

# BELGATE

## 2017 SITE PLAN AMENDMENT

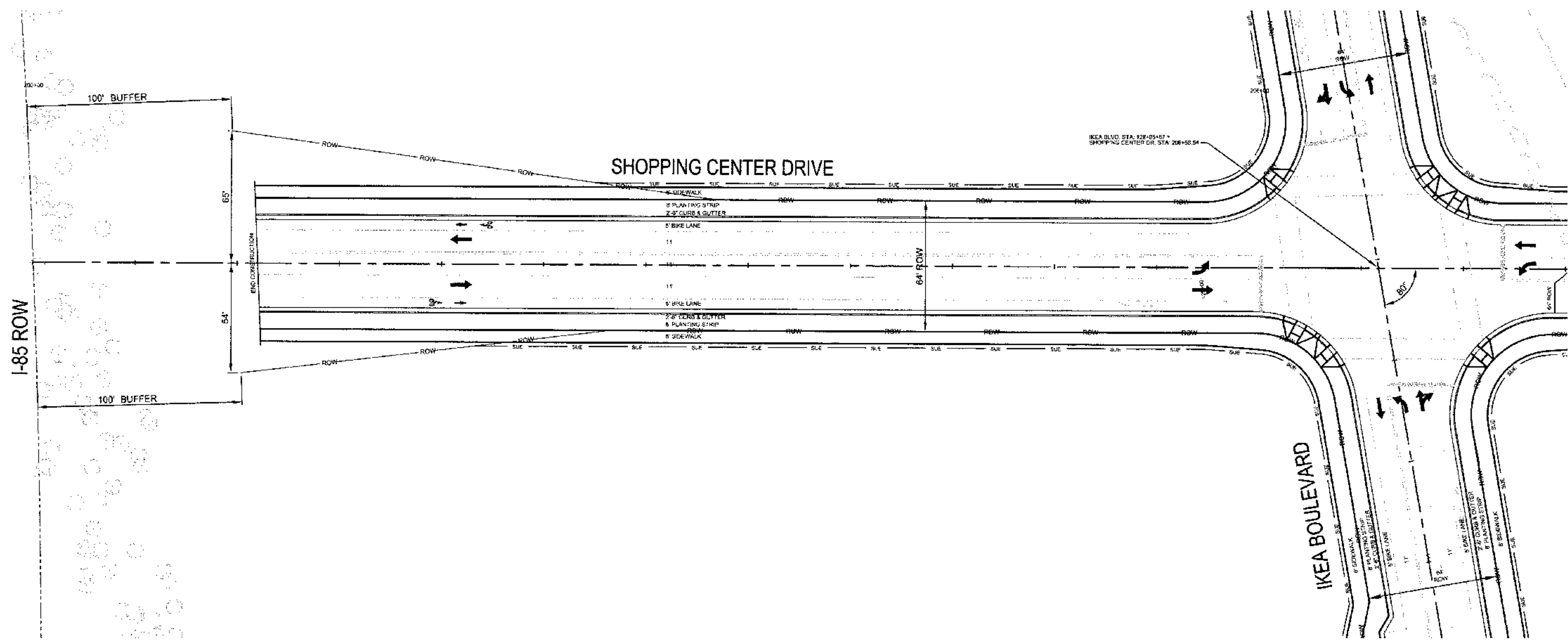
CHARLOTTE, NORTH CAROLINA

SHEET INDEX:

