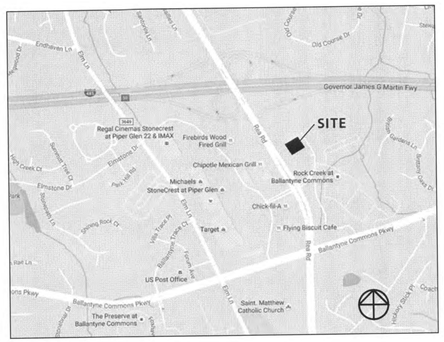


03 VICINITY MAP

scale: NTS

Development Summary

Tax Parcel ID#:	22504506
Total Site Acreage:	1.94 acres
Existing Zoning:	B-1 (SCD)
Proposed Zoning:	MUDD-O
Height:	4 Stories: 60' Max Building 65' Max "Beacon"
Hotel:	126 Guestroom Max.
Open Space:	Required: 1 sf/100 sf Required: 900sf Provided: 1,200sf
Parking:	Required: 126 Total Spaces: 114 On-Site 12 Off-Site (As specified below) Provided: 126 Total Spaces

04 SITE DATA

scale: NTS

1. General Provisions

These Development Standards are a part of the Rezoning Plan associated with the Rezoning Petition No. 2017-005 to rezone property tax parcel 22504506 (the "Site") from the B-1 (SCD) Zoning District to the MUDD-O Zoning District in order to accommodate a hotel development, as depicted on the Rezoning Plan.

Development of the Site will be governed by the accompanying 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 Standards, 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 6.207(1) or (2) of the Ordinance, as applicable.

2. Optional Provisions

Petitioner seeks approval of an optional provision to allow parking between both Rea Road & Piper Station Dr and one perpendicular wing of the proposed hotel structure.

3. Permitted Uses

The Site may be devoted to hotel and ancillary/accessory uses. Existing building on site to be demolished.

4. Maximum Development

The number of hotel rooms allowed on the site shall not exceed 126 hotel guestrooms, and ancillary meeting space, office space, hotel dining space and indoor pool / fitness.

5. Transportation

- Vehicular access points shall be limited to one driveway on Piper Station Drive as generally depicted on the Rezoning Plan.
- Petitioner commits to providing and constructing a new CATS waiting pad along the site's frontage on Rea Road with permanent easement where dimensions exceed existing or proposed right-of-way limits, per CATS specifications as illustrated on Rezoning Plan.
- A total of 12 off-site parking spaces, within a maximum of 500 feet from the site shall be provided. The 12 spaces shall be secured through recorded lease(s) having minimum terms of no less than 5 years. the initial lease shall be provided with the first submittal for land development permitting.

6. Architectural Standards

The petitioner is proposing a style of architecture, generally in keeping with the architectural vocabulary established on Rea Road and Piper Station Drive. Allowable building materials include masonry, stucco, synthetic stucco, cementitious siding, and metal panels. The petitioner commits to engaging both road frontages with guestroom windows and public spaces that engage the street. Clear glass will be utilized on all first floor openings. See Exterior Elevations/Renderings on RZ-2.

7. Environmental Features

- Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance.
- Petitioner shall comply with and satisfy the Tree Ordinance, and shall provide tree survey notes per regulations.
- Petitioner agrees to an illuminated fountain in the wet retention pond.
- 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.

8. Lighting

All free-standing lighting fixtures will be shielded with full cut-off fixtures, and shall not exceed 21ft on site.

9. 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.

