
  - double doors.
- ii. A minimum of one common entrance from the active ground floor uses shall be provided to the proposed open space along N. Tryon Street.
- iii. Direct pedestrian connections should be provided between street facing doors, corner entrance features to sidewalks on adjacent public streets.
- d. Building placement and site design shall focus on and enhance the pedestrian environment on public streets, through the following:
- i. Buildings shall be placed so as to present a front or side façade to such streets.
- ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of [60%] of each frontage elevation transparent glass between 2' and 10' on the first floor except as described below in subsection h. for the proposed structured parking deck. Up to 10% 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 3'-0" above adjacent street sidewalk.
- iii. The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone.
- iv. Building elevations shall not have expanses of blank walls greater than twenty feet (20') 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.
- v. Multi-story buildings should have a minimum of 20% transparency on all upper stories.
- f. Buildings over 150' in length shall provide façade variations such as window arrangement and size variation, unit entrance design, roof variation, material changes, and/or offset wall planes.
- g. Along streets with on-street parking the Petitioner may utilize tree grates per the CLDSM. All other streetscape infrastructure shall be built per TOD ordinance.
- h. The structured parking deck facade shall provide screening so that interior lighting and cars are not visible from adjacent uses and all streets. This shall primarily accomplished by the use of architectural louvers, decorative screens, solid walls with enhanced architectural details, a combination of sheet walls and landscaping, or similar. The structured parking deck is not subject to the transparency requirements set forth above.
7. Valet Service, Parking, and Maneuvering Restrictions.
- a. As allowed by the Optional Provisions above, valet service, parking, and maneuvering is permitted in the setbacks and/or between the buildings and Robert D. Snyder Road and N. Tryon Street.
8. Environmental Features:
- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.
9. Lighting:
- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 20 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 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.



