

# Sure Stay Suites

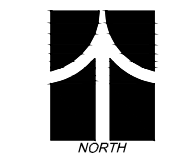
## MUDD-O Rezoning - Petition # 2021-035

Located In:  
City of Charlotte, North Carolina



ESP Associates, Inc.  
P.O. Box 2020  
Charlotte, NC 28241  
3475 Lakemont Blvd.  
Fort Mill, SC 29708  
704-583-0440 (NC)  
803-802-2440 (SC)  
www.espatassociates.com

**Vicinity Map**  
Not to Scale



**Development Data:**

Tax Parcels: 16926104  
 Total Acreage: +/- 3.99 Acres (per Survey)  
 Location: City of Charlotte, North Carolina  
 Existing Zoning: I-1 & I-2  
 Proposed Zoning: MUDD-O  
 Existing Use: Hotel/Motel < 7 floors  
 Proposed Use: Multi-family Residential; Hotel/Motel  
 Permitted # of Units: Permitted 116 Units/Hotel Rooms  
 \*Note: No combination of uses allowed.  
 Proposed Density: 29.07 Units per Acre  
 Maximum Building Height: 60 Feet  
 Parking: 127 Existing Spaces

**General Notes:**

Base information provided by Mecklenburg County GIS Data and "ALTA/NSPS Land Title Survey" provided by Blaze GPI, LLC., dated 05/21/2021 and should be verified for accuracy.  
 Stream/Wetland information is based on preliminary information provided to ESP by Mecklenburg County GIS data. For purposes of preparation of this Rezoning Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Rezoning Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy.  
 Curb/Future Back of Curb - Existing curb location is greater than future back of curb. Centerline dimension (offset) exceeds this requirement.

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 of 3	REZONING SITE PLAN	1/25/2021	6/24/2021
2 of 3	DEVELOPMENT NOTES	1/25/2021	6/24/2021
3 of 3	CONCEPTUAL MASTER PLAN	5/17/2021	6/24/2021

PROPERTY OWNER		
PID:	OWNER:	ZONING:
16926104	WESTPARK CHARLOTTE LLC	I-1 & I-2

ADJACENT PROPERTY OWNERS			
PID:	OWNER:	ZONING:	
1 16926106	TRUST HPT IHG - 2 PROPERTIES & C/O JOHN G. MURRY	I-2	
2 16926113	ATTN TIMOTHY J. WEBER	I-1 & I-2	
3 16926119	PROPERTIES LP BRE/ESA P PORTFOLO TXNC & FANCES PARKER	I-1	
4 16926116	SHREEJI MAYA INC	I-1 & I-2	

