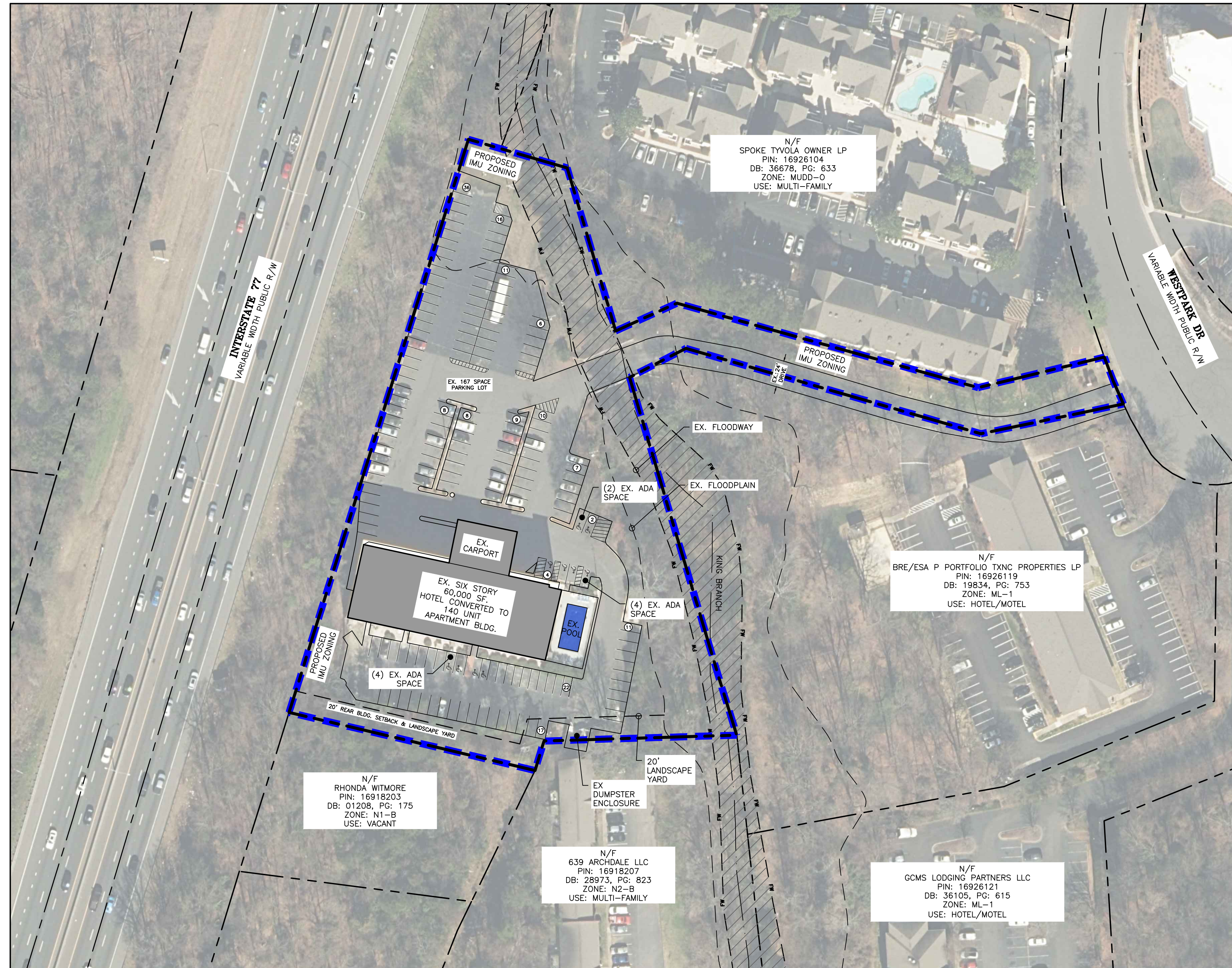
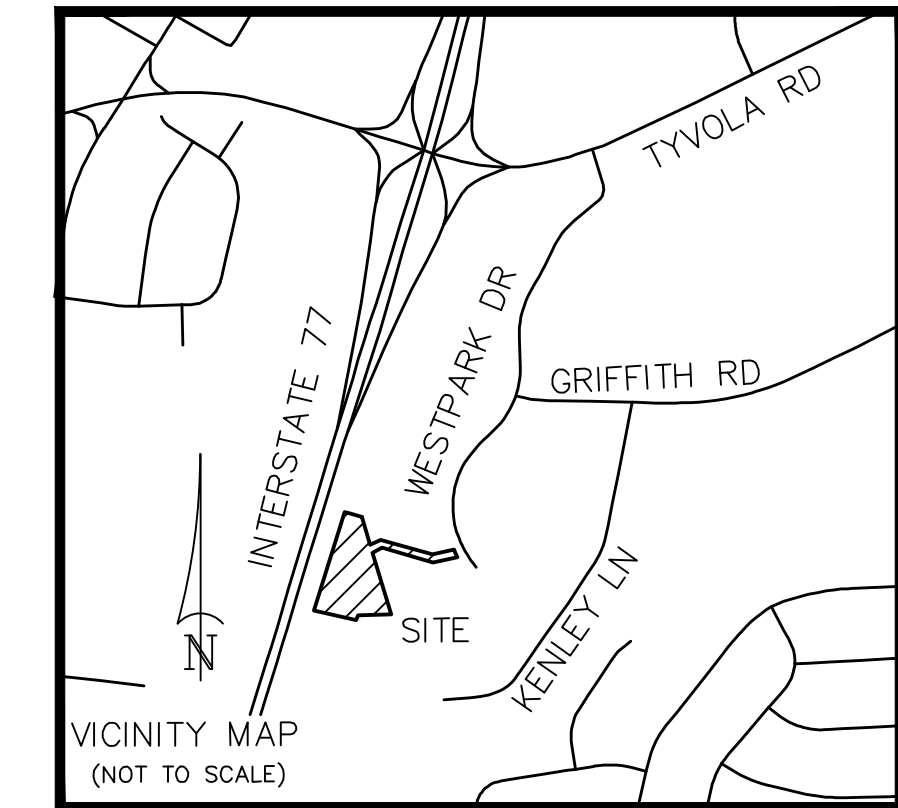


