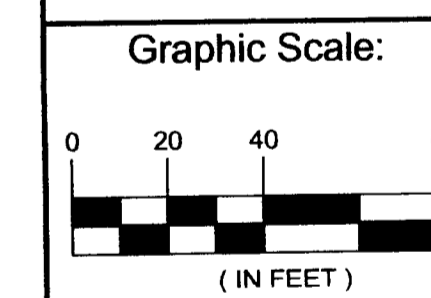
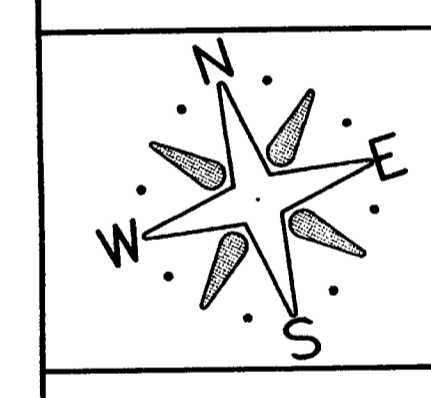


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Pineville, North Carolina 28134
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James McGovern & Associates
Consulting Engineers

Project: **Hotel Rezoning Plan**
Sheet Title: **Steele Creek Rd & Red Spring Dr. Charlotte, North Carolina**
Site Plan



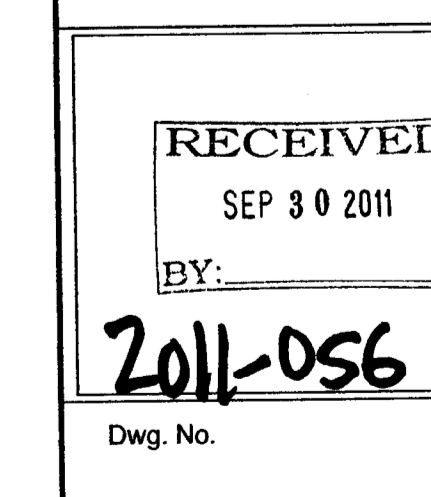
Scale: (1"=40')

Engineer: **James J. McGovern**
Senior Designer

Ted W. Lawrence
Date: 6.27.2011

Revisions

No.	Date
No. 1	Date 9.21.2011
No.	Date
No.	Date
No.	Date
No.	Date



Dwg. No. _____
Project Number _____
Sheet No. _____ No. of Sheet _____

DEVELOPMENT SUMMARY
Rezoning Area: Tax Parcel ID # 14110113 and a portion of tax parcel ID #14110107 (See sheet 2 of 3 for legal description of area included in Rezoning.)
Area of Rezoning: 6.195 Ac
Existing Zoning: R-3
Proposed Zoning: O-2 (CD)

91 Room Hotel with 1,600 SF Meeting Room.

SETBACK REQUIREMENTS
Steele Creek Road - 20' Setback
Red Spring Drive - 10' Setback
Side Yard - 5' Setback
Rear Yard - 20' Setback
Maximum Height in Feet - 40'
Building may be erected to a height in excess of 40' per section 9,705 (i) (1) 6.

Proposed Hotel to be a 4-story hotel with a maximum height of 42 feet to roof with a 4' parapet giving a maximum height of 46 feet.
(See sheet 3 elevations)

PARKING REQUIREMENTS
One space 1 per room plus one space per 4 seats in meeting room. Required parking is 91 (rooms) + 1,600 SF/7/4= 148 Spaces.

GENERAL PROVISIONS

- The petitioner acknowledges that there are standard development requirements imposed by City Ordinances, Policy's, Design Manuals that exist. Those criteria in addition to those shown on this plan will be adhered to during design of the project.
- Future Amendments to the rezoning plan and or these development standards may be applied for by the then owner or owners of the site in accordance with the provisions of Chapter 6 of the ordinance (Section 6.207).

PERMITTED USES

- 91-Room Hotel with 1,600 SF meeting room.
- A restaurant service area-serving patrons of the hotel will be allowed in the hotel with out adding additional parking requirements.
- Food may be served to people meeting in the 1,600SF meeting area for weddings, social events etc.

