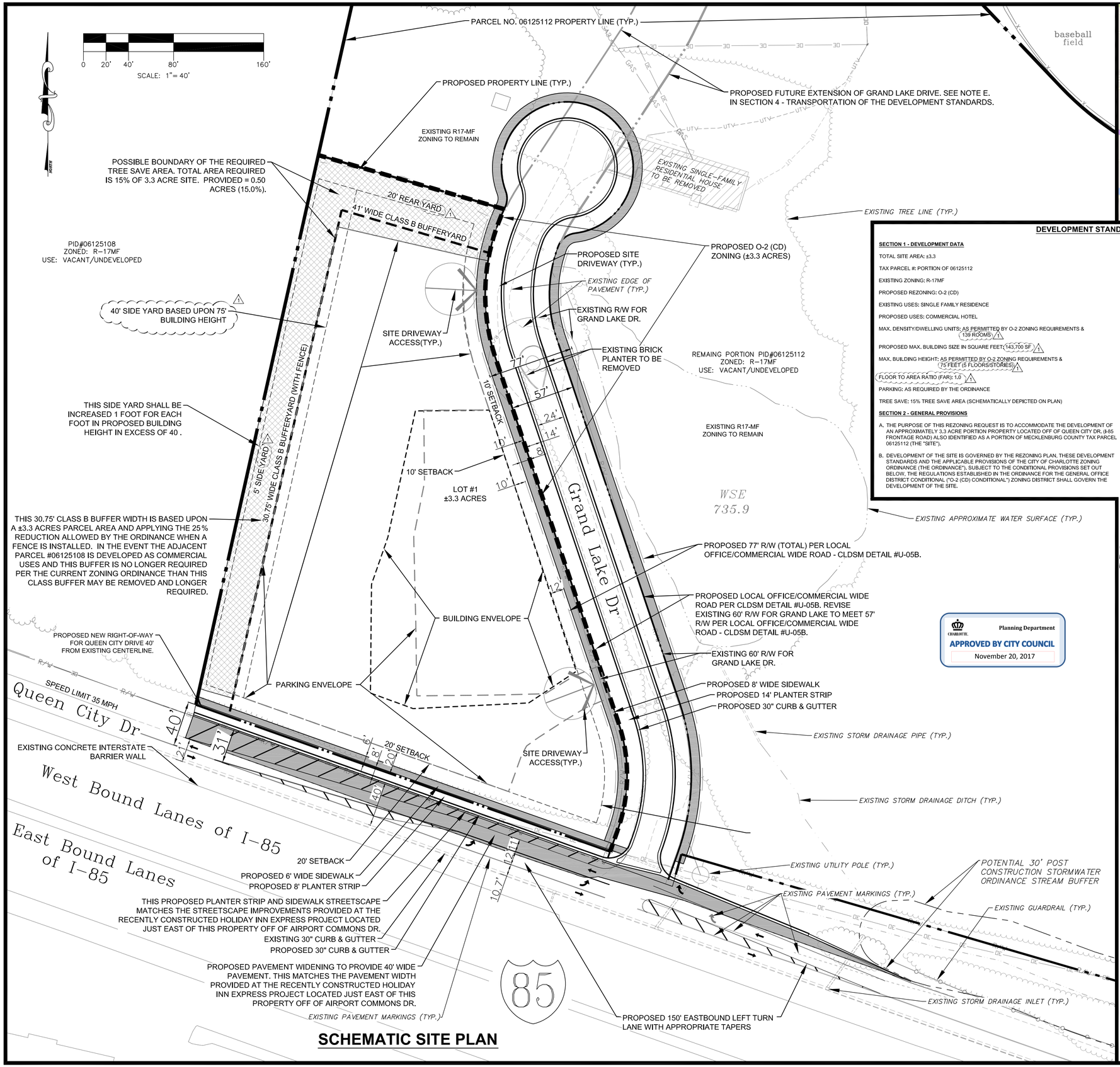
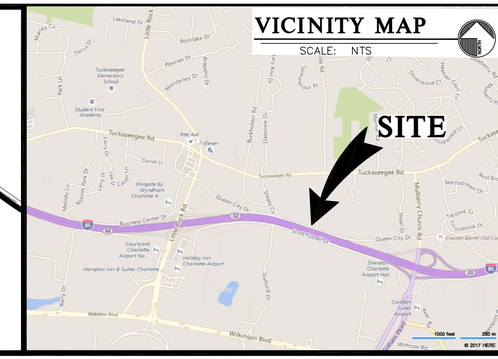


SCHEMATIC SITE PLAN



DEVELOPMENT STANDARDS:

SECTION 1 - DEVELOPMENT DATA

TOTAL SITE AREA: ±3.3

TAX PARCEL #: PORTION OF 06125112

EXISTING ZONING: R-17MF

PROPOSED REZONING: O-2 (CD)

