

GRIFFITH ROAD SITE

Petitioner
JUPITER HOSPITALITY, INC.

DEVELOPMENT STANDARDS

GENERAL PROVISIONS

All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the I-1 District shall be followed unless higher standards are established under these Development Standards and the Rezoning Plan.

The building configuration and placement, parking areas and driveway locations shown on the Rezoning 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 the Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

PERMITTED USES

Parcel A

Parcel A may be developed as a 74 room hotel facility together with any incidental or accessory uses the owner may elect to provide for such facility.

Parcel B

- Parcel B may be developed as a part of the hotel facility permitted on Parcel A (up to 16 additional rooms) or up to 6,500 square feet of general office space.
- Parcel B currently contains a building accommodating an indoor shooting range. The right is reserved unto Charlotte Rifle & Pistol Club, Inc. to continue using this facility for that purpose for as long as it continues to own the property.

SETBACKS, SIDE YARDS AND REAR YARDS

- A 20 foot setback will be established along Griffith Road.
- All buildings constructed within the Site will satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the I-1 District.

LANDSCAPED AREAS AND SCREENING

- Screening and landscaped islands shall conform with the standards and treatments specified in Sections 12.208 and 12.303 of the Ordinance.
- The requirements of the Charlotte Tree Ordinance will be satisfied.
- Each dumpster will be screened with a solid, gated enclosure.

SIDEWALK

- The petitioner agrees to provide a 5 foot sidewalk with an 8 foot planting strip along Griffith Road. In the event that the existing right-of-way is inadequate, Petitioner agrees to provide a sidewalk easement along Griffith Road within the setback area to accommodate construction of this sidewalk.

ACCESS POINT

Only two (2) vehicular access points will be provided along Griffith Road into the Site, all as generally depicted on the Rezoning Plan. Parcel B will gain access to Griffith Road internally by way of Parcel A.

LIGHTING

- All lighting within the Site except street lights which may be erected along Griffith Road will be designed such that direct 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 towards adjacent streets and properties.
- Lighting fixtures will not exceed 20 feet in height, except for street lights along Griffith Road.

PARKING

- The parking spaces depicted on the Rezoning Plan are schematic and may vary but in all events will be sufficient to satisfy the off street parking requirements under the Ordinance.
- No parking will be permitted within setback areas.

SIGNS

All signs erected within the Site shall comply with the provisions of Chapter 13 of the Ordinance.

DESIGN STANDARDS

- The maximum height of any building constructed on the Site may not exceed 3 stories and no such building may exceed a height of 40 feet above grade.
- All parking areas will be screened from public streets and abutting properties in accordance with the requirements of the Ordinance.

STORM DRAINAGE

- Storm drainage and detention systems will be provided in accordance with standards imposed by the City Engineering Department.
- Stormwater detention structures may not be installed within the setback area established along Griffith Road.

FIRE PROTECTION

- Fire protection for each building constructed on the Site will be provided in accordance with the requirements of the Charlotte Fire Marshal. Plans for each building will be submitted to the Fire Marshal's office for approval before construction of that building commences.
- A fire hydrant will be located within 750 feet of any building constructed on the Site.

