

SEALS:

PROJECT:

QUEEN CITY DR. CHARLOTTE
CHARLOTTE, NC

CLIENT:
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DRAWN: MJC
DATE: 08/12/19
REVISIONS:
STAFF COMMENTS - 06/10/19
LAYOUT CHANGES - 08/12/19

JOB. NO: 18-223
SHEET TITLE:

**CONDITIONAL
REZONING
SITE PLAN**

SCALE: AS NOTED
SHEET NO.:
RZ.1
© STIMMEL ASSOCIATES, P.A.

REZONING DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

SITE AREA: +/- 9 ACRES
TAX PARCEL: 061-251-08
EXISTING ZONING: R-17MF
PROPOSED ZONING: MUDD-O
EXISTING USE: VACANT
PROPOSED USES: USES PERMITTED IN MUDD ZONING DISTRICT, AS FURTHER RESTRICTED BELOW
MAX. BUILDING HEIGHT: UP TO 75 FEET
PARKING: SHALL SATISFY OR EXCEED ORDINANCE REQUIREMENTS

1. GENERAL PROVISIONS

THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY APOLLO HOLDING COMPANY, LLC TO REZONE PROPERTY TAX PARCEL 061-251-08 (THE "SITE") FROM THE R-17MF ZONING DISTRICT TO THE MUDD-O ZONING DISTRICT, AS DEPICTED ON THE REZONING PLAN (THE "SITE"). 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"). 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 STANDARD, 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

a. THE PETITIONER REQUESTS THE ABILITY TO ALLOW PARKING AND MANEUVERING BETWEEN THE BUILDING(S) AND QUEEN CITY DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN. IN ORDER TO MITIGATE THIS REQUEST, THE PETITIONER SHALL PROVIDE ADEQUATE SCREENING THROUGH THE USE OF LOW WALL(S) AND/OR LANDSCAPING TO MINIMIZE THE VISIBILITY OF SUCH PARKING AND MANEUVERING AREAS.

3. PERMITTED USES

THE SITE MAY BE DEVOTED TO ANY COMMERCIAL USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH, EXCEPT FOR THE FOLLOWING:

- o CAR WASHES;
- o AUTOMOBILE SERVICE STATIONS; AND
- o DRIVE-THROUGH SERVICE WINDOWS.

4. MAXIMUM DEVELOPMENT

THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH (i) A MAXIMUM OF 225 HOTEL ROOMS AND (ii) COMMERCIAL USES CONSISTING OF UP TO 35,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES OR 78,000 SQUARE FEET OF INDOOR SELF-STORAGE USES, ALONG WITH ANY ACCESSORY USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT. ANY COMBINATION OF OFFICE SQUARE FOOTAGE AND INDOOR SELF-STORAGE SQUARE FOOTAGE SHALL BE PERMITTED PROVIDED THAT THE TOTAL NUMBER OF PROJECTED TRIPS PER DAY DOES NOT EXCEED 2,500 TRIPS FOR THE ENTIRE SITE. RETAIL AND EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENT (EDEE) USES SHALL NOT BE PERMITTED AS PART OF THE COMMERCIAL ENTITLEMENTS.

a. CONVERSION RIGHTS. IN THE EVENT THAT 35,000 SQUARE FEET OF OFFICE USES AND/OR 78,000 SQUARE FEET OF SELF-STORAGE USES ARE NOT CONSTRUCTED ON THE SITE, UNUSED OFFICE/SELF-STORAGE SQUARE FOOTAGE MAY BE CONVERTED TO HOTEL ROOMS AT A RATE OF ONE (1) HOTEL ROOM PER 1,000 SQUARE FEET OF COMMERCIAL SQUARE FOOTAGE SO CONVERTED. THUS, THE TOTAL NUMBER OF HOTEL ROOMS ON THE SITE MAY EXCEED 225 ROOMS IF UNUSED OFFICE/SELF-STORAGE SQUARE FOOTAGE IS CONVERTED IN ACCORDANCE WITH THE ABOVE RATIO. HOWEVER, THE TOTAL NUMBER OF HOTEL ROOMS ON THE SITE SHALL NOT EXCEED 350 HOTEL ROOMS AT ANY TIME, INCLUDING CONVERSIONS.

b. FLOOR AREA CALCULATIONS FOR COMMERCIAL USES SHALL NOT INCLUDE AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACE), SERVICE AREAS, ROOFTOP EQUIPMENT ROOMS, LOADING DOCKS, TRASH/RECYCLING STORAGE AREAS, AND MECHANICAL AND ELECTRICAL ROOMS. AREAS DEVOTED TO OUTDOOR DINING, COURTYARDS AND PLAZAS ARE NOT INCLUDED IN THE SQUARE FOOTAGE LIMITATION, BUT OUTDOOR DINING AREAS FOR RETAIL EDEES SHALL BE COUNTED TOWARD THE REQUIRED PARKING CALCULATION.

