



N/F
S L & E INVESTMENTS LLC
DB 27074, PG 812
TP# 05917209

N/F
BRICKYARD GROUP LLC
DB 26252, PG 495
TP# 05917210

N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917211

TAX PARCEL ID #:	05917204
TOTAL SITE AREA:	±5.397 AC
ZONING:	
EXISTING:	R-3 & B-1
PROPOSED:	O-1 (CD)
PROPOSED USE:	HOTELS (2)
PARKING:	
REQUIRED:	180 (1 SP)
PROVIDED:	184 SPAC



**URBAN
DESIGN
PARTNERS**

1318-e6 central ave. p 704.334.3303
charlotte, nc 28205 p 704.334.3305
urbandesignpartners.com
ncbels firm no: P-0418
sc coa no: C-03044

Laxmi Hotels Group LLC

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

2331 Little Rock Rd

Rezoning Site Plan

NO.	DATE:	BY:	REVISIONS:
1	06.26.17	UDP	PER CITY COMMENTS

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

RZ-1.0

Conditional Development Standards

General Provisions.

- The 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 of the project as approved under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate parking, trees, trees, bicycle paths, and sidewalk facilities, may be applicable to the development. Such other city ordinance 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.
- 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 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 prior to the issuance of a Certificate of Occupancy for the 2nd hotel built on the site.
- d. The Petitioner will make sidewalk improvements along Little Rock Road unless those improvements have or are being installed as part of a City road improvement project on Little Rock Road. 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.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the O-I 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. The height of the buildings will be limited to 4 stories.

Streetscape and Landscaping

Reserved

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

architectural lighting on the exterior of buildings will be permitted

Phasing

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

N/F
MULLBERRY BAPTIST CHURCH
DB 10551, PG 91
TP# 05917201

REZONING PETITION #2017-100