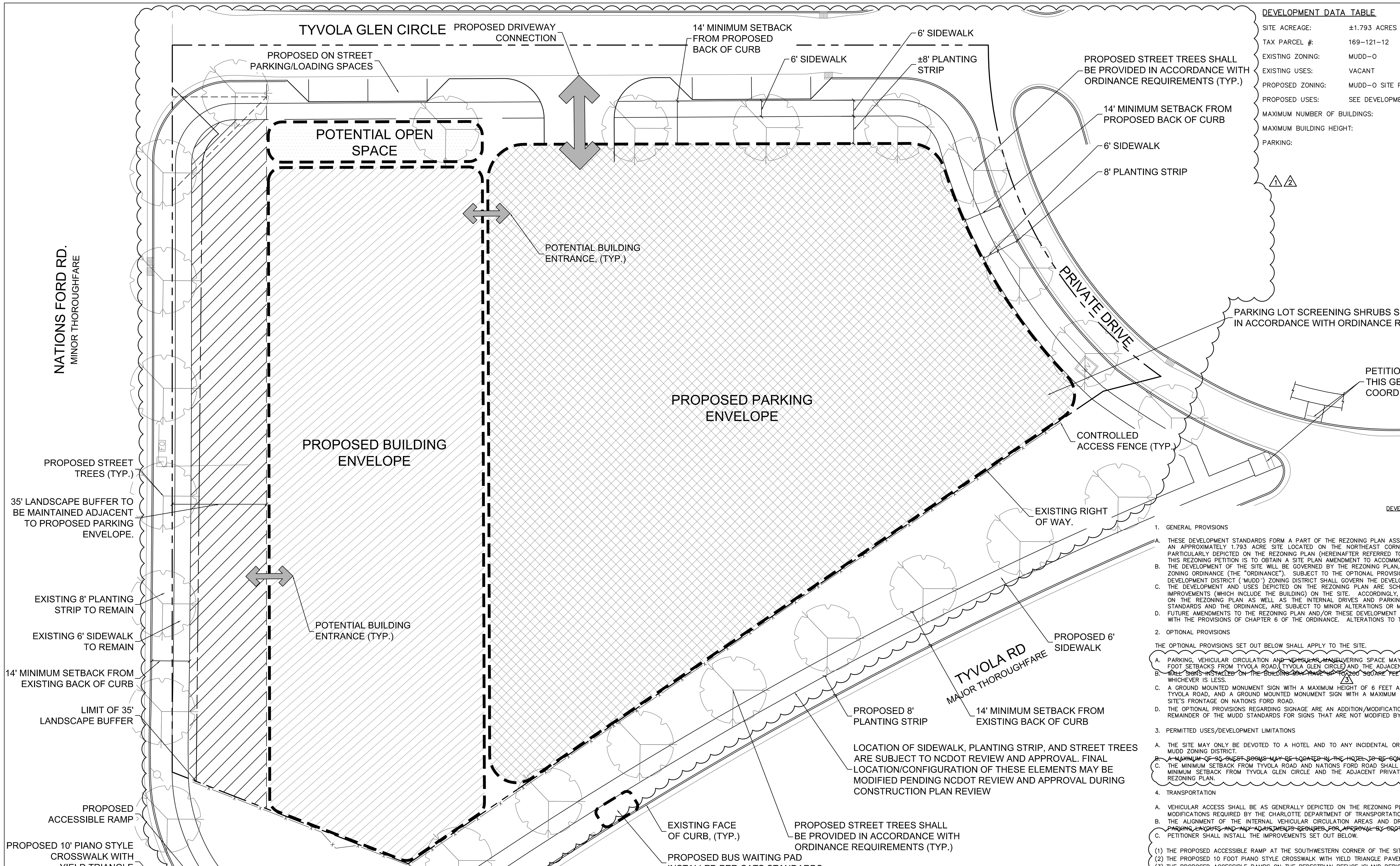