EXISTING USES: SINGLE FAMILY RESIDENCE

PROPOSED USES: COMMERCIAL HOTEL

MAX. DENSITY/DWELLING UNITS: AS PERMITTED BY O-2 ZONING REQUIREMENTS & 139 ROOMS 1

PROPOSED MAX. BUILDING SIZE IN SQUARE FEET: 143,700 SF 1

MAX. BUILDING HEIGHT: AS PERMITTED BY O-2 ZONING REQUIREMENTS & (75 FEET (5 FLOORS/STORIES)) 1

FLOOR TO AREA RATIO (FAR): 1.0 1

PARKING: AS REQUIRED BY THE ORDINANCE

TREE SAVE: 15% TREE SAVE AREA (SCHEMATICALLY DEPICTED ON PLAN)

SECTION 2 - GENERAL PROVISIONS

A. THE PURPOSE OF THIS REZONING REQUEST IS TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 3.3 ACRE PORTION PROPERTY LOCATED OFF OF QUEEN CITY DR. (I-85 FRONTAGE ROAD) ALSO IDENTIFIED AS A PORTION OF MECKLENBURG COUNTY TAX PARCEL 06125112 (THE "SITE").

B. DEVELOPMENT OF THE SITE IS GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE ORDINANCE"), SUBJECT TO THE CONDITIONAL PROVISIONS SET OUT BELOW. THE REGULATIONS ESTABLISHED IN THE ORDINANCE FOR THE GENERAL OFFICE DISTRICT CONDITIONAL ("O-2 (CD) CONDITIONAL") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE SITE.

C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH IN THE SETBACK AND YARD REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

D. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

SECTION 3 - PERMITTED USES

A. ALLOWABLE USES TO INCLUDE A HOTEL AND ANY USES (INCLUDING ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH) WHICH ARE PERMITTED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-2 ZONING DISTRICT UNDER THE ORDINANCE.

NOTWITHSTANDING THE FOREGOING PARAGRAPH OF THIS SECTION 2, THE FOLLOWING USES SHALL BE NOT BE ALLOWED ON THE SITE:
*JAILS & PRISONS
*ARMORIES
*LAND CLEARING AND INERT DEBRIS (LCID); OFF-SITE

SECTION 4 - TRANSPORTATION

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND NCDOT.

B. THE SITE SHALL COMPLY WITH THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

C. ALL PROPOSED TRANSPORTATION IMPROVEMENTS IDENTIFIED ON THIS PLAN WILL BE CONSTRUCTED AND APPROVED BEFORE THE BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED FOR THIS SITE DEVELOPMENT PLAN.

D. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY/NCDOT IDENTIFIED ON THIS PLAN WILL BE COMPLETED BEFORE THE BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

E. GRAND LAKE DR. WILL BE EXTENDED AND STUBBED TO THE PARCEL NO. 06125112 NORTHERN PROPERTY LINE (THIS IS THE SHARED PROPERTY LINE WITH THE ADJACENT TRINITY CHURCH OF THE NAZARENE) WITH ANY FURTHER DEVELOPMENT WITHIN PARCEL NO. 06125112.

SECTION 5 - ARCHITECTURAL STANDARDS 1

A. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS, AND ARCHITECTURAL FEATURES SUCH AS BUT NOT LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

B. 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.

C. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.

D. EXTERIOR BUILDING MATERIALS MAY INCLUDE BRICK, STONE, CAST STONE, PRECAST CONCRETE, CEMENTITIOUS SIDING, STUCCO, EIFIS AND METAL PANEL.

E. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.

F. DUMPSTER/REFUSE/RECYCLING AREAS ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. THE DUMPSTER/REFUSE/RECYCLING AREAS MAY BE LOCATED IN THE BUILDING ENVELOPE SO LONG AS THEY ARE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHT-OF-WAYS AND ABUTTING PROPERTIES AS VIEWED FROM FROM GRADE.

SECTION 6 - SETBACKS & STREETSCAPE & LANDSCAPING

A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SETBACK, SIDE YARD AND REAR YARD REQUIREMENTS OF THE O-2 ZONING DISTRICT

B. THE PETITIONER SHALL PROVIDE EIGHT (8) FOOT PLANTER STRIP AND SIX (6) FOOT SIDEWALK ALONG QUEEN CITY DRIVE.

C. THE PETITIONER SHALL PROVIDE FOURTEEN (14) FOOT PLANTER STRIP AND FIVE (8) FOOT SIDEWALK ALONG ALL PUBLIC STREETS WITHIN THE SITE PER CLDSM DETAIL #U-05B..

E. THE PETITIONER SHALL PROVIDE LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE AS DEPICTED ON THIS SCHEMATIC SITE PLAN.

SECTION 7 - ENVIRONMENTAL FEATURES

A. DEVELOPMENT OF THE SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

B. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

C. THE LOCATION, SIZE AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN 1 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 DESIGN REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

SECTION 8 - PARKS, GREENWAYS AND OPEN SPACE

A. THE PETITIONER SHALL PROVIDE TREE SAVE AREA AND OPEN SPACE AS REQUIRED BY THE ORDINANCE.

SECTION 9 - FIRE PROTECTION

A. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHAL'S SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION.

B. FIRE HYDRANTS SHALL BE INSTALLED SO THAT A FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 750 FEET TO THE MOST REMOTELY ACCESSIBLE POINT OF ALL BUILDINGS.