COMFORT INN REZONING

5822 WESTPARK DRIVE
Charlotte, North Carolina
REZONING SITE PLAN



SITE DATA SUMMARY

PROJECT NAME:	COMFORT INN REZONING
SITE ADDRESS:	5822 WESTPARK DR
PARCEL ID:	16926116
JURISDICTION:	CHARLOTTE
EXISTING ZONING:	ML-2
PROPOSED ZONING:	IMU
RIVER BASIN:	CATAWBA
GROSS SITE AREA:	3.44
CURRENT USE:	HOTEL/MOTEL LESS THAN 7 FLOORS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, HOTEL/MOTEL
PROPOSED UNITS:	144 UNITS
PROPOSED DENSITY:	41.86 UNITS PER ACRE
MAX BLDG. HEIGHT:	60 ft.
PARKING SUMMARY:	167 EXISTING SPACES

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
- BOUNDARY AND BASE SITE INFORMATION IS TAKEN FROM MECKLENBURG COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
- ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.

DRAWINGS INDEX:

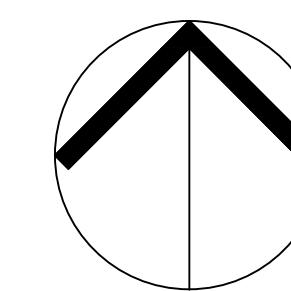
REZ 1.0	REZONING SITE PLAN
REZ 2.0	DEVELOPMENT NOTES
REZ 3.0	MASTER PLAN

FLOODPLAIN NOTE:

- THIS PROPERTY IS LOCATED WITHIN THE MECKLENBURG COUNTY 100 YEAR SPECIAL FLOOD HAZARD AREA AND FUTURE CONDITIONS FLOODPLAIN (1% ANNUAL CHANCE FLOOD HAZARD AND 1% FUTURE CONDITIONS FLOODPLAIN).