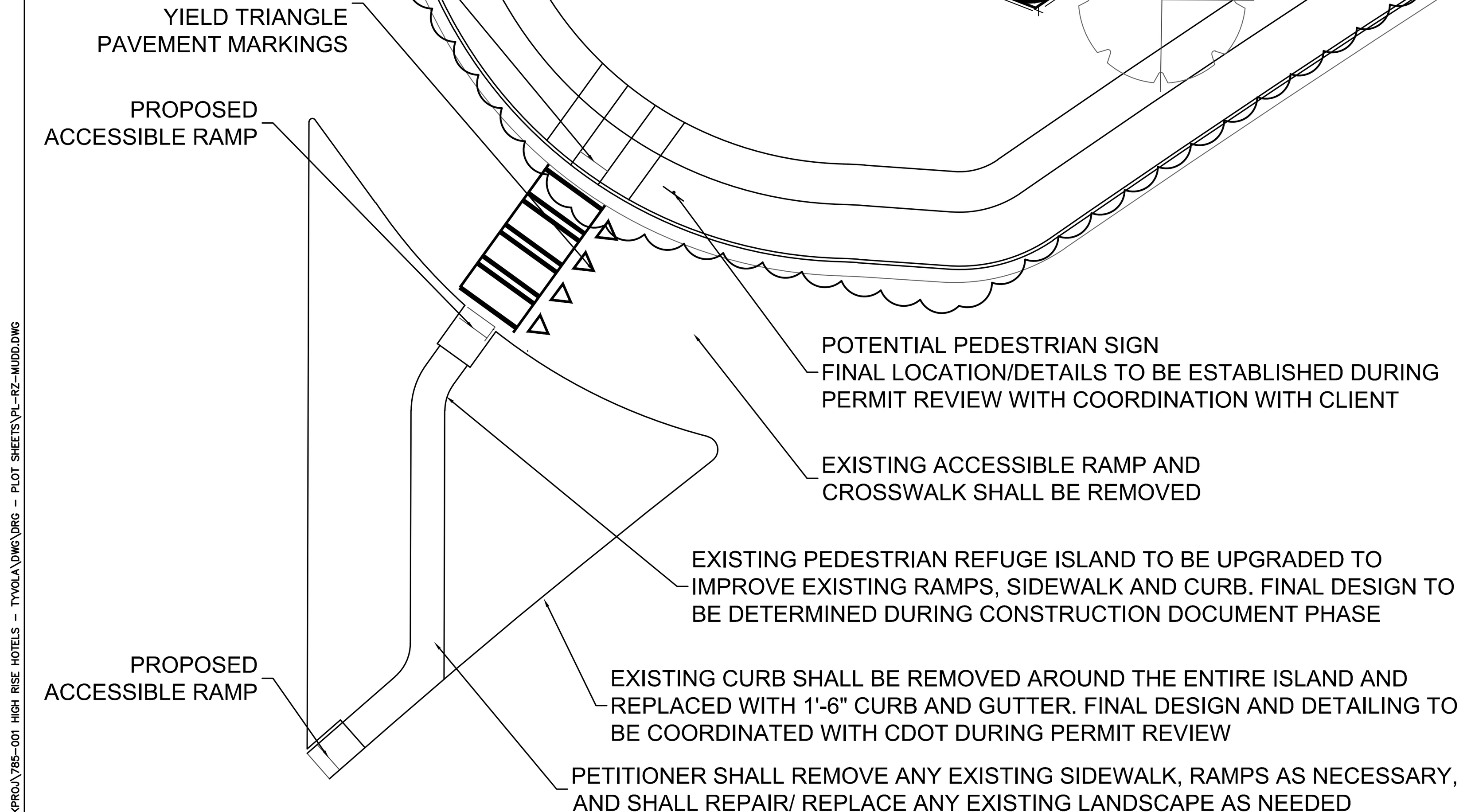


