

Property West of HWY 29

TECHNICAL DATA SHEET

SITE DATA
 SITE AREA: 2.10 AC
 EXISTING ZONING: R-MH
 PROPOSED ZONING: O-1 (CD)
 PROPOSED USES: HOTEL-MOTEL/GENERAL OFFICE.
DEVELOPMENT STANDARDS

MANSOUR EEDLIN CONSULTING
 1515 MOCKINGBIRD LANE
 SUITE 802 Charlotte, N. C.
 28209
 Phone 704/672-1560
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GENERAL PROVISIONS
 ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE") FOR THE O-1 (CD) DISTRICT SHALL BE FOLLOWED UNLESS HIGHER STANDARDS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DEVELOPMENT SHEET (TDS) PLAN.
 THE BUILDING CONFIGURATION, PLACEMENT, PARKING AREAS AND DRIVEWAY LOCATION SHOWN ON THE TDS PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING LIMIT LINES ESTABLISHED ON THIS TDS PLAN. PARKING LAYOUT MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS.

PERMITTED USES
 THE FOLLOWING USES WILL BE PERMITTED WITHIN THE SITE:
 A 120 ROOM HOTEL FACILITY, TOGETHER WITH ANY ACCESSORY USES IN CONNECTION THEREWITH PERMITTED UNDER THE ORDINANCE IN THE O-1 DISTRICT, OR UP TO 20,000 SQUARE FEET OF GENERAL OFFICE SPACE
SETBACKS, SIDE YARDS, AND YARDS
 1. ALL BUILDING CONSTRUCTED WITHIN THE SITE WILL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE O-1 DISTRICT.
 2. A 30 FOOT SETBACK WILL BE ESTABLISHED ALONG FRONTAGE RD.

BUFFER AREA
 1. CLASS B TYPE BUFFER AREAS WILL BE ESTABLISHED ALONG THE SOUTHERN AND EASTERN PROPERTY LINES AS DEPICTED ON THE TDS PLAN IN CONFORMITY WITH THE REQUIREMENTS UNDER SECTION 12.302 OF THE ORDINANCE, SPECIFICALLY INCLUDING SECTION 12.302 (B), SUBJECT HOWEVER TO THE PROVISIONS OF SECTION 12.304 THEREOF AND TO THE PROVISIONS OF PARAGRAPH 2 OF THIS SECTION.
 2. THE EXISTING BUFFER AREAS ARE TO REMAIN AS OPEN AND UNDISTURBED SPACE, EXCEPT AS PROVIDED BELOW:
 a. UTILITY LINES MAY BE INSTALLED WITHIN BUFFER AREAS PROVIDED THAT ANY SUCH INSTALLATION MAY ONLY CROSS A BUFFER AREA AT INTERIOR ANGLES MEASURED AT THE PROPERTY LINE WHICH ARE NOT LESS THAN 75 DEGREE, AND TO THE EXTENT POSSIBLE, PATHS CLEARED FOR SUCH UTILITY LINES WILL BE REPLANTED WITH PLANT MATERIALS WHICH ARE THE SAME AS OR SIMILAR TO THE MATERIALS THAT ARE IN PLACE WITHIN THE BUFFER AREA INVOLVED.
 b. SPECIFIC PLANTING REQUIREMENTS FOR BUFFER AREAS WILL BE ADDRESSED AS PART OF THE BUILDING PERMIT PROCESS.
 c. PETITIONER RESERVES THE OPTION OF PERFORMING A COMPLETE TREE SURVEY OF SETBACK/BUFFER AREAS & SUBMITTING AN ALTERNATE PLANTING PLAN FOR APPROVAL BY ZONING ADMINISTRATOR. THE ALTERNATE PLANTING PLAN SHALL SHOW ALL EXISTING TREES WITHIN THE BUFFER TO BE PRESERVED, GRADING LIMITS, NEW LARGE MATURING TREES, AND SHRUBS TO BE PLANTED WITHIN THE BUFFER TO COMPLY WITH THE INTENT OF THE BUFFER REQUIREMENTS.
 3. IF THE SITE IS DEVELOPED AS AN OFFICE, BUFFER CAN BE REDUCED TO 18 FOOT CLASS C BUFFER OR 13.5 FOOT BUFFER WITH FENCE.