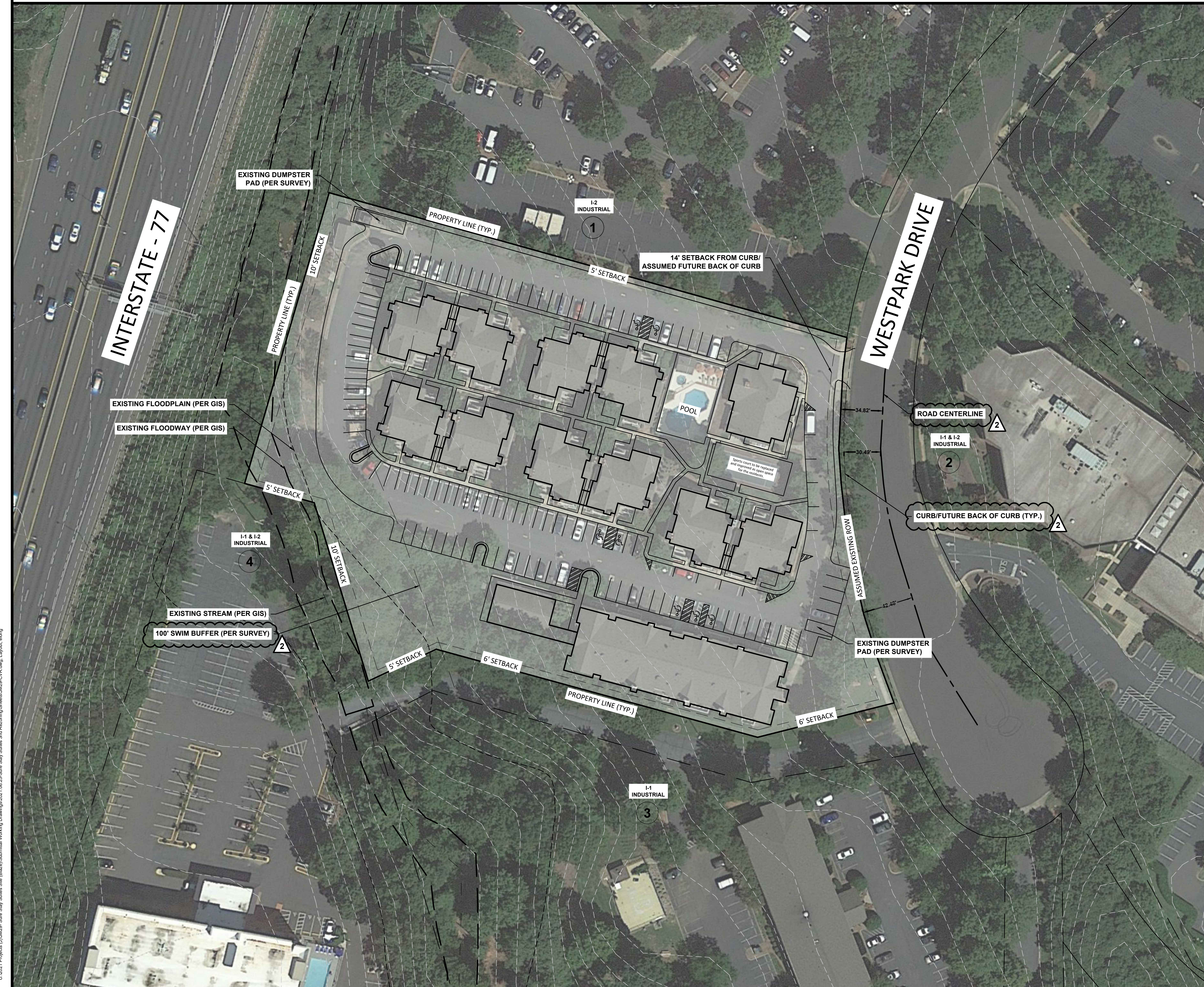
**PROPERTY INFORMATION**

PROJECT MANAGER:	PT
DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JM29
ORIGINAL DATE:	01/25/2021

**GRAPHIC SCALE**  
 ( IN FEET )  
 1 inch = 40 ft.

NO.	DATE	REVISION	BY	
			LH	ELPT
1	5/17/2021	REVISED PER STAFF COMMENTS		
2	6/24/2021	REVISED PER STAFF COMMENTS		

REZONING SITE PLAN  
 REZONING PETITION #2021-035  
**SURE STAY SUITES**  
 BLAZE PARTNERS, LLC  
 CITY OF CHARLOTTE



U:\2021 Projects\UJ\JM29 - Sure Stay Suites Site (Blaze)\Submittal Working Drawings\2021\_06\_25 - Sure Stay Suites 3rd Rezoning\Sheets\JM29\_CVR.dwg, Layout, dwg

**Sure Stay Suites - Petition # 2021-035**  
**MUDD-O Rezoning - Development Standards**

**Site Development Data:**

- Acreage: ± 3.99 acres
- Tax Parcel #: 16926104
- Existing Zoning: I-2 and I-1
- Proposed Zoning: MUDD (O)
- Existing Uses: Hotel
- Proposed Uses: Up to 116 multi-family residential dwelling units or 116 hotel rooms as permitted by right, under prescribed conditions and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3). A combination of residential units and hotel rooms is not allowed on the Site. The allowed uses will be located within the existing buildings on the Site.
- Maximum Building Height: Maximum building height will not exceed 60 feet. Height will be measured as required by the Ordinance.
- Parking: Parking as required by the Ordinance.