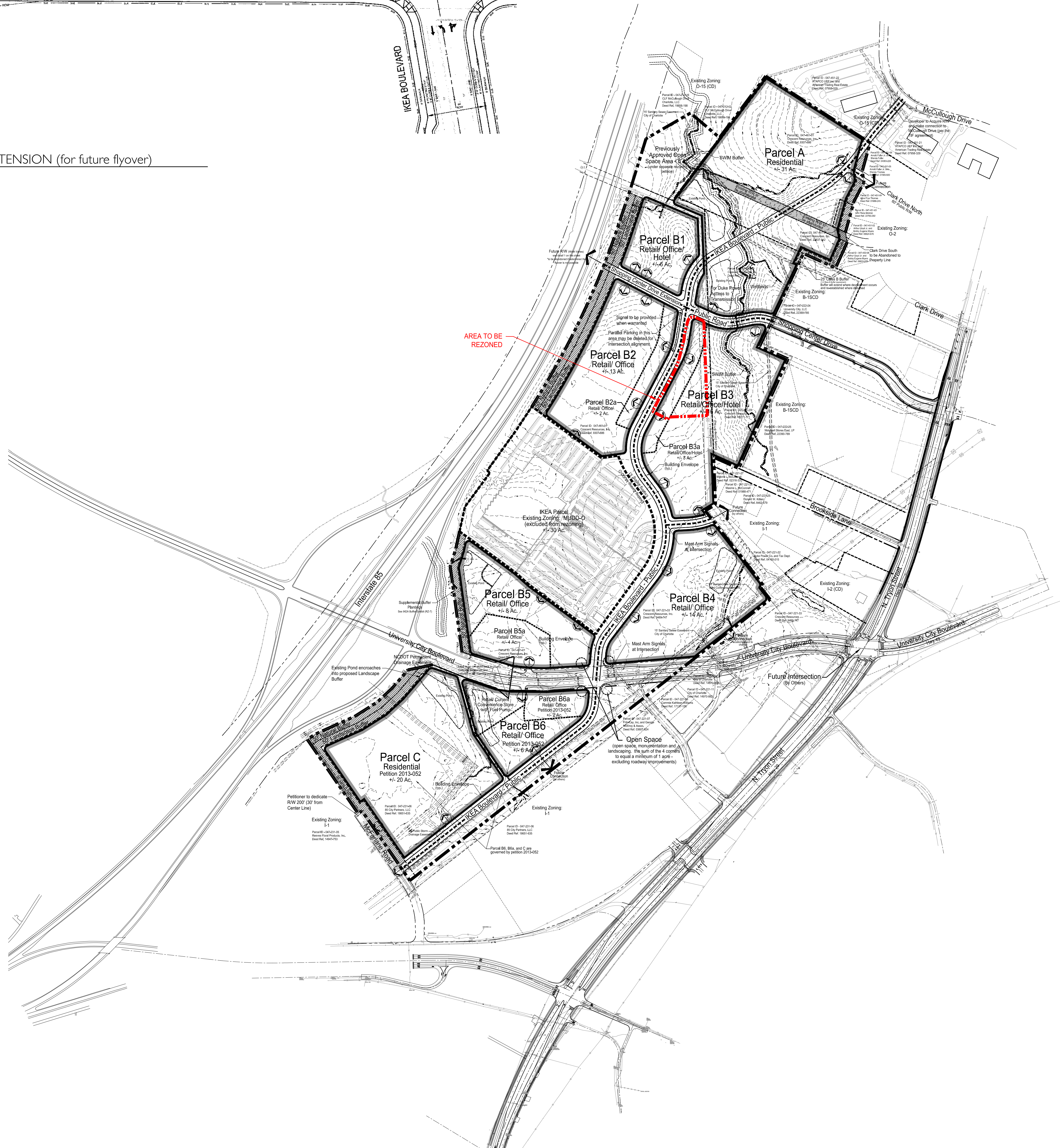
		REVISED
RZ-1	Technical Data Sheet	01/16/18
RZ-2	Conceptual Site Plan	01/16/18
RZ-2.1	Conceptual Site Plan - Parcel B3 Enlargement	01/16/18
RZ-3	Elevations	01/16/18
RZ-4	Development Standards	02/26/18