LANDSCAPED AREAS AND SCREENING
 1. SCREENING AND LANDSCAPED ISLANDS SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.208 AND 12.303 OF THE ORDINANCE.
 2. THE REQUIREMENTS OF THE CHARLOTTE TREE ORDINANCE WILL BE SATISFIED.
 3. DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM PUBLIC STREETS AND FROM ADJACENT PROPERTIES WITH SOLID ENCLOSURES WITH GATES.

ACCESS POINT
 1. ONLY ONE VEHICULAR ACCESS POINT WILL BE PROVIDED ALONG FRONTAGE RD. INTO THE SITE; NAMELY BY WAY OF HWY-29/FRONTAGE RD., A PUBLIC STREET, ALL AS GENERALLY DEPICTED ON THE TDS PLAN.

LIGHTING
 1. ALL LIGHTING WITHIN THE SITE EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG FRONTAGE RD. WILL BE DESIGNED SUCH THAT DIRECTION ILLUMINATION DOES NOT EXTEND PAST EXTERIOR PROPERTY LINES OF THE SITE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARD ADJACENT STREETS AND PROPERTIES.
 2. LIGHTING FIXTURES WILL NOT EXCEED 20 FEET IN HEIGHT, EXCEPT FOR STREET LIGHTS ALONG FRONTAGE ROAD.

PARKING
 1. THE PARKING SPACES DEPICTED ON THE TDS PLAN ARE SCHEMATIC AND MAY VARY BUT IN ALL EVENTS WILL BE SUFFICIENT TO SATISFY THE MINIMUM OFF STREET PARKING STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 2. NO PARKING WILL BE PERMITTED WITHIN BUFFER AREA, LANDSCAPED AREA, AND SETBACK AREAS

SIGNS
 1. ALL SIGNS ERRECTED WITHIN THE SITE SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 13 OF THE ORDINANCE.
 2. DETACHED SIGNS SHALL BE LIMITED TO GROUND MOUNTED SIGNS 7.0' TALL AND 50.0 SQ.FT.

DESIGN STANDARDS
 1. THE MAXIMUM HEIGHT OF ANY BUILDING CONSTRUCTED ON THE SITE MAY NOT EXCEED FOUR STORIES AND NO SUCH BUILDING MAY EXCEED A HEIGHT OF 40 FEET ABOVE GRADE.
 2. ALL PARKING AREAS WILL BE SCREENED FROM PUBLIC STREETS AND ABUTTING PROPERTIES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

STORM DRAINAGE
 1. STORM DRAINAGE AND DETENTION SYSTEMS WILL BE PROVIDED IN ACCORDANCE WITH STANDARDS IMPOSED BY THE CITY ENGINEERING DEPARTMENT.
 2. STORM WATER STRUCTURES MAY NOT BE INSTALLED WITHIN BUFFER AREAS, SETBACK AREAS, OR THE LANDSCAPED AREA ALONG FRONTAGE ROAD.

AMENDMENTS TO THE REZONING PLAN
 FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE

BINDING EFFECT OF THE REZONING APPLICATION
 1. IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS, THE TDS PLAN AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, AND DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSION IN INTEREST ASSIGNS.
 2. THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS," "OWNER," OR "OWNERS," SHALL DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF EACH PETITIONER AND THE OWNER.

