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# ai DESIGN GROUP

ARCHITECTURE / INTERIORS

Phone (704) 731-8080  
Fax (704) 731-8090  
www.aigdc.com500 South College St.  
Suite 200  
Charlotte, NC 28202

The ultimate configuration of the Areas and the parcels or lots forming parts thereof, have not been finalized. As a consequence, the Area designations on this Sheet which accompany the Petition are schematic in nature and is not to be considered as the final definition of the Areas but rather as a preliminary graphic representation of the general locations of the proposed Areas. The dimensions of the Areas generally depicted on this Sheet may be subject to variations that do not materially change the development intent generally depicted. The Areas may, therefore, be altered or modified during the design development and construction document phases subject to the Ordinance.

05-18-09 PER REVIEW COMMENTS

Mark Date Description

Project No.:

Drawn by:

Checked by:

Cad Dwg File:

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Permit-Seal

Client/Project

MIXED-USE SPORTS  
AND  
ENTERTAINMENT FACILITY7100 STATESVILLE RD.  
4916 AIRWAY DR  
CHARLOTTE, NC

Title

REZONING PETITION NO.  
2009-052

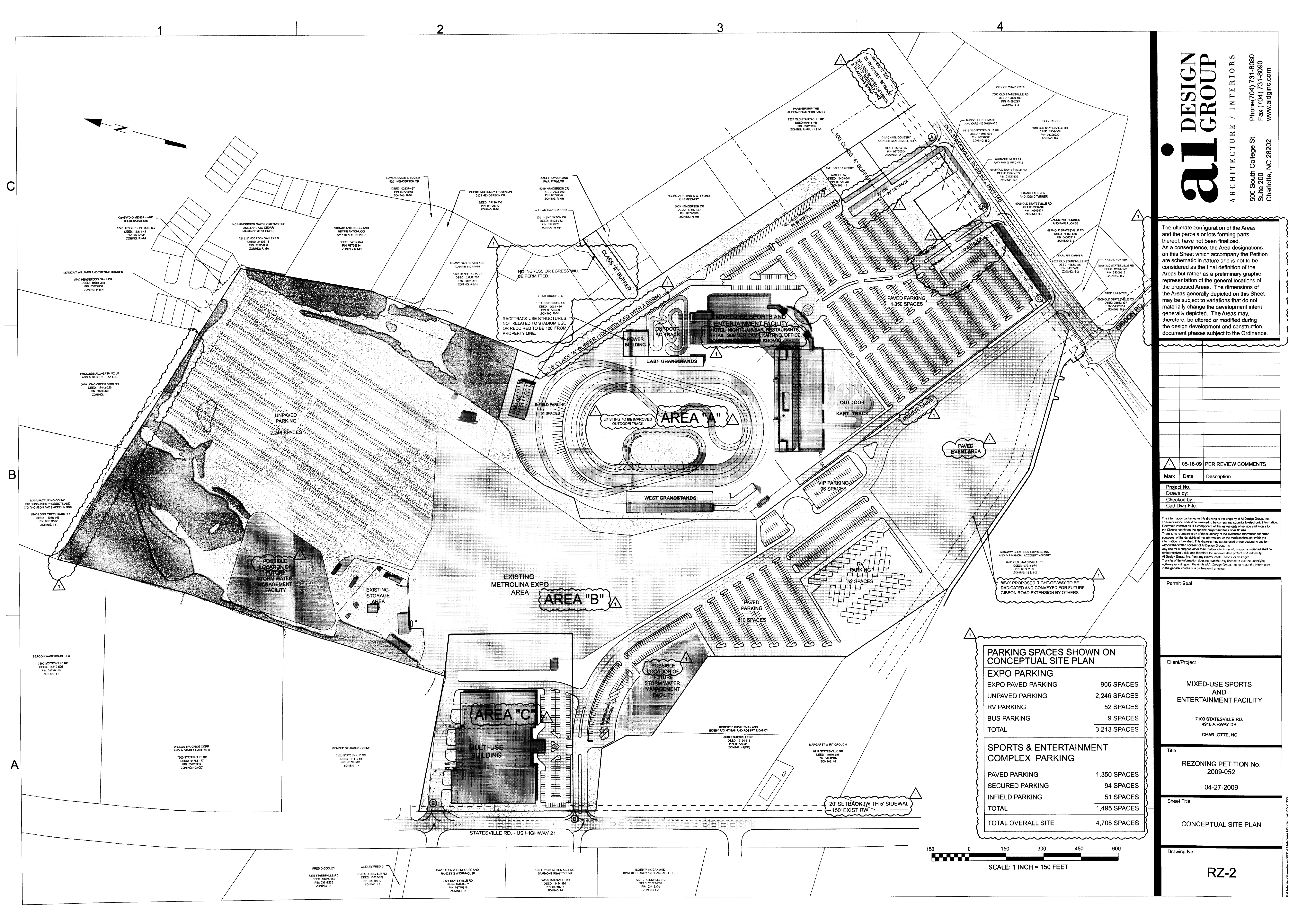
04-27-2009

Sheet Title

CONCEPTUAL SITE PLAN

Drawing No.