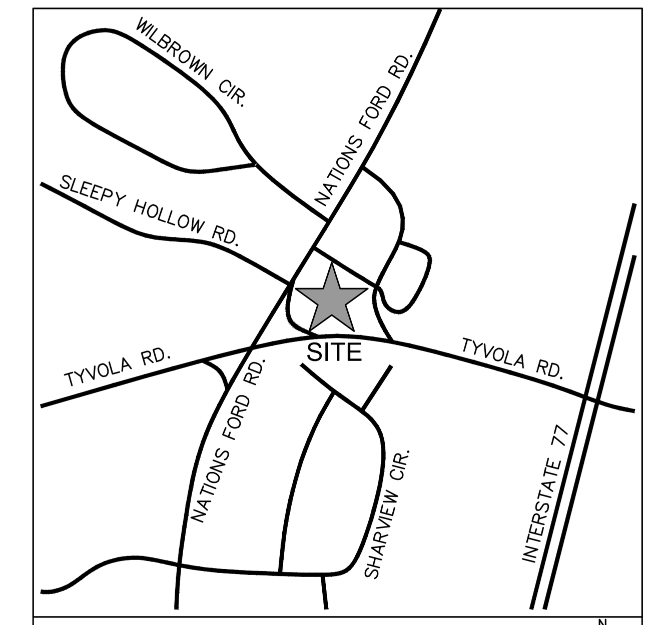


G:\SDSKPROJ\785-001 HIGH RISE HOTELS - TYVOLA\DWG\DRG - PLOT SHEETS\PL-RZ-MUDD.DWG

DEVELOPMENT DATA TABLE

SITE ACREAGE:	±1.793 ACRES
TAX PARCEL #:	169-121-12
EXISTING ZONING:	MUDD-O
EXISTING USES:	VACANT
PROPOSED ZONING:	MUDD-O SITE PLAN AMENDMENT
PROPOSED USES:	SEE DEVELOPMENT STANDARDS
MAXIMUM NUMBER OF BUILDINGS:	1
MAXIMUM BUILDING HEIGHT:	4 STORIES
PARKING:	PER THE ORDINANCE

1 2



VICINITY MAP N.T.S.

DEVELOPMENT STANDARDS
MAY 24, 2019 3

1. GENERAL PROVISIONS

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY THE 6125 COMPANY, LLC (THE "PETITIONER") FOR AN APPROXIMATELY 1.793 ACRE SITE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 169-121-12. THE PURPOSE OF THIS REZONING PETITION IS TO OBTAIN A SITE PLAN AMENDMENT TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL ON THE SITE.
B. THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS (WHICH INCLUDE THE BUILDING) ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN AS WELL AS THE INTERNAL DRIVES AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE SITE.

A. PARKING, VEHICULAR CIRCULATION AND VEHICULAR MANEUVERING SPACE MAY BE LOCATED BETWEEN THE BUILDING TO BE CONSTRUCTED ON THE SITE AND THE REQUIRED 14 FOOT SETBACKS FROM TYVOLA ROAD, TYVOLA GLEN CIRCLE AND THE ADJACENT PRIVATE DRIVE AS DEPICTED ON THE REZONING PLAN. 3
B. ~~WALL SIGNS INSTALLED ON THE BUILDING MAY 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. 1
C. A GROUND MOUNTED MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM SIGN AREA OF 36 SQUARE FEET MAY BE INSTALLED ON THE SITE'S FRONTAGE ON TYVOLA ROAD, AND A GROUND MOUNTED MONUMENT SIGN WITH A MAXIMUM HEIGHT OF 6 FEET AND A MAXIMUM SIGN AREA OF 36 SQUARE FEET MAY BE INSTALLED ON THE SITE'S FRONTAGE ON NATIONS FORD ROAD.
D. THE OPTIONAL PROVISIONS REGARDING SIGNAGE ARE AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD ZONING DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF THE MUDD STANDARDS FOR SIGNS THAT ARE NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. THE SITE MAY ONLY BE DEVOTED TO A HOTEL AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
B. ~~A MAXIMUM OF 95 GUEST ROOMS MAY BE LOCATED IN THE HOTEL TO BE CONSTRUCTED ON THE SITE.~~
C. THE MINIMUM SETBACK FROM TYVOLA ROAD AND NATIONS FORD ROAD SHALL BE 14 FEET FROM THE BACK OF THE EXISTING CURB AS DEPICTED ON THE REZONING PLAN. THE MINIMUM SETBACK FROM TYVOLA GLEN CIRCLE AND THE ADJACENT PRIVATE DRIVE SHALL BE 14 FEET FROM THE BACK OF THE PROPOSED CURB AS DEPICTED ON THE REZONING PLAN. 3

4. TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
B. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, ~~PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.~~
C. PETITIONER SHALL INSTALL THE IMPROVEMENTS SET OUT BELOW.

(1) THE PROPOSED ACCESSIBLE RAMP AT THE SOUTHWESTERN CORNER OF THE SITE DEPICTED ON THE REZONING PLAN.
(2) THE PROPOSED 10 FOOT PIANO STYLE CROSSWALK WITH YIELD TRIANGLE PAVEMENT MARKINGS IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN.
(3) THE PROPOSED ACCESSIBLE RAMPS ON THE PEDESTRIAN REFUGE ISLAND DEPICTED ON THE REZONING PLAN.
(4) THE PEDESTRIAN SIGN NOTED ON THE REZONING PLAN. THE FINAL LOCATION/DETAILS OF THE PEDESTRIAN SIGN SHALL BE ESTABLISHED DURING PERMIT REVIEW WITH COORDINATION WITH PETITIONER.
(5) EXISTING ACCESSIBLE RAMP AND CROSSWALK SHALL BE REMOVED.
(6) THE EXISTING PEDESTRIAN REFUGE ISLAND SHALL BE UPGRADED TO IMPROVE EXISTING RAMPS, SIDEWALK AND CURB. FINAL DESIGN TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE. THE EXISTING CURB SHALL BE REMOVED AROUND THE ENTIRE PEDESTRIAN REFUGE ISLAND AND REPLACED WITH 1'-6" CURB AND GUTTER. FINAL DESIGN AND DETAILING TO BE COORDINATED WITH CDOT DURING PERMIT REVIEW. ANY EXISTING SIDEWALK AND RAMPS SHALL BE REMOVED AS NECESSARY ON THE PEDESTRIAN REFUGE ISLAND, AND ANY EXISTING LANDSCAPING SHALL BE REPAIRED/REPLACED AS NEEDED.
(7) TWO NEW ACCESSIBLE RAMPS AT THE INTERSECTION OF THE PRIVATE DRIVE AND TYVOLA ROAD. THE LOCATION, FINAL DESIGN AND DETAILS OF THE TWO NEW ACCESSIBLE RAMPS SHALL BE COORDINATED WITH CDOT DURING THE PERMIT PROCESS. 1

D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.
E. TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A BUILDING CONSTRUCTED ON THE SITE, DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE OR TO NCDOT (SUBJECT TO A RESERVATION FOR ANY NECESSARY UTILITY EASEMENTS) THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO TYVOLA ROAD AND NATIONS FORD ROAD THAT ARE NECESSARY TO EXTEND THE EXISTING RIGHT OF WAY FOR THESE PUBLIC STREETS TO THAT POINT THAT IS LOCATED 2 FEET BEHIND THE 6 FOOT WIDE SIDEWALK LOCATED OR TO BE LOCATED ALONG THE SITE'S FRONTAGES ON THESE PUBLIC STREETS WHERE FEASIBLE. 3

1 5. ARCHITECTURAL AND DESIGN STANDARDS

A. THE MAXIMUM HEIGHT IN STORIES OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 4 STORIES.
B. DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL OR FENCE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AND RECYCLING AREA ADJOIN A SIDE WALL OR REAR WALL OF THE BUILDING, THEN THE SIDE WALL OR REAR WALL OF THE BUILDING MAY BE SUBSTITUTED FOR THE WALL OR FENCE ALONG EACH SUCH SIDE.
C. THE FOLLOWING DESIGN STANDARDS SHALL APPLY TO THE BUILDING TO BE CONSTRUCTED ON THE SITE:

