

New Horizon Hospitality Site

New Horizon Hospitality LLC
14601 Raynham Drive
Charlotte, N.C.
(704) 549-0391

DEVELOPMENT STANDARDS

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 Rezoning Plan. The driveway location shown on the Rezoning Plan is schematic in nature and may be altered or modified during design development and construction document phases within the Building Envelope established on the Rezoning Plan.

Permitted Uses

The site may be developed to one or more hotel/motel facilities, together with any accessory use in connection therewith permitted under the Ordinance in the O-1 District so long as the total number of hotel/motel rooms constructed on the Site does not exceed 350 rooms. In addition, up to 15,000 SF of general office space may be developed on the Site. Hotel/motel rooms may be converted into general office space at the rate of 200 SF of general office space for each room eliminated.

Setbacks, Side Yards and Rear Yards

1. All development taking place on the Site will satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.
2. A 30 foot setback will be established along the I-85 Service Road.

Buffer Areas

The width of buffers depicted on the Technical Data Sheet may not be reduced.

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

Only (1) vehicular access point will be provided along the I-85 Service Road into the Site, as generally depicted on the Rezoning Plan.

Lighting

1. All lighting within the Site except street lights which may be erected along public streets 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.
2. Lighting fixtures will not exceed 20 feet in height, except for street lights along public streets.
3. Wallpack lighting fixtures may not be mounted on the exterior walls of any building constructed on the site.

Parking

1. No parking will be permitted within buffer areas, landscape areas and setback areas.

Signs

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

Design Standards

1. The maximum height of the building to be constructed on the Site may not exceed 6 stories and the building may not exceed a height of 72 feet above average grade.
2. All parking areas will be screened from public streets and abutting properties in accordance with the requirements of the Ordinance.
3. The petitioner agrees to install a 5' wide sidewalk separated from I-85 Service Rd. by an 8' wide grassed strip of land, if it is able to obtain an appropriate encroachment easement from the N.C. D.O.T.

Storm Drainage

1. Storm drainage and detention systems will be provided in accordance with standards imposed by the City Engineering Department.
2. Stormwater detention structures may not be installed within setback or buffer areas.

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 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 term "Petitioner," shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner and the Owner.

For Public Hearing
Petition #: 98-99
Technical Data Sheet

Ford Design

DATE: July 27, 1998
PROJECT NO.: 18153

REVISIONS:
August 18, 1998: Revised per Planning Commission review.

98-99

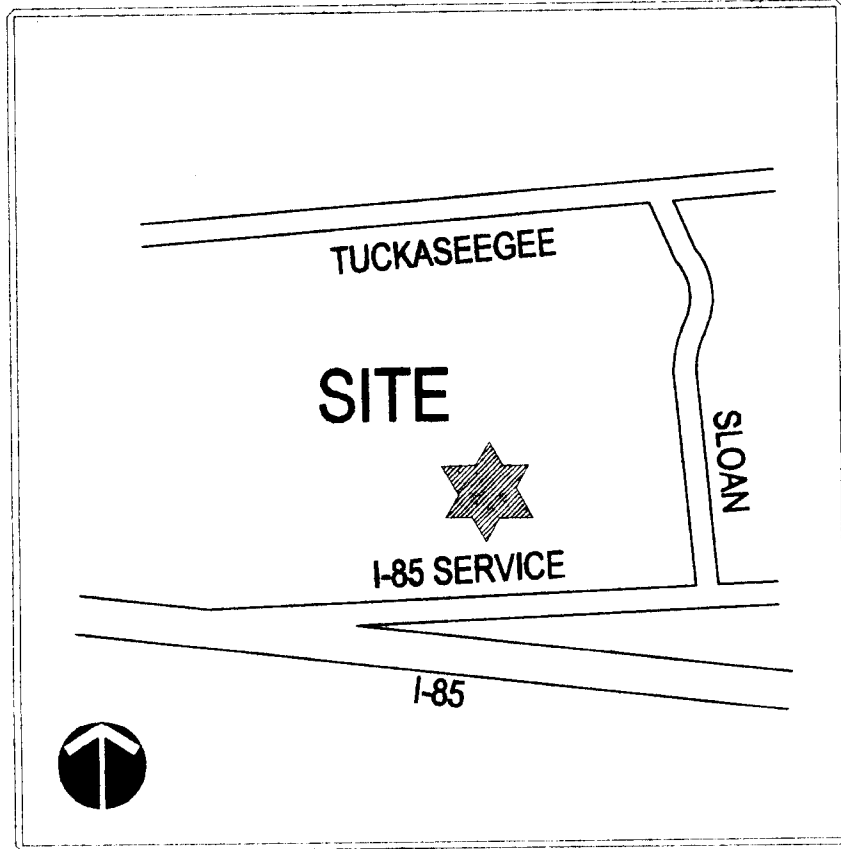
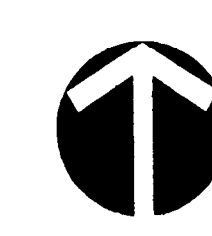
061-241-01

APPROVED BY CITY COUNCIL

DATE 11-16-98



Scale: 1" = 50'



VICINITY MAP NTS

DEVELOPMENT DATA

Site Area: 10.72 AC
Usable Area: 7.8 AC
Existing Zoning: B-2 (CD)
Proposed Zoning: O-1 (CD)
Proposed Uses: Office, Hotel

Parking: Shall meet or exceed zoning ordinance requirements.

BOUNDARY DESCRIPTION

BEGINNING at a point in the northerly right-of-way line of Interstate 85 Service Road (west of Sloan Drive), said point being the southwestern corner of a parcel of land described in Deed Book 4634, page 320, of the Mecklenburg Public Registry and running thence with said Service Road right-of-way six courses as follows: (1) N 76°58'58" W 191.29 feet; (2) S 12°50'47" W 51.94 feet; (3) N 89°07'02" W 221.87 feet; (4) N 04°07'57" E 79.90 feet; (5) S 82°31'31" W 145.08 feet; (6) N 78°18'27" W 138.81 feet; thence N 05°00'00" W 605.64 feet; thence S 89°59'14" E 733.83 feet; thence S 01°03'47" E 688.05 feet to the point of BEGINNING and containing 10.72 acres.

