

REQUEST	Current Zoning: I-2, general industrial Proposed Zoning: I-1(CD), light industrial, conditional
LOCATION	Approximately 3.25 acres located on the south side of Montana Drive generally bounded by Interstate 85, Abelwood Road, and Burbank Drive. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow the development of a three-story, 85-room and 39,000-square foot hotel.
PROPERTY OWNER	Pearl Pacific Properties, LLC
PETITIONER	Victor Kung
AGENT/REPRESENTATIVE	Moodye Clary/ Clary Architects
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	The Zoning Committee voted 5-0 to recommend WITHDRAWAL of this petition.
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VOTE	Motion/Second: Allen/Ryan Yeas: Allen, Dodson, Eschert, Labovitz, and Ryan Nays: None Absent: Walker and Low Recused: Zoutewelle
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ZONING COMMITTEE DISCUSSION Staff noted that the petitioner submitted a request to withdraw the petition and the Zoning Committee would have to vote to recommend withdrawal. There was no further discussion of this petition.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 - The site plan accompanying this petition contains the following provisions:
 - A maximum of 85 rooms within 39,000 square feet for a proposed hotel, in addition to uses allowed in the I-1 (light industrial) zoning district.
 - A maximum height of 42 feet and three stories for the proposed structure.
 - Eight-foot planting strip and five-foot sidewalk along Montana Drive.
 - Proposed building materials consisting of masonry materials, aluminum window frames, and acrylic stucco.
 - Elevations of the proposed structure.
 - Front setback area landscaped with trees 40 feet on center.
 - Creation of a new parcel for the proposed hotel.
 - Existing structures on subject property will be removed.
 - Meeting rooms and restaurants disallowed as an accessory use.

- **Public Plans and Policies**

- The *Central District Plan* (1993) recommends industrial land uses for the subject property.
 - This petition is inconsistent with the *Central District Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Not applicable.
 - **Charlotte-Mecklenburg Storm Water Services:** Petitioner should delete Note B under Environmental Features and replace with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance."
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** Petitioner should provide a wetland determination letter.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
 - **Urban Forestry:** Petitioner should add a note that the nine existing Redbuds in the public right-of-way of Montana Drive will be preserved in all phases of construction and that protective fencing shall be installed to the edge of the limb spread.
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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

- The proposed use is inconsistent with the *Central District Plan*, which recommends industrial uses for this site.
- The petitioner should:
 1. Modify the proposed use on the site plan and site data table to hotel/motel only.
 2. Remove the prohibited uses from the site plan.
 3. Label the proposed building base materials on the elevations.
 4. Limit the height of the detached lighting to 20 feet.
 5. Add a note that all attached lighting will be full cutoff fixture and downwardly shielded.
 6. Add a note that "No spans of blank articulated wall greater than 20 feet shall be permitted on any side of the proposed structure."
 7. Remove the note indicating that the number of rooms will be between 75 and 85 rooms, and amend the label that shows new motor lodge, to 85 rooms.
 8. Remove the note that states "the owner's desire is to develop a motor lodge of Hampton Inn or Marriott Courtyard quality for business patronage rather than for a tourist patronage."
 9. Remove note 6 under architectural standards "to the standards of a four star hotel of Hampton Inn Quality."
 10. Remove the signage specifying hotel name from the proposed elevations.
 11. Add a note that states that all changes to the site plan will be in accordance with Section 6.207 of the Zoning Ordinance.
 12. Label and show required screening for off-street parking area adjacent to Montana Drive.

13. Modify the existing zoning under the development table to read I-2.
 14. Modify the site acreage under the development table to 3.25 acres.
 15. Submit metes and bounds to clearly delineate the area in the rezoning boundary.
 16. Add a note that the recombination plat will be submitted and recorded prior to submitting to Engineering and Property Management for grading permits.
 17. Amend parking to specify one space per room or suite.
 18. Add a note that all parking spaces will comply with the tree ordinance.
 19. Address Urban Forestry's comments.
 20. Address Storm Water Services comments.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

Planner: Solomon Fortune (704) 336-8326