

<b>REQUEST</b>	Current Zoning: R-3, single family residential Proposed Zoning: O-2 (CD), office, conditional
<b>LOCATION</b>	Approximately 6.19 acres located on the east side of Steele Creek Road between Whispering Pines Lane and Shopton Road.
<b>SUMMARY OF PETITION</b>	The petition proposes the development of a 91-room, four-story hotel.
<b>PROPERTY OWNER</b>	Tennyson and Lorna Curtis
<b>PETITIONER</b>	Tennyson and Lorna Curtis
<b>AGENT/REPRESENTATIVE</b>	James McGovern, James McGovern & Associates
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>Westside Strategic Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Zoutewelle seconded by Commissioner Allen).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended Note 2 under "Streetscape and Landscaping" to state that a 51-foot Class B buffer will be provided along the rear of the lot.</li> <li>2. Amended Note #2 under "Transportation" to say that the right-of-way maintenance of both sides of the right-of-way for relocated Red Spring Drive will be the responsibility of the tenant/property owner/developer of parcel 1410113.</li> <li>3. Indicated that 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.</li> <li>4. Removed Note #3 under "Architectural Standards" as it is a general ordinance standard.</li> <li>5. Amended the first sentence under "Environmental Features" to state that the tree save areas shown exceed that required and will not be modified during final design.</li> <li>6. Deleted Note 1 under "Signage".</li> <li>7. Clarified that the lighting height will include the base of the lighting fixtures.</li> <li>8. Addressed all CDOT issues as follows:</li> <li>9. Amended Note 5 under "Transportation" to state that the petitioner will deed 20 feet of additional right-of-way along the site's frontage on Steele Creek Road.</li> <li>10. Added a note to clarify and consolidate all transportation improvements as generally depicted on the site plan.</li> <li>11. Added note that the site's proposed 5-foot sidewalk on either side of the extended Red Spring Drive will connect and transition to the existing 4-foot sidewalks located east of the eastern property line.</li> <li>12. Added note that Steele Creek Road will be widened to accommodate two travel lanes, a left-turn lane, a northbound right-turn lane, and a 5-foot bike lane. The future curb line will be established during the construction permitting process.</li> <li>13. Added a note that the petitioner agrees to pay for the installation of one speed hump on the extended Red Spring Drive using CDOT's contractor (cost not to exceed \$2,500). If the speed hump is not warranted after two years from the receipt of hotel occupancy, this stipulation will be waived.</li> </ol>
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14. Added a note that 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.

<b>VOTE</b>	Motion/Second:	Zoutewelle/Allen
	Yeas:	Allen, Fallon, Griffith, Johnson, Phipps, and Zoutewelle
	Nays:	None
	Absent:	None
	Recused:	None
<b>ZONING COMMITTEE DISCUSSION</b>		Staff reviewed the petition and noted there were no outstanding issues. One Commissioner asked CDOT if the proposed new road alignment met with their approval. CDOT staff responded that it did.
<b>STAFF OPINION</b>		Staff agrees with the recommendation of the Zoning Committee.

**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - The site plan accompanying this petition contains the following provisions:
    - A 91-room hotel with 1,600 square feet of meeting room space.
    - Maximum of four stories.
    - Building materials consisting of stucco or brick.
    - Extension of Red Spring Drive as a “public office/commercial” street from Steele Creek Road to the existing terminus.
    - Non-required plantings to the standard of a Class C buffer to be provided adjacent to the property line of parcel 14110120 located on the northeast corner of Steele Creek Road and the proposed extension of Red Spring Drive.
    - The property owner/tenant/developer of parcel 14110113 will be responsible for maintenance of both sides of right-of-way along the extension of Red Spring Drive.
    - A 51-foot Class B buffer abutting the single family zoning and uses to the east, the width of which may not be reduced.
    - Dedication of 20 feet of right-of-way along Steele Creek Road.
    - Provision for an 8-foot planting strip and 6-foot sidewalk along Steele Creek Road.
    - Provision for a 5-foot sidewalk along both sides of the extension of Red Spring Drive., which will connect and transition to the existing 4-foot sidewalks located east of the eastern property line.
    - 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. Detached lighting not to exceed 25 feet in height.
    - Tree save areas shown exceed that required and will not be modified during final design.
    - Detached lighting not to exceed 25 feet in height including the base.
    - Steele Creek Road will be widened to accommodate two travel lanes, a left-turn lane, a northbound right-turn lane, and a 5-foot bike lane. The future curb line will be established during the construction permitting process.
    - Petitioner agrees to pay for the installation of one speed hump on the extended Red Spring Drive using CDOT’s contractor (cost not to exceed \$2,500). If the speed hump is not warranted after two years from the receipt of hotel occupancy, this stipulation will be waived.
    - 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.

- **Public Plans and Policies**
    - The *Westside Strategic Plan* (2000) recommends business, office park and industrial land uses for the subject property.
    - The petition is consistent with the *Westside Strategic Plan*.
  - **Staff Recommendation (Updated)**
    - Staff agrees with the recommendation of the Zoning Committee.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
    - This site meets minimum ordinance standards.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review

**Planner:** Sonja Sanders (704) 336-8327