5. TRANSPORTATION

a. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO A MAXIMUM OF ONE (1) ACCESS POINT AND ONE ADDITIONAL DRIVEWAY CURB CUT ALONG QUEEN CITY BOULEVARD, AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. WHERE NECESSARY, THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS OF WAY TO THE CITY OF CHARLOTTE BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
c. THE PETITIONER SHALL COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE.
d. ALL TRANSPORTATION IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST PRINCIPAL BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE.

6. ARCHITECTURAL STANDARDS/STREETSCAPE AND LANDSCAPING

a. PREFERRED EXTERIOR BUILDING MATERIALS: ALL PRINCIPAL AND ACCESSORY BUILDINGS ABUTTING A NETWORK REQUIRED PUBLIC OR PRIVATE STREET SHALL COMPRISE OF BRICK, GLASS, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, FIBER CEMENT, CORRUGATED METAL, STEEL ACCENTS, ARCHITECTURAL SHINGLES OR OTHER MATERIAL APPROVED BY THE PLANNING DIRECTOR.
b. PROHIBITED EXTERIOR BUILDING MATERIALS: THE PETITIONER WILL NOT UTILIZE (1) VINYL SIDING (BUT NOT VINYL HAND RAILS, WINDOWS OR DOOR TRIM) OR (2) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
c. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS AND SHALL BE LOCATED OUTSIDE OF THE SETBACK.
d. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM PUBLIC OR PRIVATE STREETS.
e. DUMPSTERS, LOADING AND SERVICES AREAS SHALL BE SCREENED FROM STREETS, COMMON OPEN SPACES AND ANY ADJACENT RESIDENTIAL USES WITH MATERIALS COMPLEMENTARY TO THE PRINCIPAL STRUCTURE. DUMPSTER ENCLOSURES WILL NOT DIRECTLY ABUT THE BACK OF A SIDEWALK.
f. BACKFLOW PREVENTERS AND TRANSFORMERS SHALL BE SCREENED AND LOCATED OUTSIDE THE SETBACK, BUT CAN BE LOCATED IN A FOUR (4) FOOT TRANSITION ZONE.
g. ALL NEW BUILDINGS SHALL CONNECT TO PARKING AREAS AND SIDEWALKS ALONG EXISTING AND PROPOSED STREETS VIA A MINIMUM FIVE-FOOT WIDE PEDESTRIAN PATHWAY OR SIDEWALK.
h. THE PETITIONER SHALL CONSTRUCT THE STREETSCAPE IMPROVEMENTS ALONG THE SITE'S FRONTAGE OF QUEEN CITY DRIVE, AS GENERALLY DEPICTED ON THE REZONING PLAN, INCLUDING THE INSTALLATION OF AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK.
i. IF SURFACE PARKING IS PROVIDED ADJACENT TO QUEEN CITY DRIVE, THE PETITIONER SHALL INSTALL ENHANCED LANDSCAPING AND/OR INTERMITTENT LOW WALLS TO SCREEN PARKING FROM VIEW FROM QUEEN CITY DRIVE.
j. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
1. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL NETWORK REQUIRED STREETS.
2. FAÇADES FRONTING NETWORK REQUIRED STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 60% OF EACH FRONTAGE ELEVATION. TRANSPARENT GLASS BETWEEN 7' 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.
3. THE FAÇADES OF FIRST-GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 20% MASONRY MATERIALS SUCH AS BRICK OR STONE.
4. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS ON ALL NETWORK REQUIRED STREETS.
5. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSIONS 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.
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. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.
8. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES VISIBLE FROM NETWORK REQUIRED STREETS.
9. INDOOR SELF-STORAGE USES, IF PROVIDED, SHALL EXPLICITLY PROHIBIT DIRECT ACCESS TO INDIVIDUAL SELF-STORAGE UNITS FROM THE EXTERIOR OF THE BUILDING(S). ACCESS TO INDIVIDUAL SELF-STORAGE UNITS SHALL BE PROVIDED BY INTERNAL HALLWAYS.

7. ENVIRONMENTAL FEATURES

1. PETITIONER SHALL SATISFY THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE AND TREE ORDINANCE.
2. 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.