(1) THE BUILDING SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FACADE TO ALL STREETS.
(2) FACADES FRONTING STREETS SHALL INCLUDE WINDOWS AND/OR OPERABLE DOORS OR A COMBINATION OF THE FOREGOING FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION WITH TRANSPARENT GLASS BETWEEN 2 FEET AND 10 FEET ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. IF DISPLAY WINDOWS ARE UTILIZED, THE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3 FOOT CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS OR GLAZING FINISHES. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4 FEET ABOVE ADJACENT STREET SIDEWALK.
(3) THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDING ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
(4) A MINIMUM OF TWO ACTIVE ENTRANCES INTO THE BUILDING THAT EACH MEET THE REQUIREMENTS OF SECTION 9.8506(2)(H) OF THE ORDINANCE SHALL BE PROVIDED. ONE OF THESE ENTRANCES SHALL BE LOCATED ON THE BUILDING ELEVATION FACING NATIONS FORD ROAD. 3
(5) BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
(6) 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, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
(7) THE BUILDING SHALL BE A MINIMUM HEIGHT OF 22 FEET.
(8) A MULTI-STORY BUILDING SHALL HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES. 1

6. STREETSCAPE AND LANDSCAPING

A. PETITIONER SHALL INSTALL SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S STREET FRONTAGES AS GENERALLY DEPICTED ON THE REZONING PLAN.
B. THE EXISTING 8 FOOT WIDE PLANTING STRIP AND THE EXISTING 6 FOOT WIDE SIDEWALK LOCATED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD SHALL REMAIN IN PLACE.
C. A MINIMUM 35 FOOT WIDE LANDSCAPED AREA SHALL BE MAINTAINED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. ENVIRONMENTAL FEATURES

A. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE. THE SITE IS LOCATED WITHIN A DESIGNATED CORRIDOR AND AS SUCH, PETITIONER MAY UTILIZE THE BUY-OUT INCENTIVE FOR TREES SAVE AREAS.

8. URBAN OPEN SPACE

A. URBAN OPEN SPACE SHALL BE PROVIDED ON THE SITE AS REQUIRED BY THE ORDINANCE.
B. IN THE EVENT THAT URBAN OPEN SPACE IS REQUIRED TO BE PROVIDED ON THE SITE, IT MAY BE LOCATED, AT THE OPTION OF THE PETITIONER, WITHIN THE INNER HALF OF THE 35 FOOT LANDSCAPE AREA LOCATED ALONG THE SITE'S FRONTAGE ON NATIONS FORD ROAD.

9. SIGNS

A. SUBJECT TO THE OPTIONAL PROVISIONS SET OUT IN THESE DEVELOPMENT STANDARDS, ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.

10. LIGHTING

A. ANY FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE INTERNAL PRIVATE DRIVES AND SIDEWALKS AND LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
B. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL BE 21 FEET.
C. ANY LIGHTING FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

11. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

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NORTH CAROLINA CORPORATE SEAL C-95 C-2165 NCBELS DESIGN RESOURCE GROUP, P.A.

REZONING PETITION FOR PUBLIC HEARING 2019-001

REZONING PLANS

TYVOLA CROSSING
CHARLOTTE, NORTH CAROLINA

HIGH-RISE HOTELS
121 DOZIER BOULEVARD
FLORENCE, SC 29501
843.667.4630

SCHEMATIC SITE PLAN

10 0 10 20
SCALE: 1" = 20'

PROJECT #:	785-001
DRAWN BY:	DK
CHECKED BY:	TH

DECEMBER 17, 2018

REVISIONS:
1. 03.11.19 - PER STAFF COMMENTS
2. 05.02.19 - REVISED LAYOUT
3. 05.24.19 - REVISED DEVELOPMENT STANDARDS

RZ1.0