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3710453100K
EFFECTIVE DATE: SEPTEMBER 2, 2015

THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA "ZONE AE" AND FUTURE CONDITIONS FLOOD HAZARD AREAS "ZONE X", AS SHOWN ON FIRM PANEL 3710453100K DATED SEPTEMBER 2, 2015



NORTH
REZONING
SITE PLAN

SCALE: 1" = 60'

(DRAWING SCALED FOR 24x36 INCH PLOTS)



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REZONING SITE PLAN FOR:
COMFORT INN REZONING
5822 WESTPARK DR
CHARLOTTE, NORTH CAROLINA

Drawn By: **CJB**
Checked By: **SRN**

DATE:
25 APR 2024
REVISED:
03 MAY 2024

REZONING
PLAN

REZONING
SITE
PLAN

Job Code: **PPCIR**

Dwg No.
**REZ
1.0**

COMFORT INN MULTI-FAMILY CONVERSION - PETITION # 2024-XXX
INNOVATIVE MIXED USE REZONING - DEVELOPMENT STANDARDS

SITE DEVELOPMENT DATA:

- ACREAGE: ± 3.442 ACRES
- TAX PARCEL #: 16926116
- EXISTING ZONING: ML-1
- PROPOSED ZONING: INNOVATIVE MIXED USE (IMU) DISTRICT
- EXISTING USES: HOTEL
- PROPOSED USES: UP TO 144 MULTI-FAMILY RESIDENTIAL DWELLING UNITS OR 116 HOTEL ROOMS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS BELOW. 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 THE EXISTING BUILDING HEIGHT.
- 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 THE SITE GROUP, PLLC ("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 IMU ZONING DISTRICT AND THE OPTIONAL PROVISIONS BELOW ON AN APPROXIMATELY ±3.442 ACRE SITE LOCATED AT 5822 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 IMU 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 DO NOT 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 ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- b. 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.
- c. THE SITE MAY BE DEVELOPED WITH UP TO WITH UP TO 140 MULTI-FAMILY RESIDENTIAL UNITS OR 116 HOTEL ROOMS WITHIN THE EXISTING BUILDINGS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE IMU ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE IMU 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.

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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REZONING SITE PLAN FOR:
COMFORT INN REZONING
5822 WESTPARK DR
CHARLOTTE, NORTH CAROLINA

