

SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY AMMIREDDY, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL AS ALLOWED IN THE O-1 ZONING DISTRICT ON APPROXIMATELY 1.89 ACRE SITE LOCATED BETWEEN SLOAN DRIVE AND MULBERRY CHURCH ROAD (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 O-1 ZONING CLASSIFICATION SHALL GOVERN.

c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, DRIVEWAYS, 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.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). 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, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED ON THE SITE.

2. PERMITTED USES & DEVELOPMENT AREA LIMITATION:

WITHIN DEVELOPMENT AREA UP TO 80 ROOMS FOR HOTEL USE AS ALLOWED IN THE O-1 ZONING DISTRICT MAY BE DEVELOPED.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS FOR THE PETITION (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS OR DEFINITION SET BY THE ORDINANCE), THE FOLLOWING ITEMS WILL NOT BE COUNTED AS PART OF THE ALLOWED GROSS FLOOR AREA (FLOOR AREA AS DEFINED BY THE ORDINANCE) FOR THE SITE: SURFACE PARKING FACILITIES, AND ALL LOADING DOCK AREAS (OPEN OR ENCLOSED).

3. ACCESS AND TRANSPORTATION:

a. ACCESS TO THE SITE WILL BE FROM SLOAN DRIVE AND MULBERRY CHURCH ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN.

b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

c. THE PETITIONER WILL PROVIDE A TWO (2) FOOT SIDEWALK AND UTILITY EASEMENT BEHIND THE SIDEWALK ALONG SLOAN DRIVE AND MULTI-USE PATH ALONG MULBERRY CHURCH ROAD.

d. THE ALIGNMENT OF THE INTERNAL 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 CDOT AND/OR NCDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

5. ARCHITECTURAL STANDARDS: 1

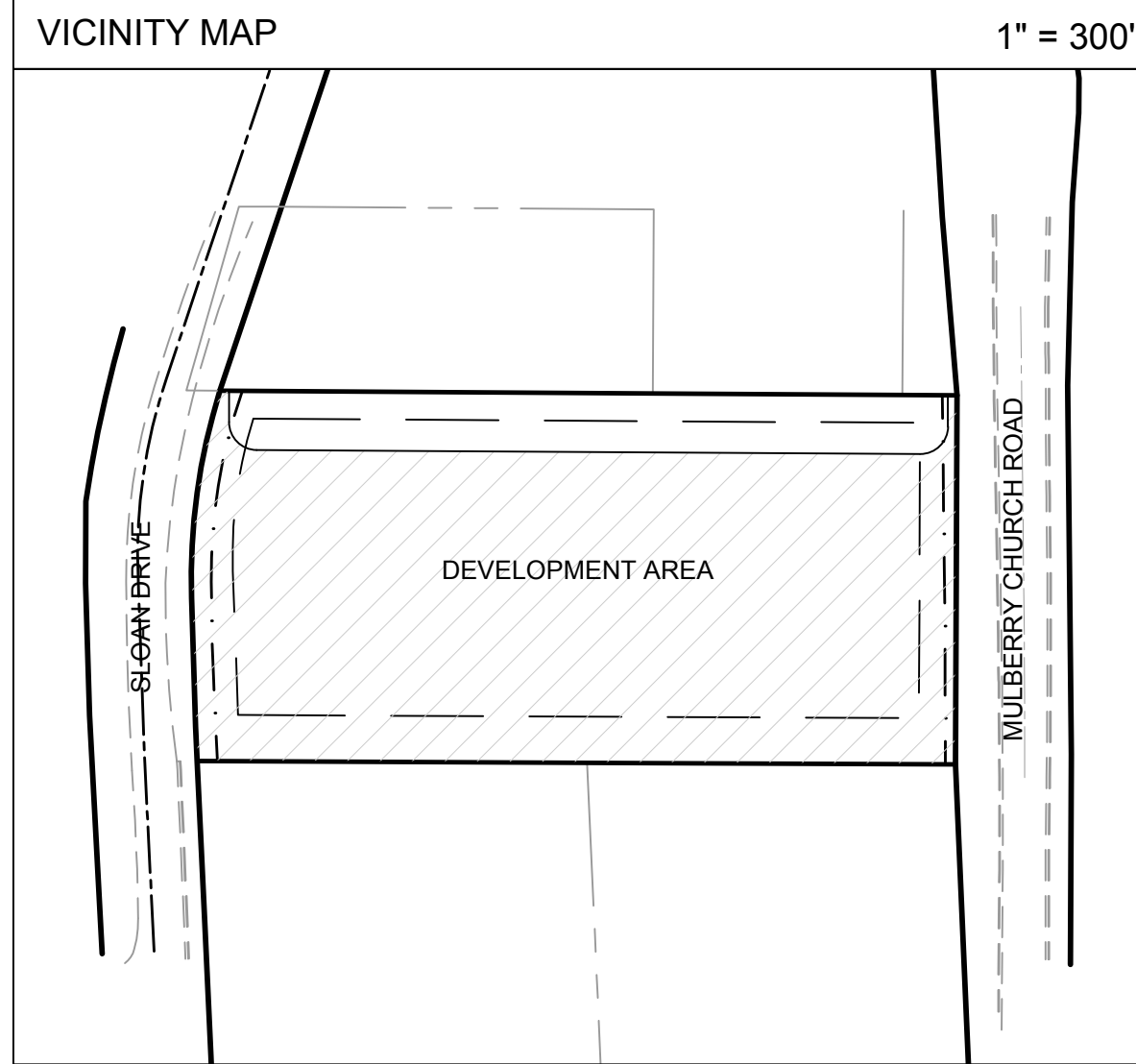
a. BUILDINGS SHOULD BE A MAXIMUM 100 FEET TALL