**1. General Provisions:**

- a. **Site Location.** These Development Standards, and the Technical Data Sheet form the rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Argosy Real Estate Partners ("Petitioner") to accommodate the reuse of the existing buildings on the parcel for residential uses or to allow the existing hotel use to continue as described above and allowed by the MUDD zoning district and the Optional Provisions below on an approximately ±3.99 acre site located at 5816 Westpark Drive (the "Site").
- b. **Zoning Districts/Ordinance.** 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"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The depictions of the building and parking envelopes, sidewalks, driveways, and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent and stay within the setbacks and yards depicted on the Rezoning Plan;

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings on the Site will be limited to eight (8). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site.

**2. Optional Provisions:**

The following optional provisions shall apply to the Site as currently developed:

- a. To allow parking and maneuvering for parking between the existing buildings and the street to remain as part of a change of use as generally depicted on the Rezoning Plan.
- b. To not require the removal of existing parking or maneuvering for parking located in the required setback.
- c. To maintain the existing planting strip and sidewalk along Westpark Drive. If the existing drive aisle and parking is removed the streetscape requirements of MUDD will apply.
- d. To not require screening of existing parking from Westpark Drive. If the existing drive aisle and parking is removed screening as required by the Ordinance will be provided.

**3. Permitted Uses, Development Area Limitations:**

- a. This rezoning petition proposes to utilize the existing buildings and associated parking, service areas and other Site infrastructure as they currently exist with no major changes or alterations planned. The existing buildings will remain.
- b. The Site may be developed with up to with up to 116 multi-family residential units or 116 hotel rooms within the existing buildings as permitted by right and under prescribed conditions in the MUDD zoning district together with accessory uses as allowed in the MUDD zoning district. The Site may not be developed with a combination of hotel rooms and multi-family units.

**4. Access:**

- a. Access to the Site will be from Westpark Drive as generally depicted on the Rezoning Plan.
- b. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

- c. Any required roadway improvement will be approved and constructed prior to the issuance of the certificate of occupancy for the first building on the Site subject to the petitioner ability to request that CDOT allow a bond to be posted for any improvements not in place at the time of the issuance of the first certificate of occupancy.

- d. The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way. The permanent sidewalk easement will be located a minimum of two (2) feet behind the sidewalk where feasible.

**5. Environmental Features:**

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will meet the applicable Tree Ordinance requirements.

**6. Lighting:**

- a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding; low landscape, decorative, specialty, and accent lighting that may be installed along the driveways, sidewalks, open space/amenity areas, and parking areas.
- b. The maximum height of any new detached lights in the parking area will be limited to twenty-one (21) feet and shall be cut-off type lighting fixtures.
- c. The existing building flood light will be removed or replaced with a full cut-off fixture as part of the adaptive re-use of the building.

**7. Signs:**

- a. As allowed by the Ordinance.