Drawn By: **CJB**
Checked By: **SRN**

DATE:
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REZONING
PLAN

DEVELOPMENT
NOTES

Job Code: **PPCIR**

Dwg No.
**REZ
2.0**



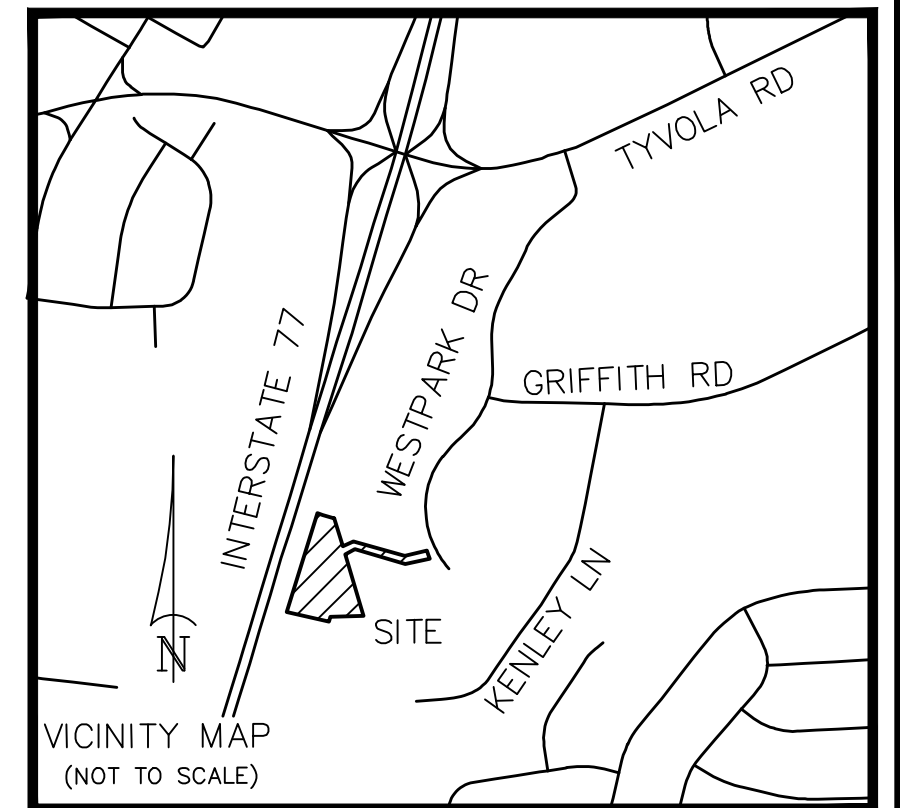
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SPOKE TYVOLA OWNER LP
PIN: 16926104
DB: 36678, PG: 633
ZONE: MUDD-O
USE: MULTI-FAMILY

N/F
BRE/ESA P PORTFOLIO TXNC PROPERTIES LP
PIN: 16926119
DB: 19834, PG: 753
ZONE: ML-1
USE: HOTEL/MOTEL

N/F
RHONDA WITMORE
PIN: 16918203
DB: 01208, PG: 175
ZONE: N1-B
USE: VACANT

N/F
639 ARCHDALE LLC
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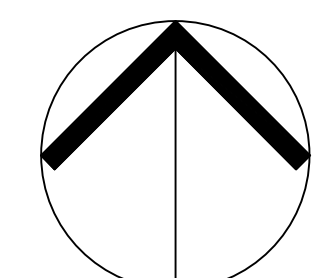


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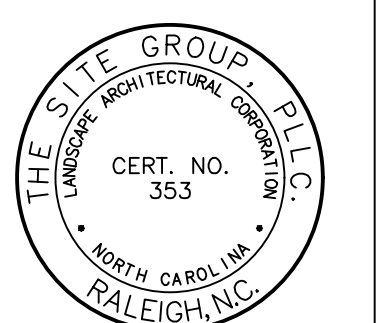
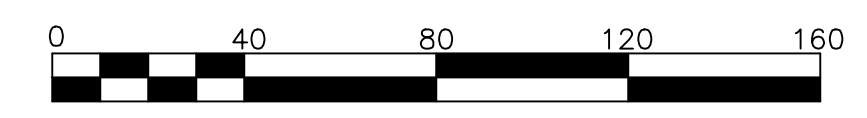
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PARCEL ID:	16926116
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EXISTING ZONING:	ML-2
PROPOSED ZONING:	IMU
RIVER BASIN:	CATAWBA
GROSS SITE AREA:	3.44
CURRENT USE:	HOTEL/MOTEL LESS THAN 7 FLOORS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, HOTEL/MOTEL
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PROPOSED DENSITY:	41.86 UNITS PER ACRE
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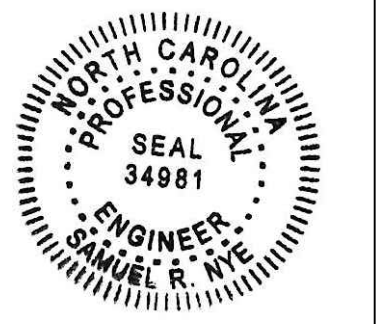


NORTH
CONCEPTUAL
MASTER PLAN

SCALE: 1" = 40' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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REZONING PLAN

CONCEPTUAL MASTER PLAN

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