

VICINITY MAP  
NOT TO SCALE



ANISH ENTERPRISES, LLC  
PID 14326207  
ZONING: I-1  
USE: GAS STATION

SKYPORT PROPERTIES, LLC  
PID 14326203  
ZONING: I-1  
USE: INDUSTRIAL

WROL, LLC  
PID 14326201  
ZONING: I-1  
USE: VACANT

L6 REALTY, LLC  
PID 14326202  
ZONING: I-1  
USE: OFFICE

SITE DEVELOPMENT DATA:  
-ACREAGE: 3.64 ACRES  
-TAX PARCEL: 143-262-06  
-EXISTING ZONING: I-1  
-PROPOSED ZONING: MUDD-O  
-EXISTING USE: HOTEL  
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT NOT OTHERWISE LIMITED IN THE REZONING PLAN.  
-MAXIMUM DEVELOPMENT: 103 HOTEL ROOMS OR MULTI-FAMILY RESIDENTIAL UNITS. THE ALLOWED USES WILL BE LOCATED WITHIN THE EXISTING BUILDING ON THE SITE.  
-MAXIMUM BUILDING HEIGHT: NOT TO EXCEED EXISTING BUILDING HEIGHT (APPROXIMATELY 46'), EXCLUDING POTENTIAL MINOR ROOF AND FAÇADE ADDITIONS  
-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

REZONING PETITION #2022-077  
PETITIONER: BLUE OCEAN  
2770 YORKMONT ROAD  
1/19/2023

I. GENERAL PROVISIONS:

a. **SITE DESCRIPTION:** THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (HEREAFTER COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE OCEAN ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF A MIXED-USE BUILDING ON AN APPROXIMATELY 3.64-ACRE SITE LOCATED AT 2770 YORKMONT ROAD, MORE PARTICULARLY DESCRIBED AS MECKLENBURG COUNTY TAX PARCEL NUMBER 143-262-06 (THE "SITE").  
b. **INTENT:** THIS REZONING IS INTENDED ACCOMMODATE THE ADAPTIVE REUSE OF AN EXISTING HOTEL INTO MULTI-FAMILY RESIDENTIAL UNITS.  
c. **ZONING DISTRICTS/ORDINANCE:** UNLESS OTHERWISE REQUESTED IN THE OPTIONAL PROVISIONS, BELOW, DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

II. OPTIONAL PROVISIONS

THE PETITIONER REQUESTS THE ABILITY TO KEEP PARKING AND MANEUVERING BETWEEN THE EXISTING BUILDING AND THE STREET AS PART OF A CHANGE OF USE WHERE CURRENT CONDITIONS EXIST, AS GENERALLY DEPICTED ON THE REZONING PLAN. PETITIONER WILL NOT CREATE NEW PARKING/MANEUVERING NONCONFORMITY.

III. PERMITTED USES & MAXIMUM DEVELOPMENT

THIS REZONING PROPOSES TO UTILIZE THE EXISTING BUILDING AND ASSOCIATED PARKING AND OTHER SITE INFRASTRUCTURE WITH THE EXISTING BUILDING TO REMAIN.

THE SITE CURRENTLY FUNCTIONS AS A HOTEL WITH ONE HUNDRED AND THREE (103) HOTEL ROOMS AND MAY BE REDEVELOPED WITH UP TO ONE HUNDRED AND THREE (103) MULTI-FAMILY RESIDENTIAL UNITS WITHIN THE EXISTING BUILDING. ONCE A NEW CERTIFICATE OF OCCUPANCY IS ISSUED, THE UNITS MUST FULLY FUNCTION AS EITHER A HOTEL OR A RESIDENTIAL USE FOR THAT BUILDING (NO PHASING OF HOTEL TO RESIDENTIAL USES WITHIN A BUILDING).