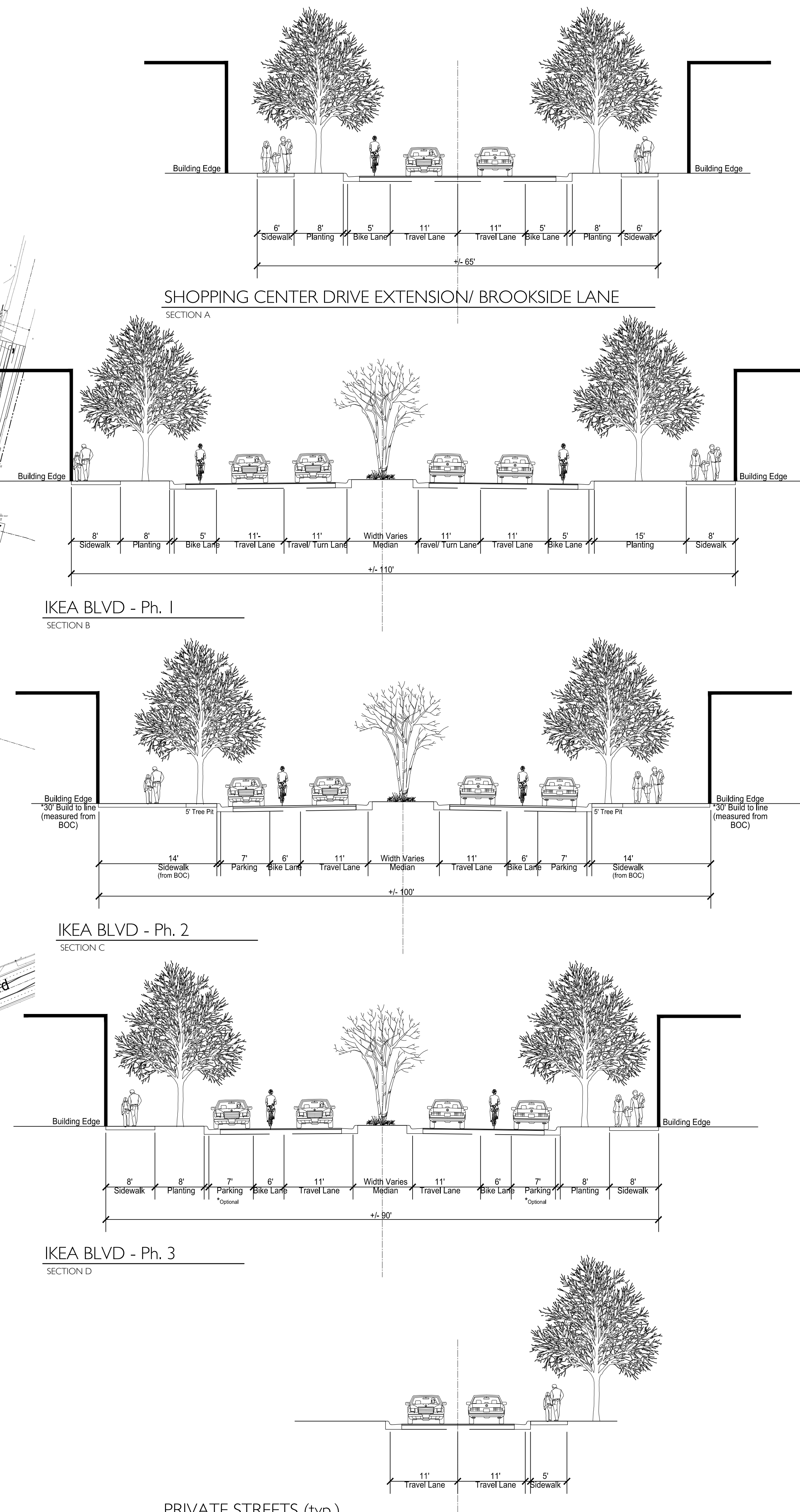


SHOPPING CENTER DRIVE EXTENSION (for future flyover)  
DETAIL I

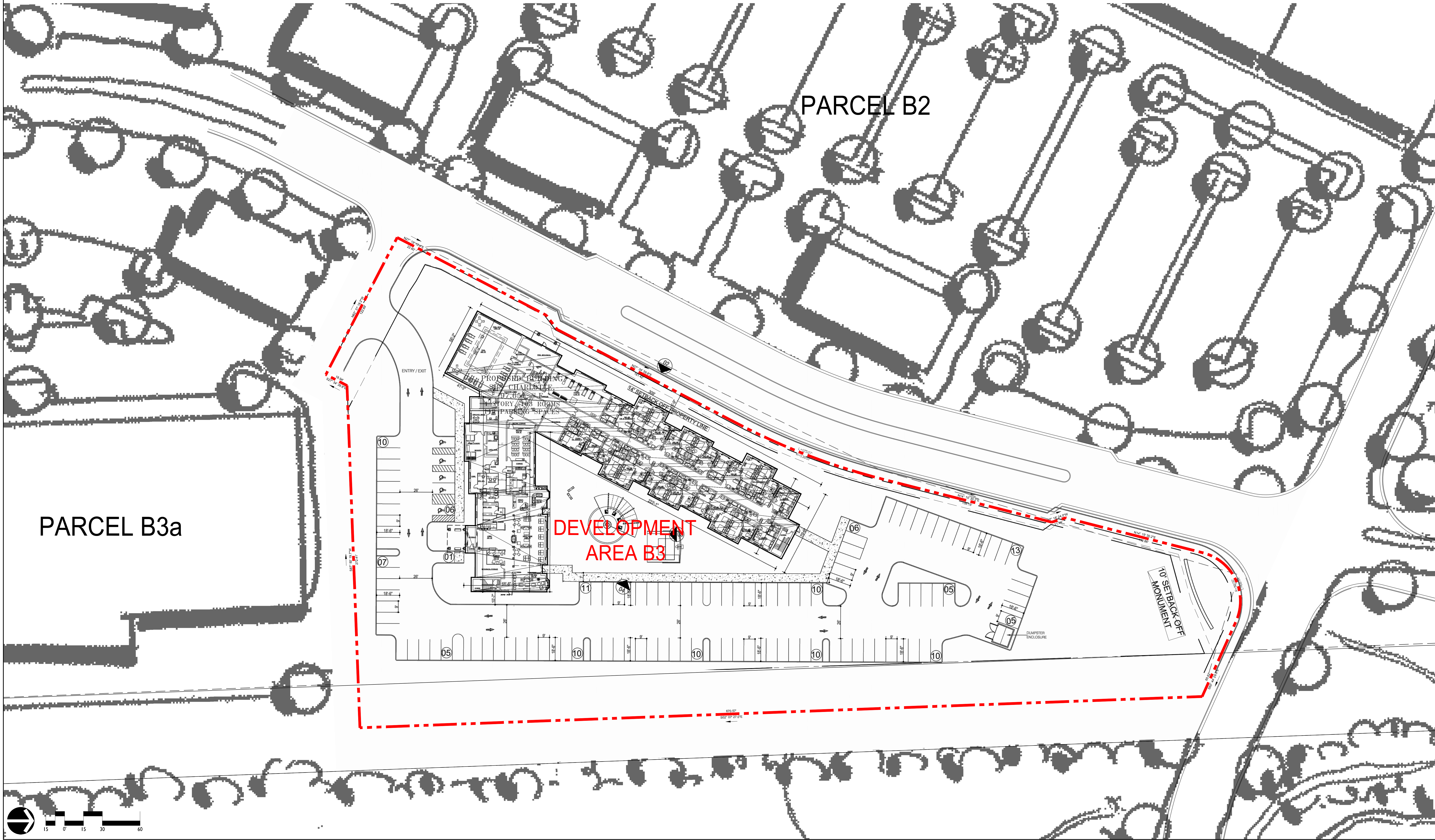


Site Data Table:	
Acreage:	3.58
Existing Zoning:	CC
Proposed Zoning:	CC(SPA)
Proposed Use:	Hotel with up to 110 rooms
Max. Building Height:	Seventy two (72) feet or 6 stories