10. Binding Effect of the Rezoning Documents and Definitions

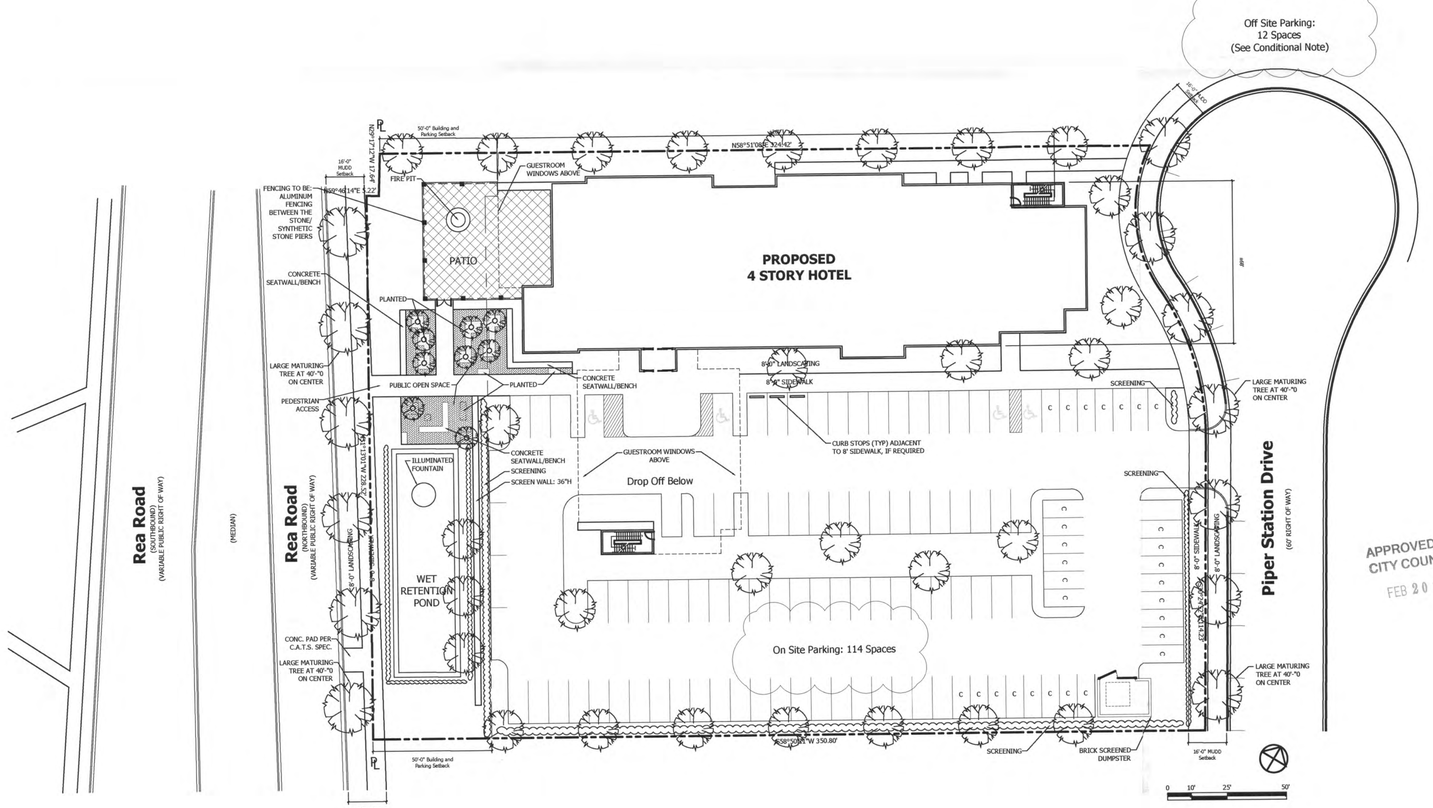
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners 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.

02 NOTES

scale: NTS

APPROVED BY CITY COUNCIL
FEB 20 2017



01 SITE PLAN

scale: 1" = 25'

ODa
overcash demmitt
2010 south tryon st. suite 1a
charlotte north carolina 28203
office.704.332.1615
web.www.odarch.com

PIPER STATION / REA RD.

CHARLOTTE, NORTH CAROLINA

Petition No. 2017-005
For Public Hearing

ISSUE	:	DATE
REZONING SUBMITTAL	:	10.19.16
REZONING RE-SUBMITTAL	:	12.19.16
REZONING RE-SUBMITTAL	:	01.19.17
PLANNING COMMENTS	:	01.25.17
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ILLUSTRATIVE PLAN & NOTES

APPROVED BY CITY COUNCIL
FEB 20 2017

RZ-1

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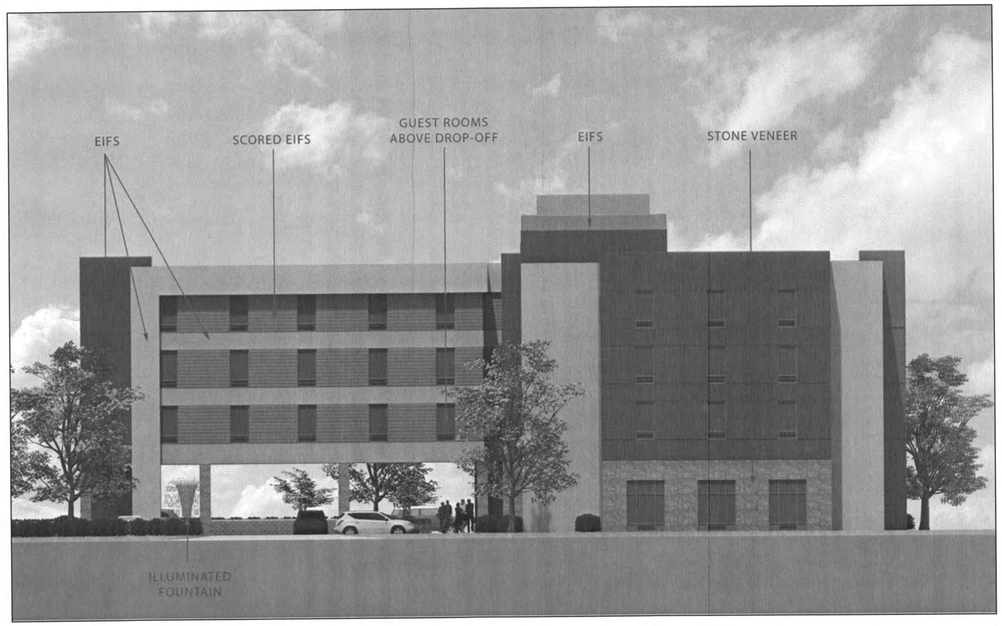

04 EXTERIOR RENDERED ELEVATION - PIPER STATION | scale: NTS

02 EXTERIOR RENDERED ELEVATION - REA ROAD | scale: NTS

03 EXTERIOR RENDERING - PIPER STATION | scale: NTS

01 EXTERIOR RENDERING - REA ROAD | scale: NTS

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ILLUSTRATIVE PLAN & NOTES

RZ-2

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