

**REZONING SUMMARY**

<b>PETITIONER :</b>	AMMIREDDY LLC 457 WILCOX STREET CHARLOTTE, NC 28203
<b>REZONING SITE AREA:</b>	1.89 ACRES
<b>TAX PARCEL #:</b>	06122233
<b>EXISTING ZONING:</b>	O-1 (CD) #1995-87
<b>PROPOSED ZONING:</b>	O-1 (CD) SPA
<b>EXISTING USES:</b>	VACANT
<b>PROPOSED USES:</b>	HOTEL
<b>MAX. BUILDING HEIGHT:</b>	50' (3 STORIES)
<b>MAX. GROSS SQUARE FOOTAGE:</b>	35,000 SF
<b>PARKING:</b>	1 SPACE PER ROOM X 72 ROOMS = 72 SPACES
<b>PROVIDED PARKING:</b>	72 SPACES
<b>STANDARD:</b>	72 SPACES
<b>ACCESSIBLE:</b>	75 SPACES
<b>TOTAL:</b>	75 SPACES
<b>TREE SAVE:</b>	
<b>REQUIRED:</b>	0.28 AC (15%)
<b>PROVIDED:</b>	0.28 AC MINIMUM

**GENERAL PROVISIONS:**

a. **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 NS 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:**

a. 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 THIS 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 UTILITY EASEMENT BEHIND THE SIDEWALK IF RIGHT-OF-WAY IS CLOSER THAN TWO (2) FEET BEHIND THE SIDEWALK.

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.

**4. STREETScape, BUFFERS, YARDS AND LANDSCAPING:**

a. ALONG THE SITE'S NORTHERN PROPERTY BOUNDARY A 46 FOOT WIDE LANDSCAPE AREA PLANTED TO CLASS B BUFFER STANDARDS WILL BE PROVIDED. THE BUFFER WIDTH MAY BE REDUCED BY 25% WITH THE CONSTRUCTION OF A FENCE OR WALL ACCORDING TO SECTION 12.302 (8).

b. THE PETITIONER WILL PROVIDE A SIDEWALK NETWORK THAT LINKS THE PROPOSED BUILDING ENTRANCES TO THE SIDEWALK ALONG SLOAN DRIVE AND MULBERRY CHURCH ROAD. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.

c. ABOVE-GROUND BACKFLOW PREVENTION DEVICES WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.

d. DUMPSTER AREAS AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL AND GATE. THE WALL USED TO ENCLOSE THE DUMPSTER WILL BE ARCHITECTURALLY COMPATIBLE WITH THE BUILDING MATERIALS AND COLORS USED ON THE PRINCIPAL BUILDING.

e. ALL NEW TREES AT TIME OF PLANTING SHALL HAVE A CALIPER OF 2"-3" AND A HEIGHT OF 10'-12'.

f. FOUNDATION PLANTING/PERIMETER PLANTING TO BE MIXED SHRUBS AND GROUNDCOVER (JUNIPER, HOLLY, COTONEASTER, LIRIOPE).

g. PARKING AREAS SHALL BE SCREENED IN ACCORDANCE WITH CURRENT ZONING ORDINANCE.

**5. ARCHITECTURAL STANDARDS:**

a. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 50 FEET.

**6. ENVIRONMENTAL FEATURES:**

a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION ORDINANCE.

b. 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.

c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

d. ALL EXISTING TREES/VEGETATION OUTSIDE DESIGNATED DEVELOPMENT AREA TO REMAIN.

**7. LIGHTING:**

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

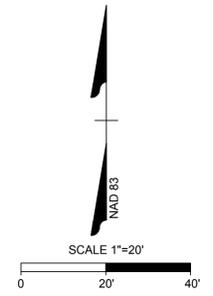
b. DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT.

**8. 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 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.



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DATE: 09/03/19  
DRAWN BY: ALR  
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SCALE: AS SHOWN

**TIMMONS GROUP**

SLOAN DRIVE HOTEL  
MECKLENBURG COUNTY, NORTH CAROLINA  
REZONING PLAN

JOB NO. 43700  
SHEET NO. RZ-100

REZONING PETITION NO. 2019-XXX