**8. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

**9. 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 Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns

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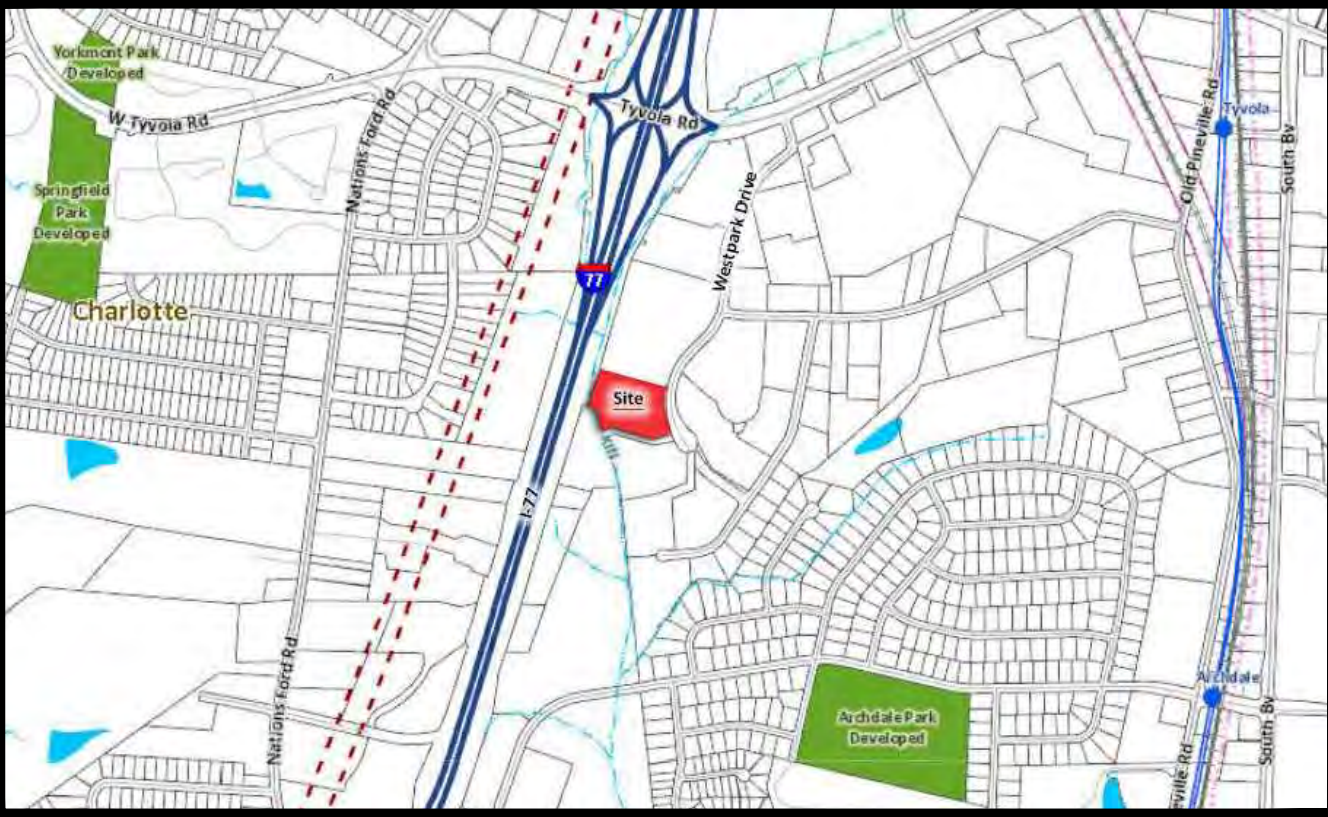
DEVELOPMENT NOTES  
REZONING PETITION #2021-035

SURE STAY SUITES

BLAZE PARTNERS, LLC CITY OF CHARLOTTE

PROJECT INFORMATION	
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DESIGNED BY:	EL
DRAWN BY:	EL
PROJECT NUMBER:	JM29
ORIGINAL DATE:	01/25/2021

# Conceptual Master Plan



**Vicinity Map**  
Not to Scale

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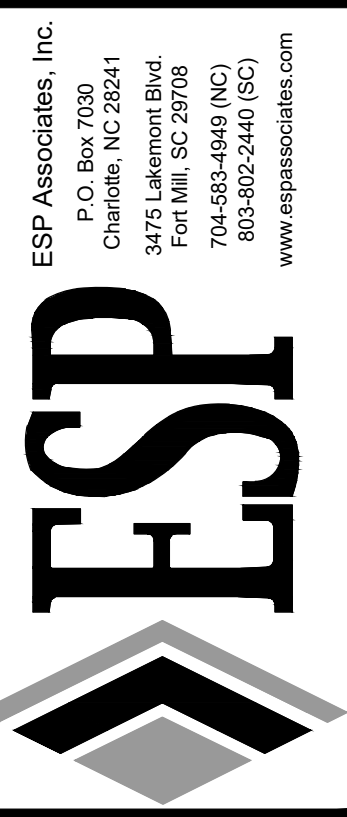
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CONCEPTUAL MASTER PLAN  
REZONING PETITION #2021-035

**SURE STAY SUITES**

BLAZE PARTNERS, LLC

CITY OF CHARLOTTE

**GRAPHIC SCALE**

**PROJECT INFORMATION**

PROJECT MANAGER:	PT
DESIGNED BY:	EL
DRAWN BY:	LH
PROJECT NUMBER:	JM29
ORIGINAL DATE:	05/14/2021
SHEET:	<b>3 OF 3</b>

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