AMENDMENTS TO THE REZONING PLAN

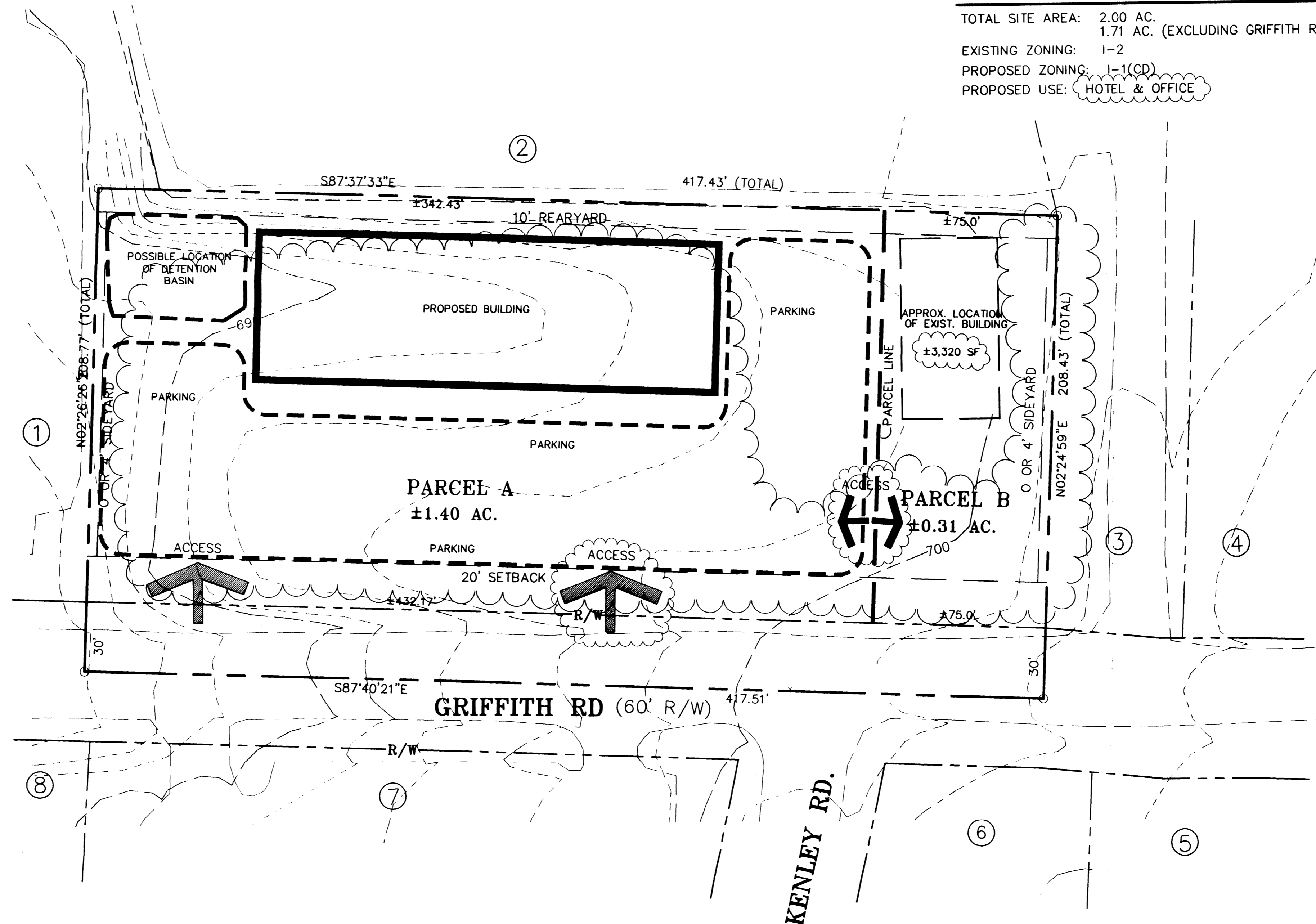
Future amendments to the Rezoning Plan and these Development Standards may be applied for by then Owner or Owners of the Parcel or Parcels involved in accordance with Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Rezoning 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 Petitioner and the current and subsequent owners of the Site and their respective heirs, and devisees, personal representatives, successors in interest and assigns.
- Throughout this Rezoning Petition, the terms "Petitioner", "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owner.