DATE: 11.27.17  
DESIGNED BY: KST  
CHECKED BY: KST  
O.C. BY: MRC  
PROJECT #: 101735  
SHEET #:

REVISIONS:  
01.16.18 - PER STAFF COMMENTS  
02.26.18 - PER STAFF COMMENTS

Belgate 2017 Site Plan Amendment (Petition No. 2017-181)  
Charlotte, North Carolina  
Crescent Resources, LLC  
CONCEPTUAL SITE PLAN - PARCEL B3 ENLARGEMENT



LandDesign  
223 N Graham Street, Charlotte, NC 28202  
T: 704.333.0325 F: 704.333.3246  
www.LandDesign.com



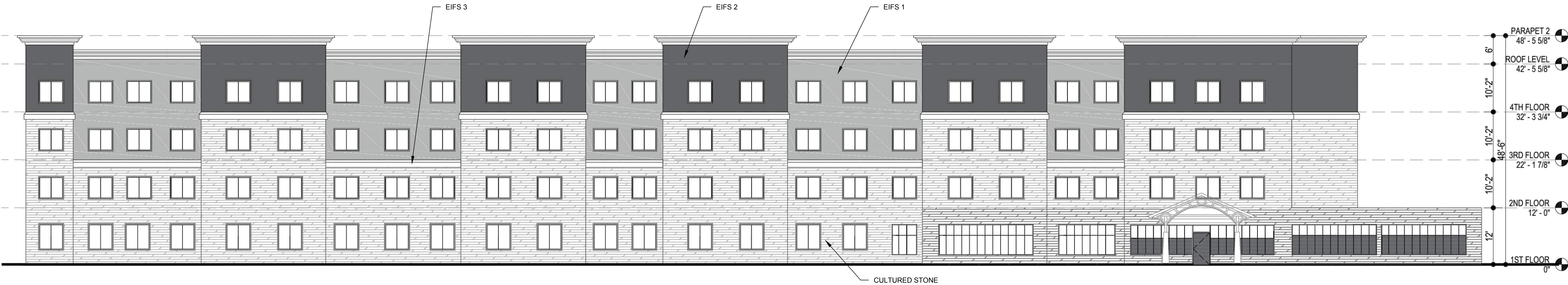
2 ELEVATION 3 (SOUTH EAST)

SCALE: 3/32"=1'-0"



1 ELEVATION 2 (NORTH-EAST)

SCALE: 3/32"=1'-0"



LEGEND	
	CULTURED STONE
	EIFS 1
	EIFS 2
	EIFS 3



BELGATE SITE PLAN AMENDMENT  
DEVELOPMENT STANDARDS  
Rezoning Petition No. 2017-181

2/26/18

Site Data Table:

Acreage: 3.58  
Existing Zoning: CC  
Proposed Zoning: CC(SPA)  
Proposed Use: Hotel with up to 110 rooms  
Max. Building Height: Seventy two (72) feet or 6 stories

General Provisions

These Development Standards set forth herein are an amendment to the Development Standards submitted and approved in Rezoning Petition 2008-059, and subsequent Administrative Amendments thereto. This Site Plan Amendment is intended to modify certain provisions of the existing conditional site plan. It is understood that this Site Plan Amendment does not increase maximum development rights set forth in Rezoning Petition 2008-059 and approved Administrative Amendments thereto.

**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 Dakota Legacy Group (the "Petitioner") to amend the site plan related to the development of a mixed use commercial and residential community on an approximately 168 acre site located on the east side of Interstate I-85 at the City Boulevard interchange (the "Belgate Development"). As more particularly described below, this Rezoning Plan relates to an approximately 3.58 portion of the Belgate Development on the west side of IKEA Boulevard and south of University Pointe Boulevard (the "Site").