TRANSPORTATION

- The Petitioner will construct Red Spring Drive from Steele Creek Road to the existing terminus of Red Spring Drive in the location shown on the plan using "Local Office/ Commercial Narrow Street Typical Section". The petitioner is working with CDOT regarding abandonment of the existing right-of-way.
- Red Springs Drive will be extended from its exiting terminus (east of the site's east property line) to Steele Creek Road. Red Springs Drive will be implemented as a "public" commercial narrow street section, including the 8' planting strips and 5' sidewalks, street trees, etc. and the dedication of minimum 55' right-of-way as fee simple. The site's proposed 5' sidewalks will connect and transition to the existing 4' sidewalks, east of the eastern property line.
- Steele Creek Road will be widening to accommodate two (2) travel lanes, a left turn lane (150' storage and appropriate taper lengths), a northbound right turn lane and a 5' bike lane. The future curb line will be established in the construction permitting process.

Subject to the approval of CDOT and meeting CDOT's speed hump criteria, the Petitioner agrees to install one (1) speed hump on Red Springs Drive between the proposed site driveway and Sullivan's Trace Drive using CDOT's contractor at CDOT's cost (not to exceed \$2,500.00). If the speed hump is not warranted, after two (2) years from the receipt of hotel occupancy, this stipulation will be waived.

- Maintenance of both sides of the R/W for relocated Red Spring Drive will be the responsibility of the tenant / property owner/ developer of Parcel 1410113.
- Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation.
- Sidewalk Connections from the hotel to Steele Creek Road and Red Spring Drive Shall be provided on the site as generally depicted on the rezoning plan.
- Petitioner will deed 20 feet of additional Right-of-way on Steel Creek Road and will improve Steel Creek Road with turn lanes, bike lane, curb and gutter, 8-foot planting strip and 6-foot sidewalk as shown. If R/W width beyond the limits of his property does not exist to allow installation of these improvements, the City of Charlotte will aid to obtain right-of-way as required.
- All identified transportation improvements (excluding a possible future speed hump) shall be completed and approved by the City and/or NCDOT before the first certificate of occupancy will be issued.

ARCHITECTURAL STANDARDS

- Building will be stucco or brick. All glazed areas (storefront work, entrance doors, room windows, etc.) shall be insulated glass in aluminum or vinyl frames at the discretion of the developer. (See sheet 3 Elevations).
- The maximum number of Buildings proposed is one.

STREETSCAPE AND LANDSCAPING

- An 8-Foot planting Strip will be provided along both Steele Creek road and Red Spring Drive. A 6-Foot sidewalk will be provided along Steele Creek Road and a 5-Foot sidewalk will be provided on both sides of Red Spring Drive.
- As shown on the site plan a 51-Foot Class B buffer will be provided along the rear of the lot. This buffer may not be reduced by the use of a fence or berm.
- The petitioner has committed to increase the size of large maturing street trees along Steele Creek Drive to 3-3 1/2 inches and to install two 2-2 1/2 inch flowering under story trees between each two large maturing trees.

