

Planning Department  
**APPROVED BY CITY COUNCIL**  
 May 15, 2017



**Mc<sup>2</sup> ENGINEERING**  
 Mc<sup>2</sup> ENGINEERING, INC.  
 2110 BEN CRAIG DR., STE. 400  
 CHARLOTTE, NC 28262  
 PHONE 704.510.9797

PROPOSED DEVELOPMENT:  
**HAMPTON INN & SUITES  
 AND FUTURE RESTAURANT**

DEVELOPED BY:  
**INNKEEPER MOTOR  
 LODGE, INC.**  
 4741 SOUTH MAIN STREET  
 WINSTON SALEM, NC 27127  
 P: 336.788.9444

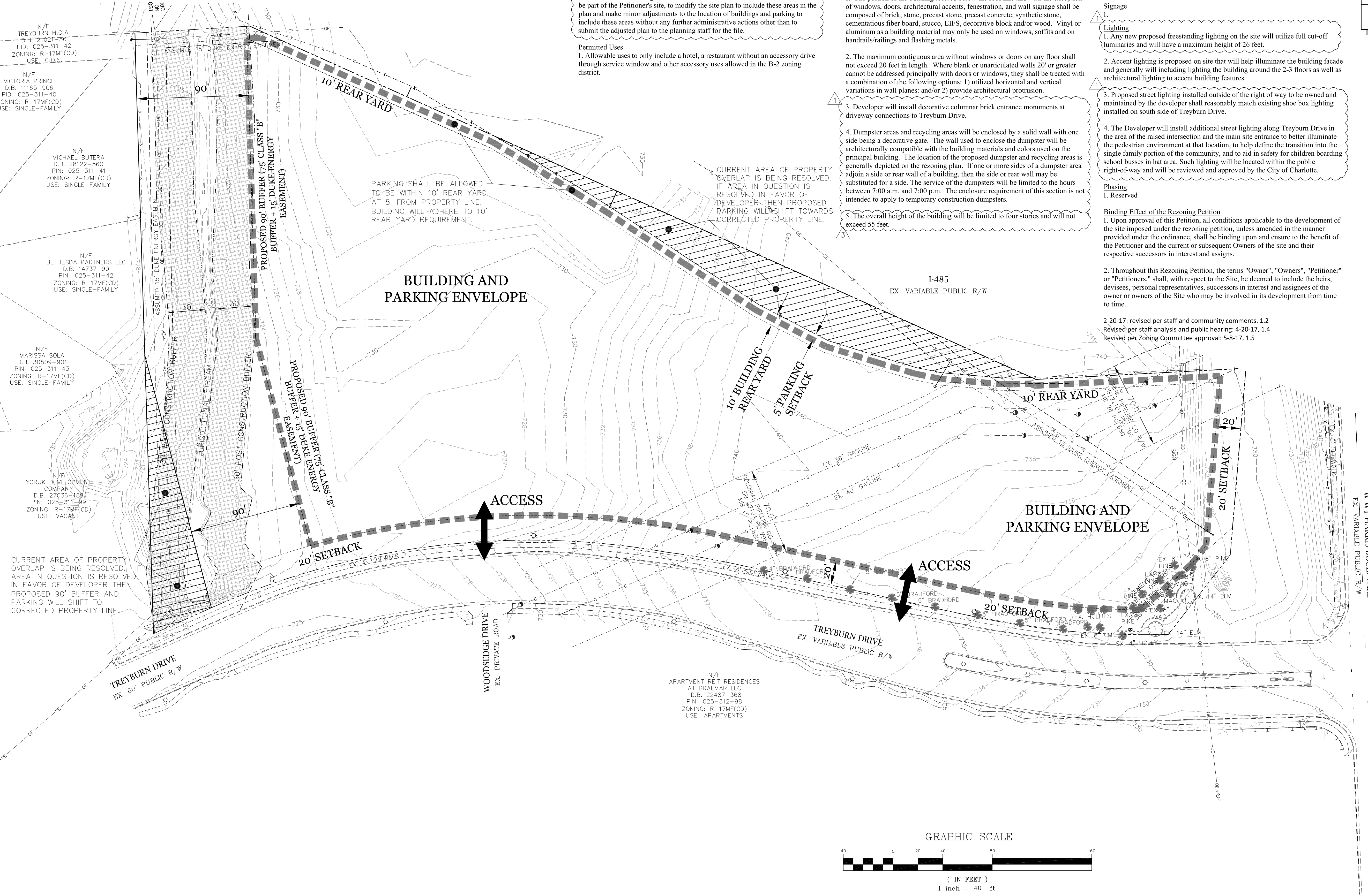
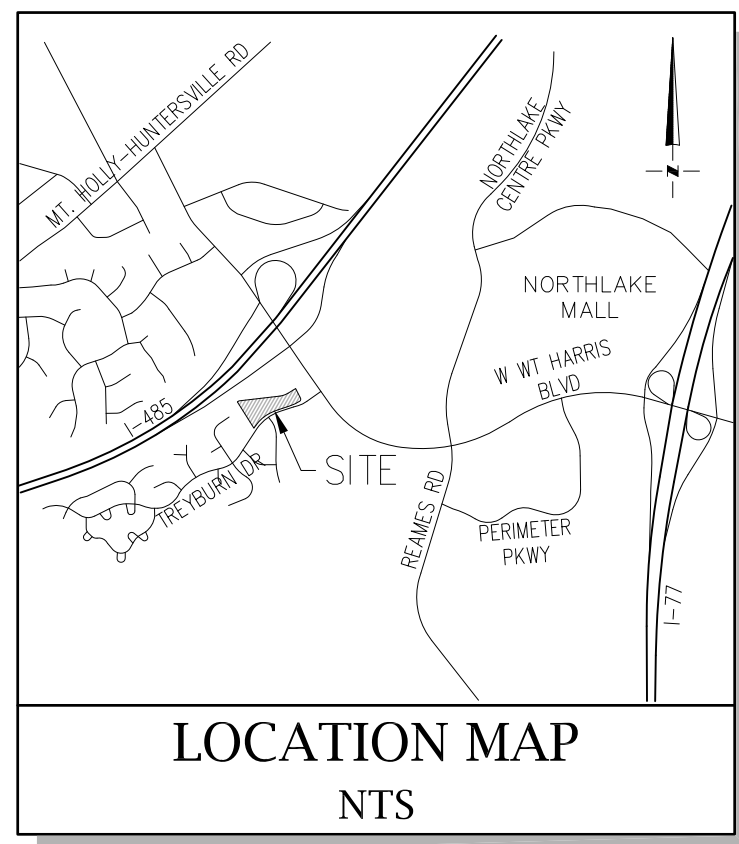
**SCHEMATIC  
 SITE PLAN**

