
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.
STAFF RECOMMENDATION	Staff does not recommend approval of this petition. This proposed use is inconsistent with the <i>Central District Plan</i> which recommends industrial uses for this site and abutting sites. Use of this site for a hotel would reduce the amount of land available for industrial uses, a land use type which is already limited in Charlotte. In addition, there are other properties in the area that would accommodate a lodging use without using industrially zoned land for a non-industrial use. A site that is located at an interchange along Interstate 85 would be more appropriate for a hotel.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Pearl Pacific Properties, LLC Victor Kung Moodye Clary/ Clary Architects
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 19

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.

- **Existing Zoning and Land Use**

- The subject property is currently zoned I-2 (general industrial) and is developed with industrial structures. Properties to the east and south of the subject site are currently zoned R-5 (single family residential) and developed with residential structures. The property to the west of the site is zoned I-2 (general industrial) and is developed with an industrial structure.

- **Rezoning History in Area**

- There have been no rezonings in the immediate area in recent years.

- **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.
 - **Vehicle Trip Generation:**
Current Zoning: 2,760 trips per day.
Proposed Zoning: 450 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **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.

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 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
- 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