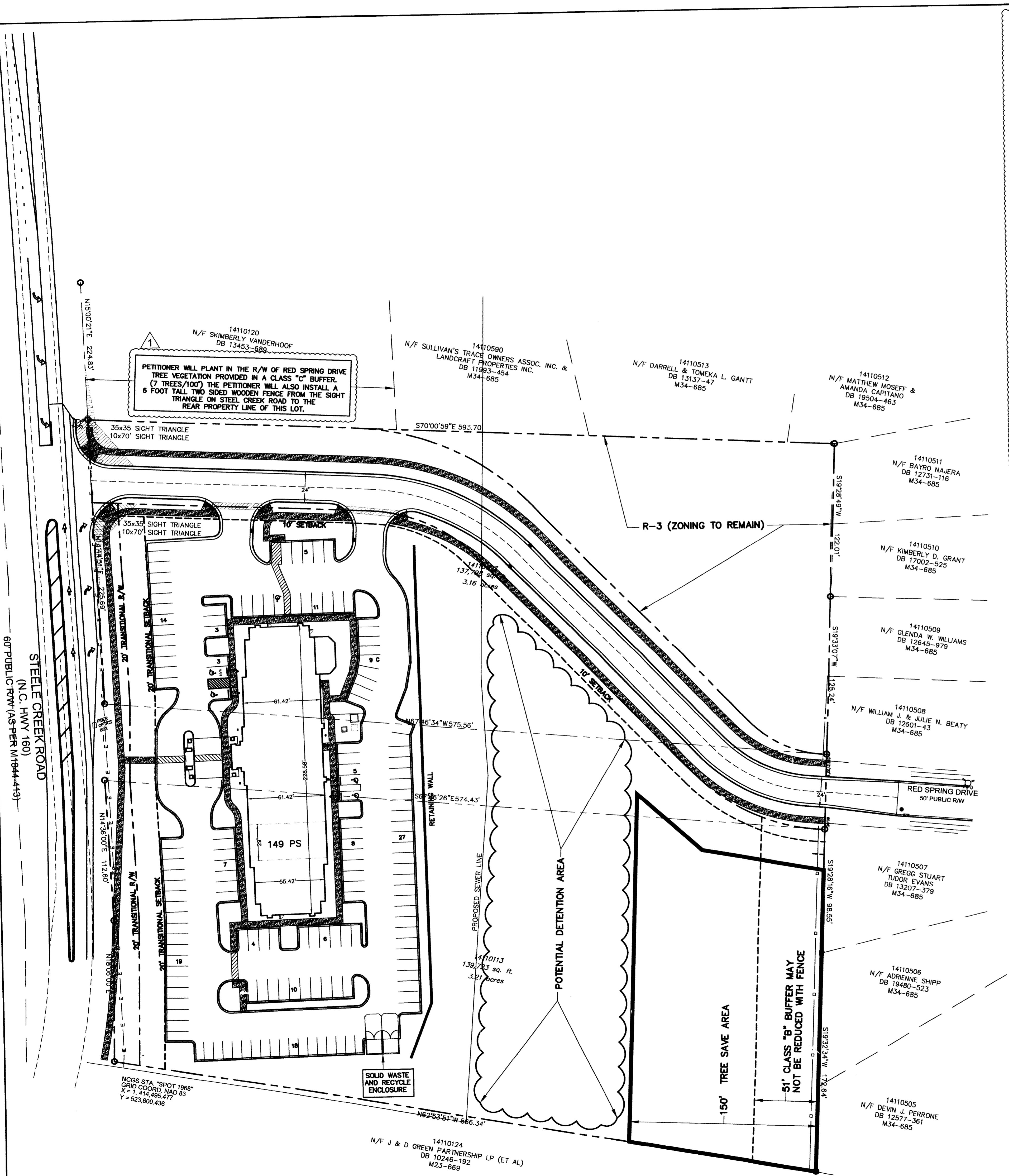
ENVIRONMENTAL FEATURES

- Tree save areas shown exceed that required and will not be modified during final design. The proposed trees save areas allow the clear cutting of the setback along Steele Creek Road to allow grading.
- Stormwater: The proposed development will comply with the City of Charlotte Post Construction Controls Ordinance. No Water Quality, Detention, Bio-retention or Rain Gardens will be allowed within the setback or required yards. Possible location of Stormwater Detention area shown on site plan.