Unless the Technical Data Sheet, these Development Standards or the other sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the CC Zoning District shall govern all development taking place on the Site.

In as much as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the building footprints as well as the locations of streets depicted on the Conceptual Site Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the CC Zoning District. Parking layouts may also be modified to accommodate final building locations to the extent permitted by these Development Standards and the Ordinance.

For purposes of the preceding paragraphs, any alterations or modifications which substantially alter the character of the development or significantly alter the Conceptual Site Plan, the Conceptual Rendering, the Perspective Rendering or the elevations for the Furniture Row building or their respective conditions and any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Sections 6.207(1) or (2) of the Ordinance, as applicable.

1. Permitted Uses

Parcel B-3 may be devoted to hotel uses, along with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the CC District zoning.

2. Maximum Building Areas and Development Limitations

(a) The following limitations and restrictions shall apply to the development of Parcel B:

- (i) No more than one (1) hotel may be developed within Parcel B-3. The hotel may not contain more than 250 may not be an extended stay hotel.
- (ii) If one hotel is not developed on Parcel B-3 or the hotel is developed with less than 250 total hotel rooms, then additional office floor area may be developed in lieu of the undeveloped hotel rooms at the rate of 250 square feet of office space for each hotel room that is not constructed, up to a maximum of 21,700 square feet of additional office space.
- (iii) Building height of the primary building shall be a minimum of twenty-two (22) feet.

3. Design and Performance Standards

(a) Internal Landscaping and Screening

(i) Internal areas of the Site shall be landscaped in accordance with the requirements of the City of Charlotte Tree Ordinance.

(ii) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties.

(iii) All screening and landscaping shall meet or exceed the standards of the Ordinance.

(iv) Dumpster areas will be enclosed on all three sides by an opaque wall with the fourth side being a hinged opaque gate. 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.

(b) Streetscape Treatment

(i) The streetscape treatment running along IKEA Boulevard shall include a building and parking setback which is at least 14 feet and at most 30 feet in depth as measured from back of curb and will consist of a sidewalk and/or decorative pavers with large maturing trees planted in tree pits, all as more particularly specified on the Conceptual Site Plan.

(ii) Pedestrian scaled decorative lighting fixtures will be installed along the Site's frontage of IKEA Boulevard.

(c) Architectural and Design Controls

(i) Intent. The building shall be designed to avoid the appearance of having a long, continuous building wall and to break up visual mass and bulk. The Petitioner shall implement a combination of design techniques to achieve this, including but not limited to:

1. Façade modulation that provides variation in the building wall;
2. Building mass separation between all, or part, of a single building to create the appearance of multiple buildings; and/or
3. Use of varying architectural styles, building heights, and/or roof pitches to reduce the apparent size of a building.

(ii) The proposed new hotel located along Ikea Boulevard will have at least one architecturally prominent and publically accessible pedestrian entrance to the hotel from Ikea Boulevard. This entrance will be operable during regular business hours (but may be restricted to key card access) and will provide access to the hotel's ground floor lobby area and other amenities.

(iii) Facades that directly face Ikea Boulevard shall meet the following standards:

Purpose:

Establish building standards in order to reinforce the pedestrian design of Ikea Boulevard by; providing visual interest and street activity for pedestrians, visually connecting the interior building activity to the exterior, putting eyes on the street, and promoting long-term building adaptability.

Definitions:

*Fenestration* - An opening in the exterior building wall allowing light and views between the interior and exterior.

*Fenestration Zone* - The square foot area of a building's ground floor frontage designated for *fenestration*. It is the area between two to ten feet above the fronting sidewalk along the entire length of the building.

*Display windows* - Any fenestration encased or enclosed by an interior wall for the purposes of displaying merchandise visible from the public street.