SECTION 10 - SIGNAGE

A. SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

SECTION 11 - LIGHTING

A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND PARKING AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

B. ANY NEW LIGHTING FIXTURES ATTACHED TO THE STRUCTURES ON THE SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

SECTION 12 - BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. IF THE REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND 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 THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

CHARLOTTE. Planning Department
APPROVED BY CITY COUNCIL
November 20, 2017

MDV Engineering P-0883
C/O Ayer Design Group
215 Johnston Street
Rock Hill, SC 29730
Phone: 704-400-1044 Email:michael@mdveng.com

REZONING PETITION #2016-109

PROJECT:

3111 GRAND LAKE DR
MECKLENBURG COUNTY
CHARLOTTE, NC 28208

FOR:

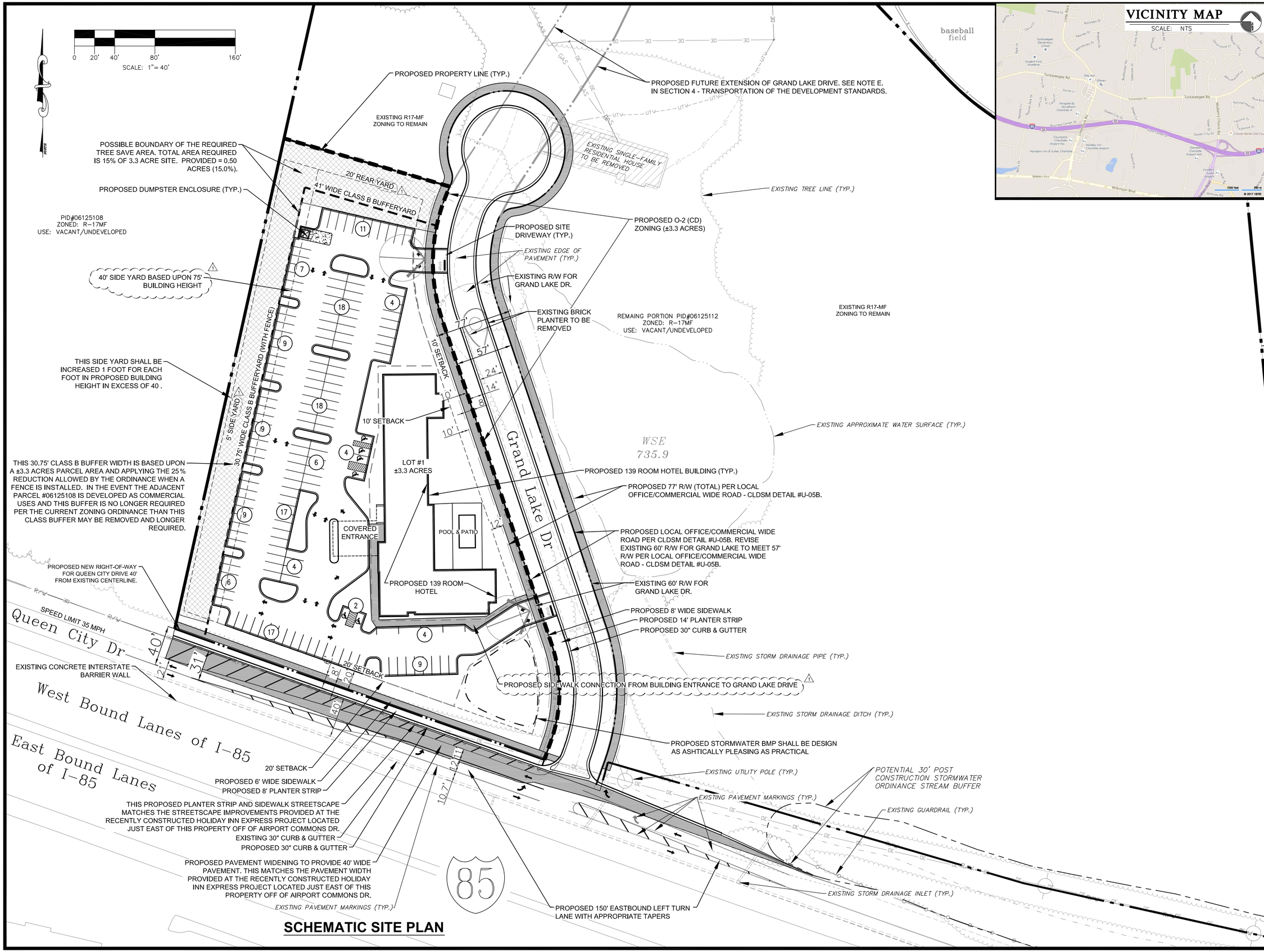
REVISIONS

1	10.23.17	PER STAFF COMMENTS

JOB NO.: 2016-106
DRAWN BY : MDN
DATE. : 9-15-17
SCALE: 1"=40'

TECHNICAL DATA SHEET

RZ.1



SCHEMATIC SITE PLAN

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CONDITIONAL REZONING SITE PLAN

RZ.2