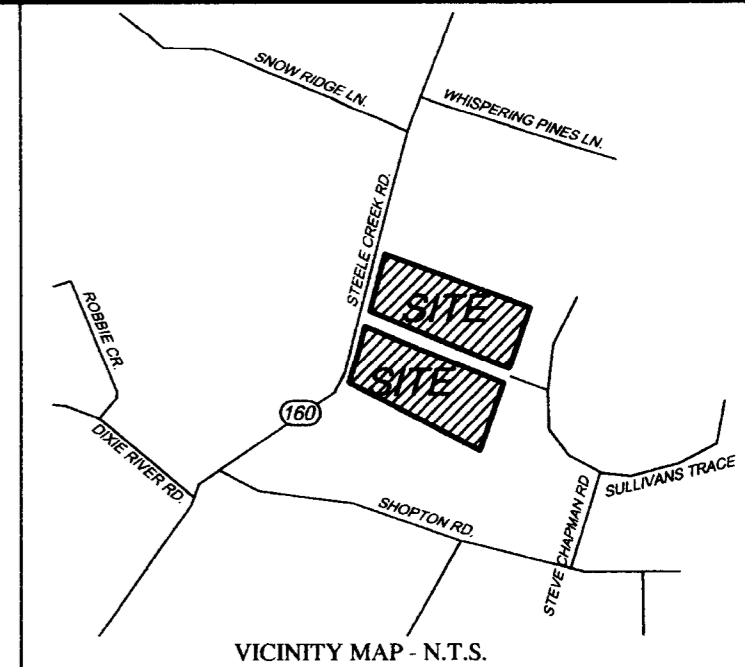
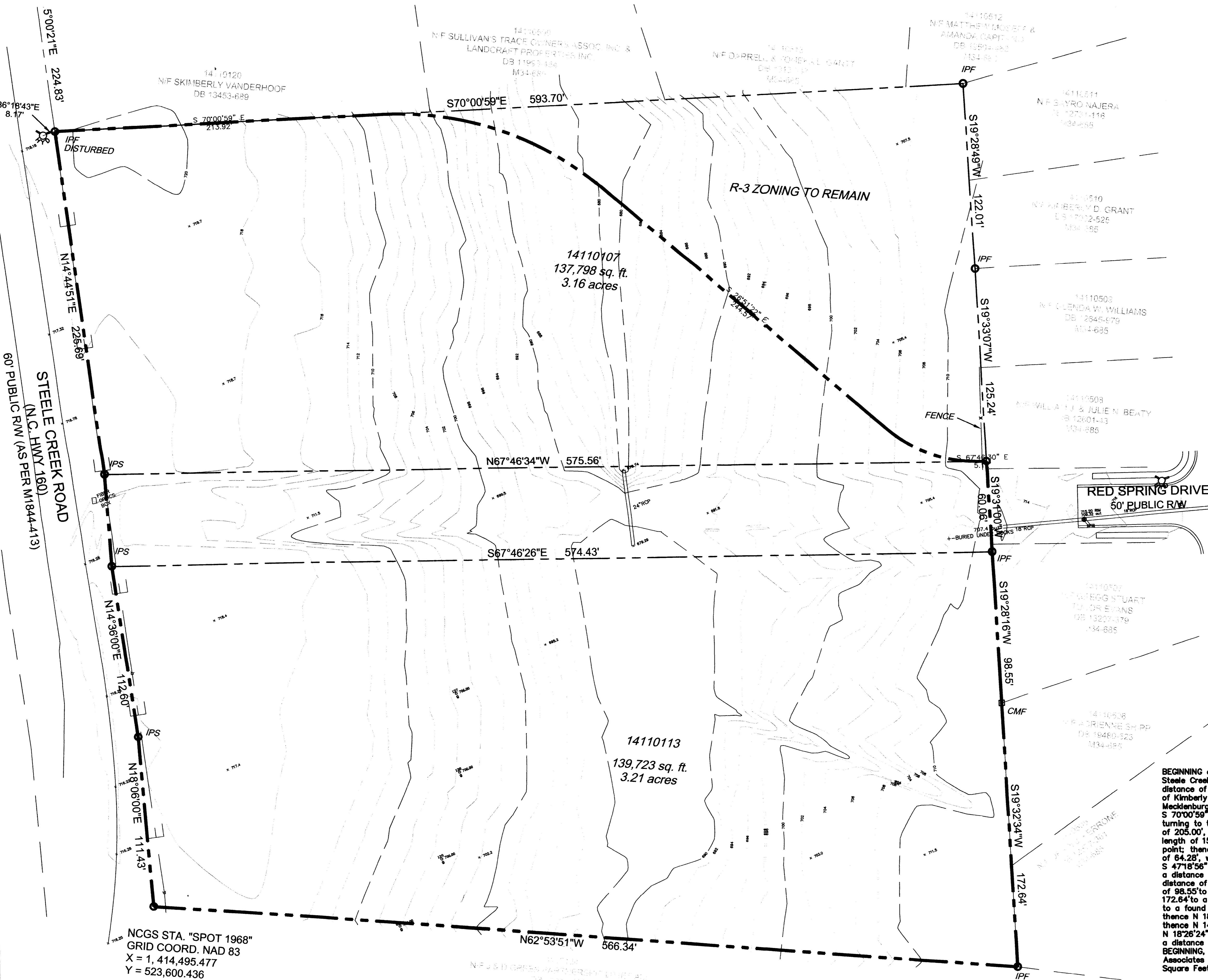
SIGNAGE

