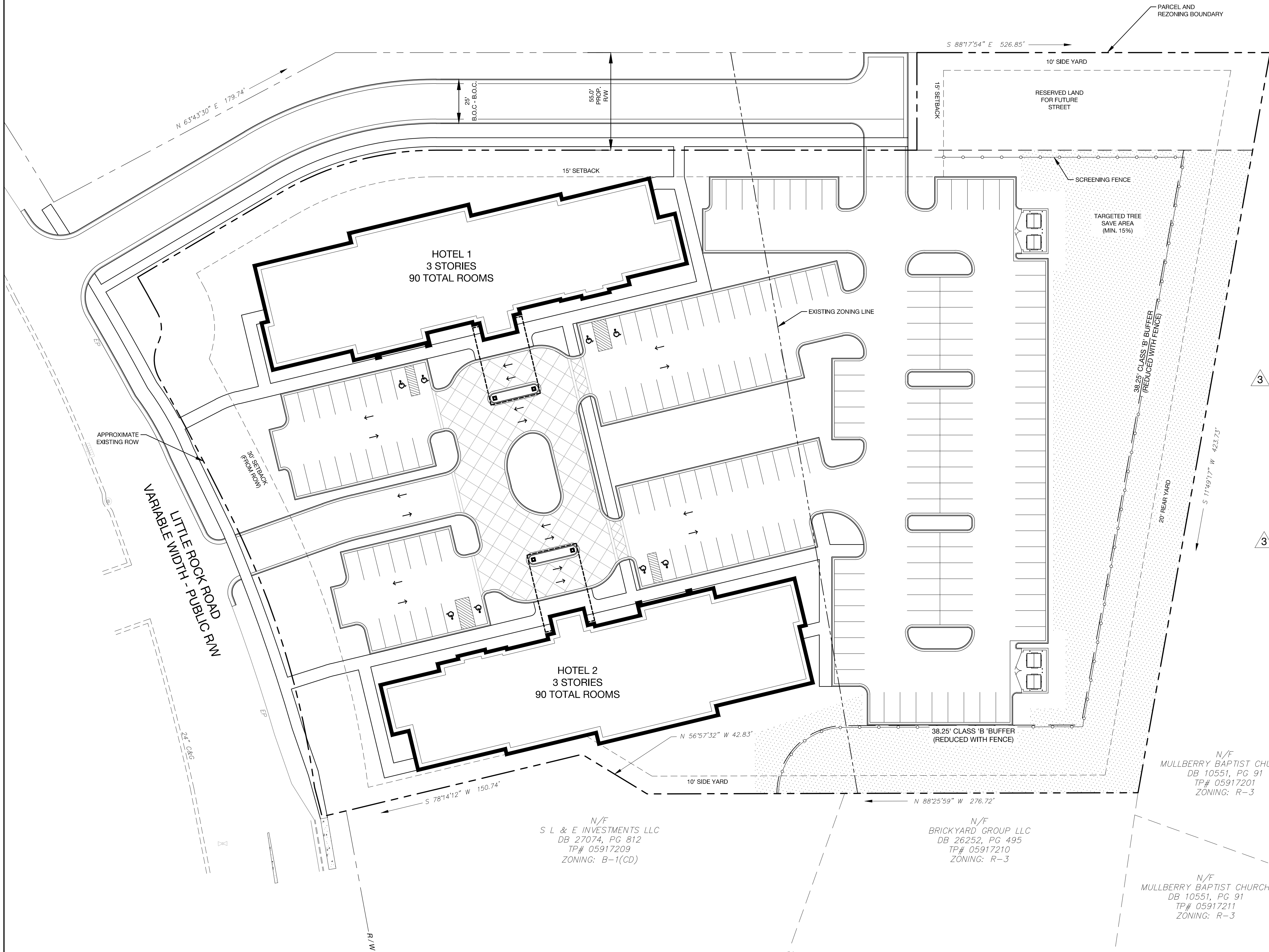


DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	05917204
TOTAL SITE AREA:	±5.397 AC
ZONING:	R-3 & B-1 (CD)
EXISTING:	O-1 (CD)
PROPOSED:	
PROPOSED USE:	HOTELS (2)
BUILDING HEIGHT:	3 STORIES
PARKING:	
REQUIRED:	180 (1 SP / PER ROOM)
PROVIDED:	184 SPACES