REVISIONS		
1	2/17/17	REZONING COMMENTS
2	4/21/17	OWNER REVISIONS

CAD FILE: 16-002 REZN.DWG  
 PROJECT NO.: 16-002  
 DESIGNED BY: JDM  
 DATE: MARCH 24, 2016

**RZ1.0**

**FOR PUBLIC  
 HEARING**  
**REZONING  
 PETITION 2016-077**



N/F TREBURN H.O.A.  
D.B. 21027-36  
PID: 025-311-42  
ZONING: R-17MF(CD)  
USE: C.O.S.

N/F VICTORIA PRINCE  
D.B. 11165-906  
PID: 025-311-40  
ZONING: R-17MF(CD)  
USE: SINGLE-FAMILY

N/F MICHAEL BUTERA  
D.B. 28122-560  
PIN: 025-311-41  
ZONING: R-17MF(CD)  
USE: SINGLE-FAMILY

N/F BETHESDA PARTNERS LLC  
D.B. 14737-90  
PIN: 025-311-42  
ZONING: R-17MF(CD)  
USE: SINGLE-FAMILY

N/F MARISSA SOLA  
D.B. 30509-901  
PIN: 025-311-43  
ZONING: R-17MF(CD)  
USE: SINGLE-FAMILY

N/F YORUK DEVELOPMENT COMPANY  
D.B. 27036-188  
PIN: 025-311-89  
ZONING: R-17MF(CD)  
USE: VACANT

N/F APARTMENT RETI RESIDENCES AT BRAEMAR LLC  
D.B. 22487-368  
PIN: 025-312-98  
ZONING: R-17MF(CD)  
USE: APARTMENTS

**General Provisions**

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building and parking envelope line as shown on the plan per Section 6.207 of the Zoning Ordinance.

2. The Petitioner acknowledges that other standard development requirements imposed by other City ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Requirement of integration of any other city development standard into project shall be construed as acceptable and without additional site plan amendment to the approved site plan.

3. The site plan contains two areas that are shown differently on different surveys. The Petitioner is in discussions with the parties that contend they have ownership in small slivers of the property. As a result, the site plan indicates these two areas, one of which lies along the I-485 right-of-way and one that lies along the westerly property line where it intersects the Treburn right-of-way. These areas are shown on the site plan with a cross hatched pattern. The site plan is drawn as the 'worst case scenario' so that the plan is complete without these areas. The Petitioner reserves the right, should either or both of these areas be determined to be part of the Petitioner's site, to modify the site plan to include these areas in the plan and make minor adjustments to the location of buildings and parking to include these areas without any further administrative actions other than to submit the adjusted plan to the planning staff for the file.

**Permitted Uses**

1. Allowable uses to only include a hotel, a restaurant without an accessory drive through service window and other accessory uses allowed in the B-2 zoning district.