Frontage Standards (OPTION A):

1. The ground floor facades of individual buildings fronting along Ikea Boulevard shall have a minimum area of 40 percent *fenestration* within the *fenestration zone*.

General Standards:

1. The required *fenestration* (including *display windows*) shall not be screened by film, decals, other opaque materials, glazing finishes or window treatments for the purpose of screening service areas, merchandise or secondary operational functions to the primary business.
2. For tenants with 50 feet or less of frontage, the required *fenestration* may be screened by removable treatments such as film, decals, or other window treatments in order to screen service areas or other secondary operational functions.
3. Interior walls for *display windows* shall be located a minimum of three feet from the exterior wall.

(iv) The facades of first/ground floor of the building along all streets shall incorporate a minimum of 30% masonry materials such as brick or stone.

(v) Multi-story buildings shall have a minimum of 20% transparency on all upper stories.

(vi) Building elevations shall not have expanses of blank walls greater than twenty (20) feet in all directions and architectural features such as, but not limited to, banding, medallions, or design features or materials will be provided to avoid sterile, unarticulated blank treatment of such walls.

(vii) Building elevations shall 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.

(viii) Petitioner shall provide at least one (1) operable door (which may be restricted to key-access only at all hours) fronting IKEA Boulevard, as generally depicted in the elevation provided in this Rezoning Plan, which provides design detailing such as awnings, lighting, transom windows, sconces, or other elements to create the visual appearance of a primary entrance.

(ix) Meter boxes, back flow preventers and similar items will be screened from public streets.

(x) The proposed building must be architecturally integrated to compliment the overall intent of the Belgate Development by using similar exterior materials.

(xi) External vertical wall surfaces (exclusive of windows and doors) shall be constructed with a minimum of 60 percent masonry materials from Belgate's standard finishes (brick, stone, pre-cast or poured concrete). No aluminum or vinyl siding or spandrel glass may be used on the building constructed.

(xii) The building must be sited with an emphasis on maintaining pedestrian interconnectivity with other buildings throughout the Belgate Development and through parking areas.

(xiii) All commercial building entrances, except those for fire exits and loading, will be connected directly to a sidewalk along a public street or to a private street/drive or to an open space sidewalk having a width of at least 5 feet.

(xiv) Parking and loading areas shall be located to the side and/or rear of all buildings fronting on and abutting that portion of IKEA Boulevard which runs north of University City Boulevard and no parking outside the public right-of-way shall be located between such buildings and IKEA Boulevard.

4. Storm Water Management

The Petitioner shall comply with the Post Construction Stormwater Ordinance.

5. Vehicular Access, Rights-of-Way and Signalization

(a) Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.

(b) The placements and configurations of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT") including alterations to accommodate right-of-way needs and construction easements.

6. Lighting

(a) The maximum height of any freestanding light fixtures, including its base, erected in the parking areas shall not exceed twenty-five (25) feet.

(b) All freestanding parking lot fixtures within the Site will be uniform in design.

(c) All lighting fixtures installed within the Site shall be full cut-off fixtures and capped and downward diverted.

7. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance for the CC District.

8. Tree Ordinance

All development will comply with the City of Charlotte Tree Ordinance.

9. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Documents and Definitions

(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.

(b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

Belgate 2017 Site Plan Amendment (Petition No. 2017-181)

Charlotte, North Carolina

Crescent Resources, LLC

DEVELOPMENT STANDARDS

REVISIONS:

01/16/18 - PER STAFF COMMENTS  
02/26/18 - PER STAFF COMMENTS

DATE: 11/27/17  
DESIGNED BY: KST  
DRAWN BY: KST  
CHECKED BY: MRC  
O.C. BY: MRC  
PROJECT #: 1017325

SHEET #:

RZ-4



LandDesign

223 N Graham Street Charlotte, NC 28202

V: 704.333.0325 F: 704.332.3246

www.LandDesign.com