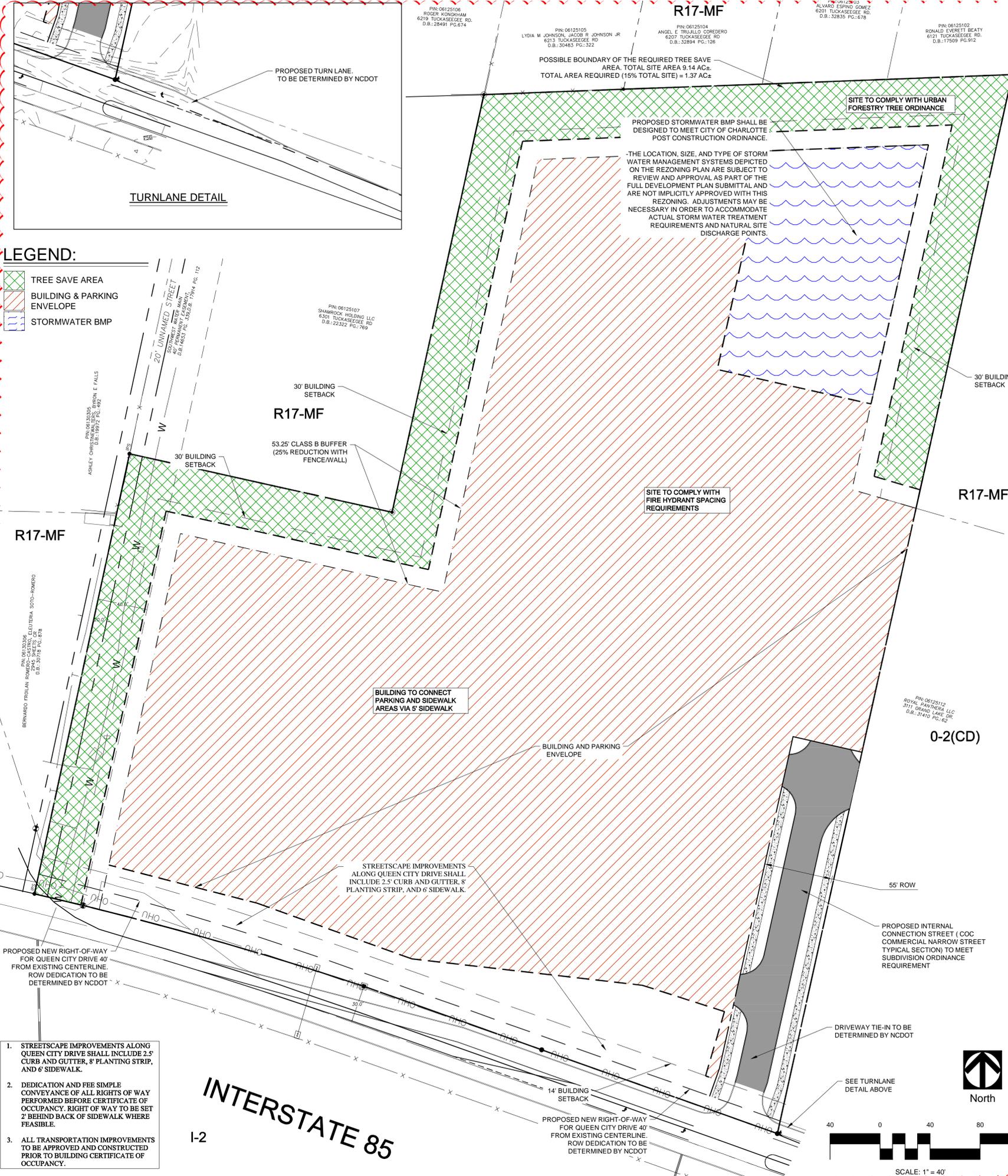
10. AMENDMENTS TO REZONING PLAN

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.

11. 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.



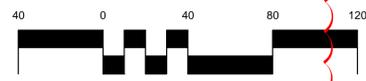
LEGEND:

-  TREE SAVE AREA
-  BUILDING & PARKING ENVELOPE
-  STORMWATER BMP

1. STREETSCAPE IMPROVEMENTS ALONG QUEEN CITY DRIVE SHALL INCLUDE 2.5' CURB AND GUTTER, 8' PLANTING STRIP, AND 6' SIDEWALK.
2. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS OF WAY PERFORMED BEFORE CERTIFICATE OF OCCUPANCY. RIGHT OF WAY TO BE SET 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
3. ALL TRANSPORTATION IMPROVEMENTS TO BE APPROVED AND CONSTRUCTED PRIOR TO BUILDING CERTIFICATE OF OCCUPANCY.

INTERSTATE 85

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SCALE: 1" = 40'

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