ZONED R-3

ZONED R-3

ZONED R-MH

ZONED R-MH

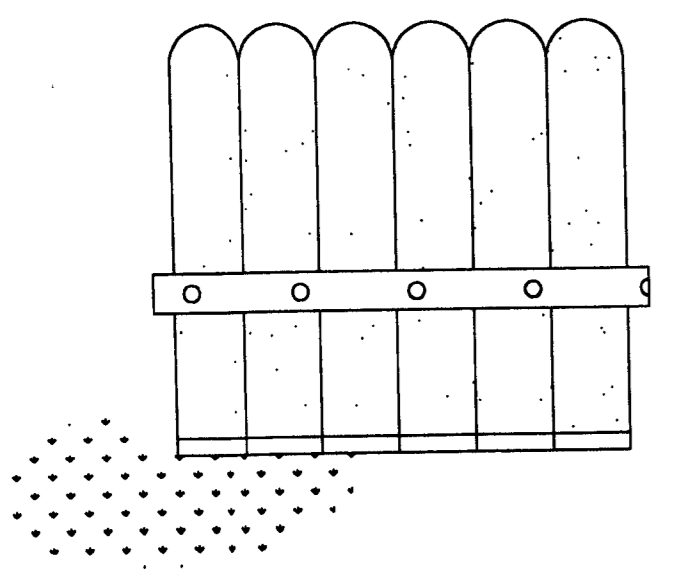
- 051-033-05A
Queen's Grant LLC
10400 John Price Road #51
Charlotte NC 28217
- 051-033-05B
Donald Fontenot
203 Desire Street
Charlotte NC 28282
- 051-033-05C
John Black & Wife,
Mary Black
325 Esplanade Street
Charlotte NC 28282
- 051-033-05D
Robert Caldwell
329 Esplanade Street
Charlotte NC 28282

- 051-021-02A
James Frosat Alexander
1625 Myers Park Dr.
Charlotte NC 28207
- 051-021-02B
Susan Burr Alexander Boone
5629 Hillingdon Rd.
Charlotte NC 28226

- 051-021-02C
John William Alexander
255 Colville Rd.
Charlotte NC 28207
- 051-021-02D
Stella Alexander Harman
(by marriage)
1935 Harris Road
Charlotte NC 28211

- 029-041-19
Ann S. Buchanan &
Richard M. Stafford
410 Whispering Wind Ln.
Alpharetta GA 30202
- 029-041-18
Alfred Caldwell &
wife Bessie Caldwell
3869 Rock Hill Church Rd.
Concord NC 28027
- 029-041-37A
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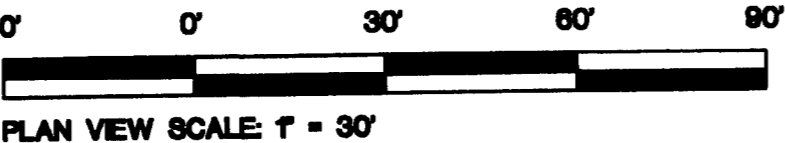


NOTE:
 BUFFER FENCE SHALL BE 6' HIGH OF WOOD AND PLANK CONSTRUCTION. NO MORE THAN 25% OF FENCE SHALL BE OPEN AND FINISH SIDE OF FENCE MUST FACE ABUTTING PROPERTY

SURVEY BY:
SPRATT & BROOKS
 P.O. BOX 25175, CHARLOTTE, N.C.
 LAND SURVEYING
 (704) 568-1719 28229

- 051-033-05E
Gordon Wood & Sheila Strong
321 Esplanade Street
Charlotte NC 28262
- 05-033-05G
Wheelington Associates Ltd.
101 Perdido Street
Charlotte NC 28262
- 051-033-05J
Jeffrey Alan Ewell
102 Perdido Street
Charlotte NC 28262
- 051-033-05K
Wheelington Association Ltd.
244 Esplanade Street
Charlotte NC 28262

CB = N 40°30'06" E
 R = 5886.58'
 C = 31.22'
 L = 31.22'



FOR PUBLIC HEARING
PETITION NUMBER: 98-25

PROJECT NUMBER 98-25
DESIGN BY ME
APPROVED BY ME
Date 06-20-1998
DIGITAL FILE c:\98projects\AHMAD\MASTER

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PER STAFF REVIEW COMMENTS
ISSUE
6
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2
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REVISION

051-033-01
 APPROVED BY CITY COUNCIL
 DATE July 20 1998

2.10 ACRES
HWY. 29
CHARLOTTE, NC