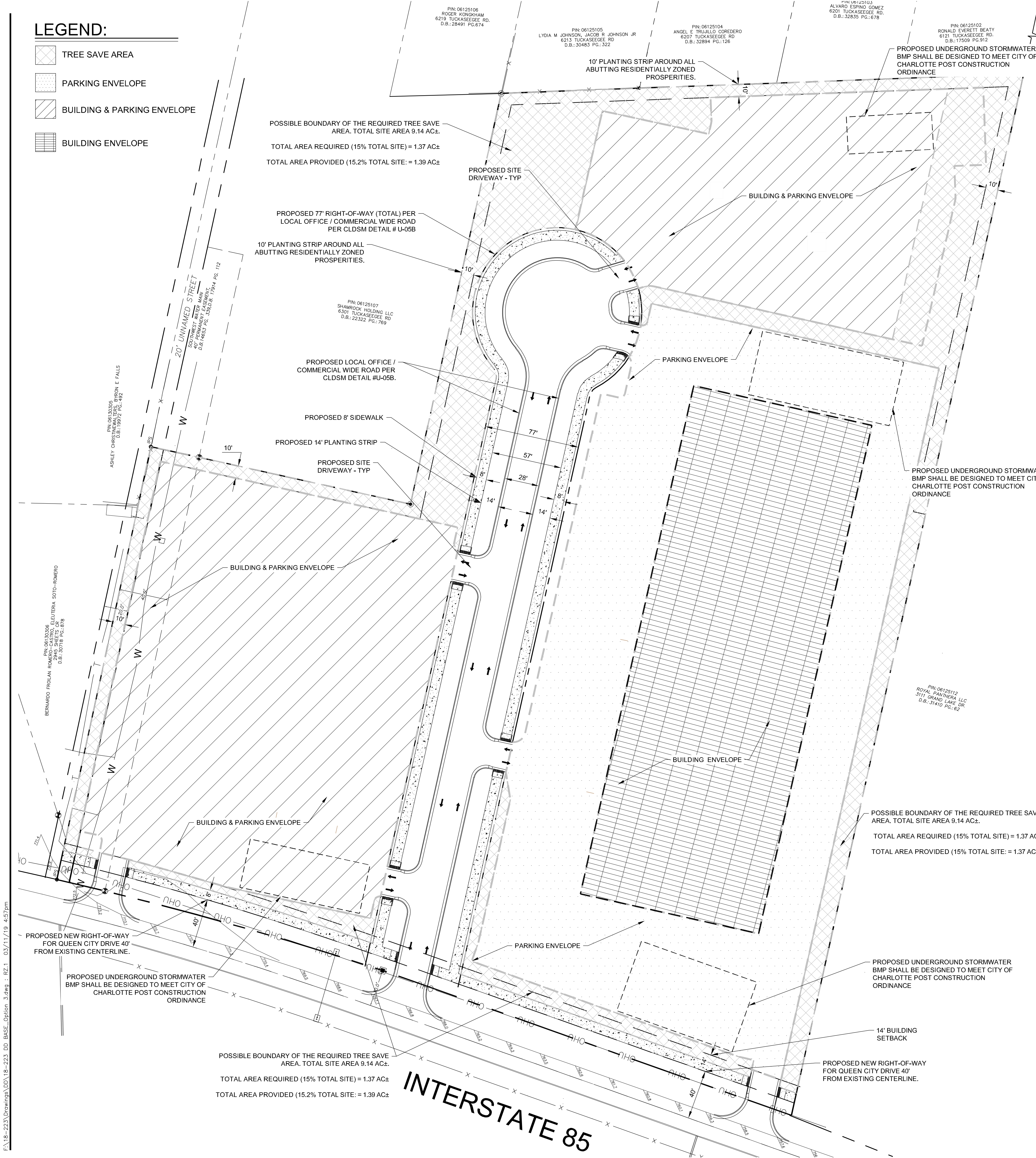


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LEGEND:

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



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 6.20(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 PARKWAY, 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:

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

4. MAXIMUM DEVELOPMENT

THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH (I) A MAXIMUM OF 250 HOTEL ROOMS AND (II) UP TO 100,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-HOTEL RELATED COMMERCIAL USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT, INCLUDING OFFICE USES, ALONG WITH ANY ACCESSORY USES PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT.

a. CONVERSION RIGHTS. IN THE EVENT THAT 100,000 SQUARE FEET OF COMMERCIAL NON-HOTEL USES ARE NOT CONSTRUCTED ON THE SITE, UNUSED COMMERCIAL 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 250 ROOMS IF UNUSED COMMERCIAL 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 THREE (3) ACCESS POINTS 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.

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 COMPLIMENTARY 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.

7. ENVIRONMENTAL FEATURES

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

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.



SEALS:

PROJECT:

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CLIENT:

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(919) 848-9969

DRAWN: KDB

DATE: 03/11/19

REVISIONS:

JOB. NO: 18-223

SHEET TITLE:

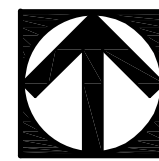
CONDITIONAL REZONING SITE PLAN

SCALE: AS NOTED

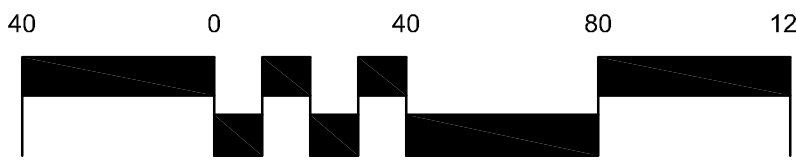
SHEET NO.:

RZ.1

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North



SCALE: 1" = 40'