6. ENVIRONMENTAL FEATURES:

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

9. **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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



REZONING SUMMARY

PETITIONER : AMMIREDDY LLC
457 WILCOX STREET
CHARLOTTE, NC 28203

REZONING SITE AREA: 1.89 ACRES

TAX PARCEL #: 06122233

EXISTING ZONING: O-1 (CD) #1995-87

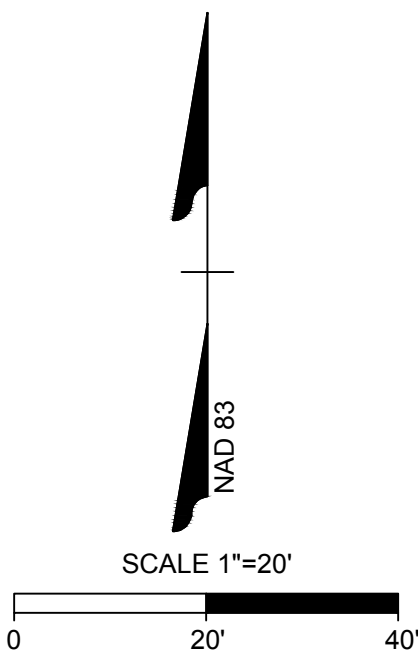
PROPOSED ZONING: O-1 (CD) AIR SPA WITH 5 YEAR VESTED RIGHTS

EXISTING USES: VACANT

PROPOSED USES: HOTEL

MAX. BUILDING HEIGHT: 50'

MAX. GROSS SQUARE FOOTAGE: 35,000 SF



DATE	DATE
11/08/19	09/03/19
12/13/19	DRAWN BY
12/20/19	ALR
	DESIGNED BY
	BVC
	CHECKED BY
	BVC
	SCALE
	AS SHOWN

TIMMONS GROUP

SLOAN DRIVE HOTEL

MECKLENBURG COUNTY, NORTH CAROLINA

REZONING PLAN

JOB NO.
43700
SHEET NO.
RZ-100

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