LIGHTING

- Pedestrian Scale, Free Standing lighting fixtures will be installed throughout the site. All such freestanding lighting fixtures shall be fully capped and shielded and the illumination downwardly directed that direct illumination does not extend past any property line of the site. The maximum height to the light fixture shall not exceed 25-feet including the base of the light fixture. Decorative features above the light fixture will be allowed.
- No "wall pack" Lighting shall be permitted.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD AZIMUTH	DELTA ANGLE
C1	205.00'	154.42'	150.80'	AZ131°33'49"	43°09'37"
C2	90.00'	64.28'	62.92'	AZ132°41'04"	40°55'08"



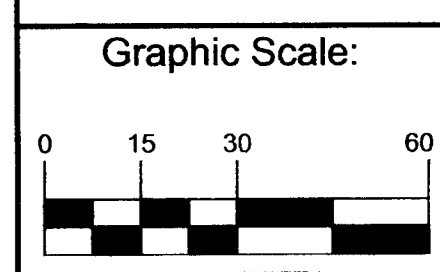
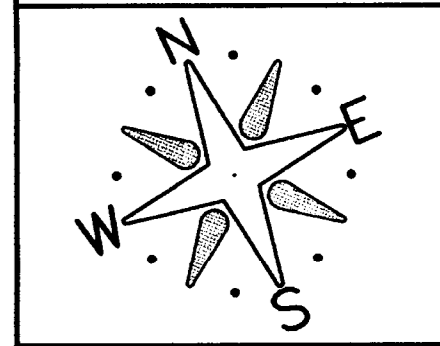
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Tax Parcel ID #'s 14110107 & 14110113
Total Site Acreage: 6.25 AC
Existing Zoning: R-3

Project: Hotel Rezoning Plan
Steele Creek Rd & Red Spring Dr.
Charlotte, North Carolina

Sheet Title: Survey and Legal Description
Of Area To Be Rezoned To O-2 (CD)



APPROVED BY
CITY COUNCIL
OCT 17 2011

Engineer: James J. McGovern
Senior Designer: Ted W. Lawrence
Date: 6.27.2011

LEGAL DESCRIPTION OF O-2 (CD) REZONING

BEGINNING at a bent iron found along the easterly right-of-way of Steele Creek Road (Hwy 160), said iron lying S 15°00'21" W a distance of 224.83' from a found iron at the northwesterly corner of Kimberly Vanderhoof as recorded in Deed Book 13453 Page 689 Mecklenburg County Registry; thence from said Beginning Point S 70°00'59" E a distance of 213.92' to a point; thence with a curve turning to the right with an arc length of 154.42', with a radius of 205.00', with a chord bearing of S 48°26'11" E, with a chord length of 150.80', thence S 26°51'22" E a distance of 244.57' to a point; thence with a curve turning to the left with an arc length of 64.28', with a radius of 90.00', with a chord bearing of S 47°18'56" E, with a chord length of 62.92', thence S 67°46'30" E a distance of 5.12' to a found iron; thence S 19°31'00" W a distance of 98.55' to a found iron; thence S 19°32'34" W a distance of 172.64' to a found iron; thence N 62°53'51" W a distance of 566.34' to a found iron along the right-of-way of Steele Creek Road; thence N 18°06'00" E a distance of 111.43' to a point; thence N 14°36'00" E a distance of 112.60' to a point; thence N 14°44'51" E a distance of 225.89' to a found iron bent; which is the point of BEGINNING, as shown on a map prepared by James McGovern & Associates dated August 16 2011 and having an area of 269860 Square Feet, 6.195 Acres.



FRONT (WEST) ELEVATION STUDY

SCALE 1/8"=1'-0"

Building will be stucco or brick. All glazed areas (Storefront work, entrance doors, room windows, etc.) Shall be insulated glass in aluminum or vinyl frames at the discretion of the developer. RAV 9-20-11

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APPROVED BY
CITY COUNCIL

OCT 17

HOTEL REZONING BLDG ELEVATIONS STUDY
STEELE CREEK ROAD + RED SPRING DRIVE
CHARLOTTE, NORTH CAROLINA
CHARLES A. DIGIOVANNA, ARCHITECT

RIGHT SIDE (SOUTH) ELEVATION STUDY

SCALE 1/8"=1'-0"

NOTE: NORTH + EAST ELEVATIONS SIMILAR - BUT OPPOSITE

RZ-303

REZONING PETITION
2011-056
revised august 15, 2011