SITE DATA

TOTAL SITE AREA: 2.00 AC.
1.71 AC. (EXCLUDING GRIFFITH ROAD R/W)
EXISTING ZONING: I-2
PROPOSED ZONING: I-1(CD)
PROPOSED USE: HOTEL & OFFICE

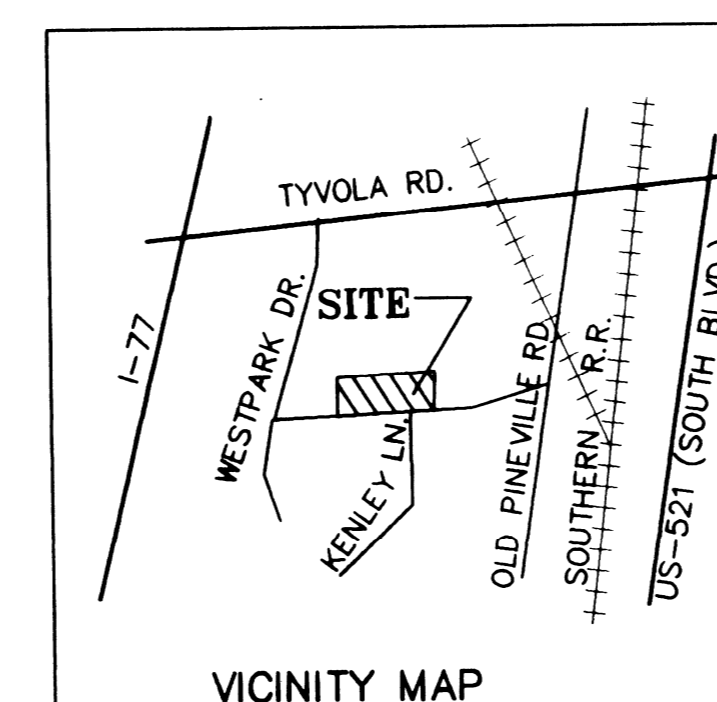


ADJACENT PROPERTY OWNERS

- | | |
|--------------|---|
| ① 169-141-25 | WESTPARK HOTEL LTD. PARTNERSHIP
C/O MARVIN F. POER & CO.
3340 PEACHTREE RD. #610
ATLANTA, GA 30326 |
| ② 169-141-23 | CHARLOTTE PROPERTY MANAGEMENT LLC
444 TYVOLA RD.
CHARLOTTE, NC 28209 |
| ③ 169-141-20 | WILLIAM B. SCOTT
C/O SCOTT CARS, INC.
TYVOLA # I-77
CHARLOTTE, NC 28210 |
| ④ 169-141-03 | WILLIAM B. SCOTT
C/O SCOTT CARS, INC.
TYVOLA # I-77
CHARLOTTE, NC 28210 |
| ⑤ 169-131-03 | TYVOLA LAND CO. ASSOCIATES II
290 MEACHAM ST. #201
CHARLOTTE, NC 28203 |
| ⑥ 169-173-52 | MADISON J. & WIFE JUDITH C. WILLIAMS
18408 PENINSULA COVE LANE
CORNELIUS, NC 28031-7747 |
| ⑦ 169-261-01 | TYVOLA ASSOCIATES
BOX 241
CLEMONS, NC 27012 |
| ⑧ 169-261-08 | CONTINENTAL AMERICAN LIFE INSURANCE CO.
5815 WESTPARK DR
CHARLOTTE, NC 28217 |

GENERAL NOTES

- BOUNDARY INFORMATION TAKEN FROM SURVEYS BY CAROLINA SURVEYORS INC., P.O. BOX 267, PINEVILLE, NC. AND TOPOGRAPHIC INFORMATION FROM MECKLENBURG COUNTY AERIAL TOPO.



'FOR PUBLIC HEARING'
REZONING PLAN
PETITION NO. 98-06

SHEET RZ-1

AUGUST 19, 1997
▲ REV. DEC. 15, 1997: REVISED PER CMPC COMMENTS
▲ REV. JAN. 30, 1998: REVISED PER CMPC COMMENTS

DPR
DESIGN · PLANNING · RESEARCH

DPR ASSOCIATES, INC.

Landscape Architects

Planners & Engineers

420 Hawthorne Lane

Charlotte, NC 28204

704/332-1204



SCALE: 1" = 30'



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APPROVED BY CITY COUNCIL
DATE 2/16/98