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<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>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is consistent with the <i>Westside Strategic Plan</i> .
<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.

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#### **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 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.
- Detached lighting not to exceed 25 feet in height.

- **Existing Zoning and Land Use**

- The subject property is zoned R-3 and is currently vacant. The site is located within the Airport Noise Overlay. Adjacent properties on either side of Steele Creek Road are zoned R-3, with B-1 zoning located at the intersection with Shopton Road. Uses include single family dwellings, commercial/retail uses, and vacant lots. Properties on the south side of Shopton Road are zoned R-3, I-1(CD) and I-2 and are developed with a single family dwelling, office/warehouse uses, and vacant lots.

- **Rezoning History in Area**
    - Petition 2002-05 rezoned 49 acres located on the southeast corner of Shopton Road and Steele Creek Road from R-3 and B-1 to I-1(CD) to allow 500,000 square feet of office/flex space, a 200-room hotel, and 47,000 square feet of retail and restaurant space.
  - **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*.
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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:**
    - Amend Note 5 under Transportation to state that the petitioner will dedicate 20 feet of additional right-of-way along the site's frontage on Steele Creek Road.
    - Add a note to clarify and consolidate all transportation improvements as generally depicted on the site plan.
    - Add 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.
    - Add 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 curblines will be established during the construction permitting process.
    - Add 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), subject to the approval of CDOT and meeting CDOT's criteria for speed humps.
    - Add 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.
  - **Vehicle Trip Generation:**
    - Current Zoning: 200 trips per day.
    - Proposed Zoning: 450 trips per day.
  - **Connectivity:** No issue.
  - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** 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.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Amend Note 2 under Streetscape and Landscaping to state that a 51-foot Class B buffer will be provided along the rear of the lot.
  2. Amend 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 ~~hotel~~ tenant/property owner/developer of parcel 1410113.
  3. Indicate if vinyl will be used for windows and soffits.
  4. Remove note #3 under "Architectural Standards" as it is a general ordinance standards.
  5. Amend first sentence under "Environmental Features" to state that tree save areas may exceed those shown on the plan.
  6. Remove the note related to signage.
  7. Clarify that the lighting height will include the base of the lighting fixtures.
  8. Address CDOT issues.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- 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