IV. TRANSPORTATION

a. VEHICULAR ACCESS WILL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENTS AND CONFIGURATIONS OF THE VEHICULAR ACCESS POINTS SHOWN ON THE REZONING PLAN ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED BY CDOT FOR APPROVAL.  
b. PETITIONER SHALL PROVIDE A MINIMUM EIGHT (8) FOOT WIDE PLANTING STRIP AND EIGHT (8) FOOT WIDE SIDEWALK ALONG THE SITE'S FRONTAGE OF YORKMONT ROAD WHERE FEASIBLE WHEN NOT IN CONFLICT WITH EXISTING LANDSCAPE AND STORM WATER BASIN. RIGHT-OF-WAY DEDICATION OR A SIDEWALK UTILITY EASEMENT SHALL BE LOCATED TWO (2) FEET BEHIND THE BACK OF THE PROPOSED SIDEWALK, WHERE FEASIBLE.

c. PETITIONER SHALL REMOVE THE EXISTING STOP BAR AT THE LEFT TURN LANE FOR THE SITE.  
d. ANY REQUIRED ROADWAY IMPROVEMENTS SHALL BE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.  
e. THE PETITIONER SHALL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.  
f. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

V. DESIGN GUIDELINES:

a. THE EXISTING BUILDING SHALL REMAIN BUT MAY UNDERGO A CHANGE OF USE OR OTHER MINOR MODIFICATIONS, INCLUDING EXTERIOR FAÇADE CHANGES. CHANGES TO THE BUILDING FAÇADE SHALL NOT INCREASE THE DEGREE OF NONCONFORMITY.  
b. NO NEW PRIMARY BUILDINGS SHALL BE CONSTRUCTED ON THE SITE (THIS EXPLICITLY EXCLUDES SECONDARY AND ACCESSORY BUILDINGS FROM THIS PROHIBITION), EXCEPT IF PORTIONS OR ALL OF PRIMARY BUILDING(S) ARE DESTROYED OR DAMAGED BY FIRE, FLOOD, WIND, OR OTHER ACTS OF GOD, WHICH SHALL ALLOW THE BUILDING(S) TO BE REPAIRED OR RESTORED TO ITS ORIGINAL DIMENSIONS AND CONDITIONS.  
VI. ENVIRONMENTAL FEATURES  
a. THE PETITIONER SHALL COMPLY WITH THE POST CONSTRUCTION STORMWATER ORDINANCE.  
b. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING:

ANY NEW LIGHTING INSTALLED ON THE SITE SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES. DECORATIVE LIGHTING MAY BE INSTALLED ON BUILDINGS FOR PEDESTRIAN AND VEHICULAR CIRCULATION ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS. EXTERIOR ACCENT/ARCHITECTURAL LIGHTING SHALL BE PERMITTED.

VIII. ANTI-DISPLACEMENT EFFORTS

PETITIONER SHALL PROVIDE PERSONS CURRENTLY OCCUPYING THE PROPERTY WITH AT LEAST 180 DAYS' NOTICE OF INTENT TO CONVERT EXISTING HOTEL ROOMS TO RESIDENTIAL UNITS. NOTICE SHALL INCLUDE INFORMATION REGARDING CITY OF CHARLOTTE HOUSING & NEIGHBORHOOD SERVICES (HNS) RESOURCES FOR RELOCATION. PETITIONER INTENDS TO WORK WITH HNS REGARDING TRANSITION PLANS AND ENCOURAGE PERSONS IN GOOD STANDING TO APPLY FOR RESIDENCY IN ON-SITE RENOVATED UNITS.

IX. AMENDMENTS TO THE REZONING PLAN:

FUTURE AMENDMENTS TO THE REZONING PLAN MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE LOT OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF SECTION 6.207 OF THE ORDINANCE.

X. BINDING EFFECT OF THE REZONING APPLICATION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR LOT(S), AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

TECHNICAL DATA SHEET

FOR

PETITION# 2022-077

2770 YORKMONT ROAD

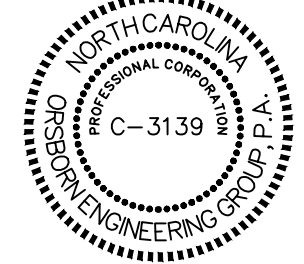
CHARLOTTE, NORTH CAROLINA

BLUE OCEAN

REALTY, LLC

11620 RED RUN BLVD. STE 100

REISTERSTOWN, MD 21136



NO.	DATE	PER REVIEW COMMENTS	PER REVIEW COMMENTS	REVISIONS
0000000000				
01/19/23				
12/08/22				

JOB #	22029
DATE:	12/12/22
SCALE:	1" = 30'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1