N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917201
ZONING: R-3



Conditional Development Standards

General Provisions

a. 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 as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. 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. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. 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 assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a tract of land fronting on Little Rock Road. This development will provide the location for two hotels with up to 90 rooms each and accessory parking and other uses. To achieve this purpose, the application seeks the rezoning of the site to the O-1 (CD) district.

Permitted Uses

Uses allowed on the property included in this Petition are those uses that are permitted in the O-1 district except as may be further limited by the specific provisions of this site plan.

Transportation

a. The site will have a full access connection to Little Rock Road, and to a new street that will connect to Little Rock Road as generally depicted on the concept plan for the site.

b. Parking areas are generally depicted on the concept plan for the site.

c. The Petitioner will construct the new public street on the north side of the site and it will be completed or bonded prior to the issuance of a Certificate of Occupancy for the 1st hotel built on the site. The Petitioner will install an 8' planting strip and a 6' sidewalk along the Petitioner's side of the new street to be constructed on the north side of the site.

d. The Petitioner will make sidewalk improvements along Little Rock Road unless those improvements have been installed as part of a Citywide sidewalk improvement project on Little Rock Road. The Petitioner will coordinate its efforts with the City.

e. All transportation improvements will be in place prior to the issuance of the first Certificate of Occupancy for the site. The Petitioner will dedicate and convey all street rights of way to the City before the site's first Certificate of Occupancy is issued.

f. The Petitioner will reserve land for a future street along the north eastern edge of the site as generally depicted on the site plan. This area will be available for the extension of the new street being constructed along the northern property line at such time as the property to the north or to the east of the site is proposed for development or redevelopment. At the time that such development is approved for construction and the street is needed as part of that development, the Petitioner will dedicate and convey the reserved area to the City but shall have no responsibility for the construction of the extension of the street.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the O-1 district. The first floor of the building elevations will be designed to encourage and complement pedestrian activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length. Direct pedestrian connections will be provided from main entrances to sidewalks on adjacent streets as generally depicted on the site plan. The height of the buildings will be limited to 3 stories. Buildings that do not present either a front or side toward a public street shall have four sided architecture with the same level of architectural treatment and interest as the entry side of the building. Building elevations will 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. Building facades will be composed of a minimum of 20% glass windows and/or doors on each floor.

Streetscape and Landscaping

Reserved

Environmental Features

Tree save calculations are as follows:

Tree save area = total site area x 15% of site

Total Tree Save Area = 235,093 SF (5.397 AC) x 15% of site = 35,264 sf (0.810 AC)

Total tree save area shown on rezoning plan = 35,387 sf (0.812 AC)

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.

Phasing

The Petitioner reserves the right to build the project in two phases.

NO.	DATE:	BY:	REVISIONS:
1	04.16.18	UDP	PER CITY COMMENTS
2	06.01.18	UDP	PER CITY COMMENTS
3	06.11.18	UDP	PER CITY COMMENTS

Initial Submission- 12-15-17
Revised per staff and community comments- 4-16-18, 1.1
Revised per staff analysis- 6-1-18, 1.3
Revised per Zoning Committee approval- 6-7-18, 1.4

GRAPHIC SCALE
1 INCH = 30 FEET

Laxmi Hotels Group LLC

2331 Little Rock Rd

Rezoning Site Plan

Project No: 16-111
Date: 06.26.2017
Designed by: udp
Drawn by: udp
Scale: 1"=30'
Sheet No:

RZ-1.0

122 West Woodlawn Road
Suite D-101
Charlotte, NC 28217