**Transportation**

1. Access to the site will be from Treburn Drive in the manner generally depicted on the Rezoning Plan.

2. The placements and configurations of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and any adjustments required for approval by the Charlotte Department of Transportation.

3. Developer shall install a raised intersection at the proposed driveway connection with Treburn Drive across from Woodsedge Drive that will feature stamped asphalt (subject to CDOT approval).

4. Developer shall extend existing Thru/Right Turn lane from existing intersection of WT Harris Boulevard and McDonalds/Target Driveway to Treburn Drive as generally depicted on the site plan subject to NCDOT approval. This improvements will be installed prior to issuance of the first Certificate of Occupancy for new development on the site.

5. As depicted on the rezoning plan developer shall install a sidewalk to connect existing sidewalk along WT Harris Boulevard and Treburn Drive. The addition or relocation of other sidewalks on the front of the site will be determined during the design and permitting part of the process with the objective of a solution that preserves existing trees along Treburn Drive.

**Architectural Standards**

1. The portion of the building located below the roof line and with the exception of windows, doors, architectural accents, fenestration, and wall signage shall be composed of brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings and flashing metals.

2. The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination of the following options: 1) utilized horizontal and vertical variations in wall planes; and/or 2) provide architectural protrusion.

3. Developer will install decorative columnar brick entrance monuments at driveway connections to Treburn Drive.

4. Dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the rezoning plan. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side. The service of the dumpsters will be limited to the hours between 7:00 a.m. and 7:00 p.m. The enclosure requirement of this section is not intended to apply to temporary construction dumpsters.

5. The overall height of the building will be limited to four stories and will not exceed 55 feet.

**Streetscape, Landscape, Buffers and Screening**

1. The developer shall provide a total of a 90' Buffer along with western property line which includes the original buffer as stated on Rezoning Petition #93-024C a 75' Class "B" buffer along the western property line in combination with the existing 15' Duke Energy Easement as generally depicted on the rezoning plan. Buffer plantings will not be placed within the 15' easement area.

2. The developer shall install a 6' tall black ornamental fence at the inside edge of the 90' buffer along with evergreen trees on the inside of the 90' buffer planted 15' on center as generally depicted on the rezoning plan.

3.

4.

**Environmental Features**

1. 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.

**Parks, Greenways, and Open Space**

1. Reserved

**Fire Protection**

1. Reserved

**Signage**

1. Reserved

**Lighting**

1. Any new proposed freestanding lighting on the site will utilize full cut-off luminaires and will have a maximum height of 26 feet.

2. Accent lighting is proposed on site that will help illuminate the building facade and generally will include lighting the building around the 2-3 floors as well as architectural lighting to accent building features.

3. Proposed street lighting installed outside of the right of way to be owned and maintained by the developer shall reasonably match existing shoe box lighting installed on south side of Treburn Drive.

4. The Developer will install additional street lighting along Treburn Drive in the area of the raised intersection and the main site entrance to better illuminate the pedestrian environment at that location, to help define the transition into the single family portion of the community, and to aid in safety for children boarding school buses in hat area. Such lighting will be located within the public right-of-way and will be reviewed and approved by the City of Charlotte.

**Phasing**

1. Reserved

**Binding Effect of the Rezoning Petition**

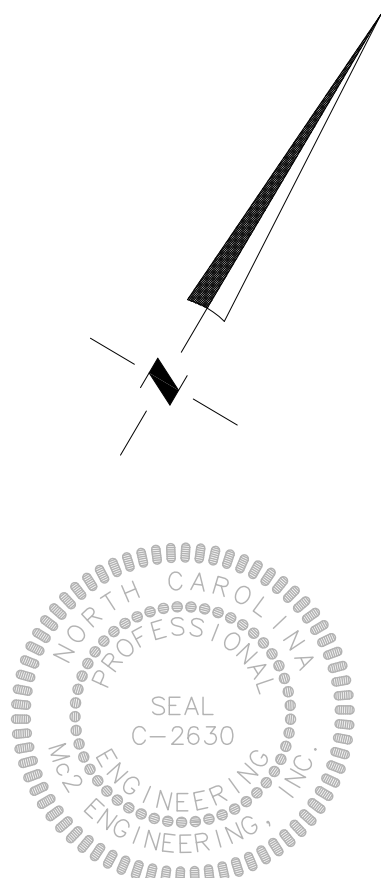
1. Upon approval of this Petition, all conditions applicable to the development of the site imposed under the rezoning petition, unless amended in the manner provided under the ordinance, shall be binding upon and ensure to the benefit of the Petitioner and the current or subsequent Owners of the site and their respective successors in interest and assigns.

2. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

2-20-17: revised per staff and community comments. 1.2  
Revised per staff analysis and public hearing: 4-20-17, 1.4  
Revised per Zoning Committee approval: 5-8-17, 1.5

CURRENT OWNER:	INNKEEPER MOTOR LODGE INN 1005 BULLARD COURT, SUITE 101 RALEIGH, NC 27615
TAX PARCEL NUMBER: DEED BOOK AND PAGE: SITE ACREAGE:	025-311-97 30991-623 ±5.52 AC
CURRENT ZONING:	B-1(CD) -PREVIOUS REZONING PETITION #93-024C
PROPOSED ZONING:	B-2(CD)
NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A	
RESIDENTIAL DENSITY: PROPOSED USE:	N/A HOTEL (NOT TO EXCEED 135 ROOMS) & FUTURE 7,000 SF RESTAURANT
FLOOR AREA RATIO:	97,000 SF/240,514 SF = 0.40 FAR
MAXIMUM BUILDING HEIGHT: MAXIMUM NUMBER OF BUILDINGS:	HOTEL 4 FLOORS (55' MAXIMUM) 2
REQUIRED PARKING: REQUIRED OPEN SPACE:	PER ORDINANCE REQUIREMENTS PER ORDINANCE REQUIREMENTS

**DEVELOPMENT SUMMARY**



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**TECHNICAL  
DATA SHEET**

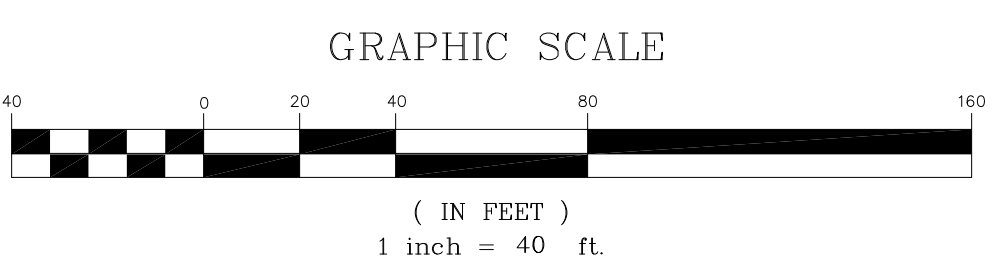
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3	5/8/17	ZONING COMMITTEE COMMENTS

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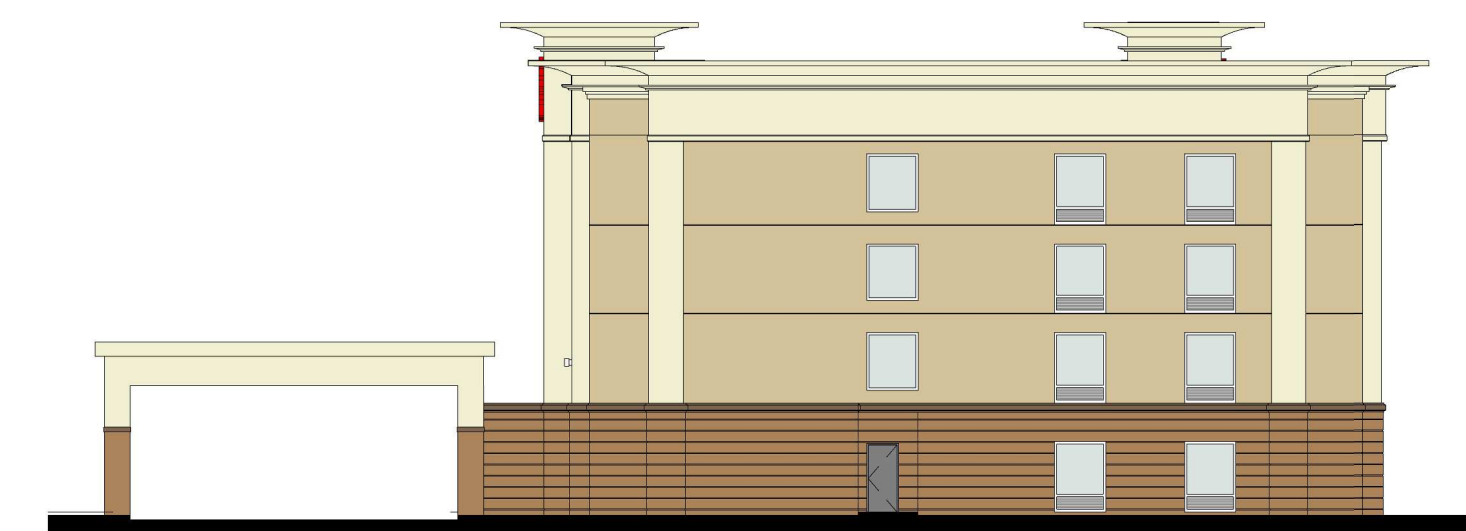
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1 FRONT ELEVATION  
1" = 20'-0"



2 RIGHT ELEVATION  
1" = 20'-0"