RZ-2

PARKING SPACES SHOWN ON  
CONCEPTUAL SITE PLAN

EXPO PARKING	
EXPO PAVED PARKING	906 SPACES
UNPAVED PARKING	2,246 SPACES
RV PARKING	52 SPACES
BUS PARKING	9 SPACES
TOTAL	3,213 SPACES

SPORTS & ENTERTAINMENT  
COMPLEX PARKING

PAVED PARKING	1,350 SPACES
SECURED PARKING	94 SPACES
INFIELD PARKING	51 SPACES
TOTAL	1,495 SPACES
TOTAL OVERALL SITE	4,708 SPACES

150 0 150 300 450 600

SCALE: 1 INCH = 150 FEET





**Mixed-Use Sports and Entertainment Facility:  
Conceptual Parking Calculations**

USE	AREA (SF)	# OF SEATS	PARKING LOAD CATEGORY	RATE	# OF REQ. SPACES	# OF GRANDSTAND SPACES
<b>Indoor Amusement</b>						
Indoor Karting	47,000		Based on 20 Karts	1.2 sp per kart	24	
Kids (arcade)	4,400		Indoor recreation	1 sp/200 sf	22	
Arcade	10,000		Indoor recreation	1 sp/200 sf	50	
Indoor RC tracks (course)	10,000		None (fixed equip.)	N.A.	0	
Indoor RC tracks (viewing)	5,000		Indoor recreation	1 sp/200 sf	25	
Concessions	7,500		Retail	1 sp/250 sf	38	
<b>Subtotal</b>	<b>76,400</b>				<b>159</b>	
<b>Outdoor Amusement</b>						
Outdoor Karting	50,000		Based on 20 Karts	1.2 sp per kart	24	
Outdoor RC track (course)	25,852		None (fixed equip.)	N.A.	0	
					0	
<b>Subtotal</b>	<b>75,852</b>				<b>24</b>	
<b>Grandstands (Event)</b>						
West Grandstand		4,112	Stadiums	1sp/ 3 seats		1371
New Suites @ W. Grandstand		360	Stadiums	1sp/ 3 seats		120
East Grandstand		1,824	Stadiums	1sp/ 3 seats		608
R/C Grandstand		250	Stadiums	1 sp/ 3 seats		84
<b>Subtotal</b>		<b>6,186</b>				<b>2,183</b>
<b>Hotel</b>						
150 Rooms			Hotel-rooms	1 sp/room	150	
Conference/Mtg Rooms	34,700	1,400	Hotel-Meeting Rm	1 sp/4 seats	350	
Restaurant 1	11,800		Hotel-Restaurant	1 sp/ 250 sf	48	
Restaurant 2	11,000		Hotel-Restaurant	1 sp/250 sf	44	
Lounge 1	10,200		Hotel-Entertainment	1 sp/250 sf	41	
Lounge 2	8,400		Hotel Entertainment	1 sp/250 sf	34	
Bar area	12,000		Bar Lounge	1 sp/75 sf	160	
<b>Subtotal</b>	<b>69,500</b>				<b>827</b>	
<b>Lobby (Exhibition Hall)</b>						
	21,600		N.A.:Accessory Use	N.A.	0	
<b>Retail</b>						
	40,000		Retail	1 sp/250 sf	160	
<b>Subtotal</b>	<b>40,000</b>				<b>160</b>	
<b>Office</b>						
	30,750		Offices	1sp/ 300 sf	103	
<b>Subtotal</b>	<b>30,750</b>				<b>103</b>	
<b>Total Parking for Non-Event Use</b>						
					<b>1,273</b>	
<b>Additional Parking for Event Use (Grandstand Events)</b>						
						<b>2,183</b>

**Mixed-Use Sports and Entertainment Facility/ Metrolina Expo Development:  
Conceptual Parking Calculations**

USE	AREA (SF)	PARKING LOAD CATEGORY	RATE	# OF REQ. SPACES
<b>Indoor Retail</b>				
Building A	42,265	Retail	1 sp/330 sf	128
Building B	15,000	Retail	1 sp/330 sf	45
Building C	20,280	Retail	1 sp/330 sf	61
Mall One (partially enclosed)	25,000	Retail	1 sp/330 sf	76
Café	2,500	N/A: Accessory Use	NA	0
Antique Village (9 Buildings)	28,324	Retail	1 sp/330 sf	86
Antique Village (4 Buildings)	12,590	Retail	1 sp/330 sf	38
Antique Village (1 Building)	1,885	Retail	1 sp/330 sf	6
Piccadilly Lane	16,600	Retail	1 sp/330 sf	50
<b>Subtotal</b>	<b>105,045</b>			<b>491</b>
<b>Outdoor Retail (1 weekend/month)</b>				
Covered Mall Two	8,200	Retail	1 sp/330 sf	25
Outdoor Vendors	35,000	Retail	1 sp/330 sf	106
<b>Subtotal</b>	<b>43,200</b>			<b>131</b>
<b>Temporary Tents (only April and Nov.)</b> <b>Note: The proposed Multi-Use Building</b> <b>will replace Temporary Tent usage and</b> <b>is not counted as part of Maximum Use</b> <b>Parking calculations</b>	39,800	Retail	1 sp/330 sf	121
<b>Subtotal</b>				<b>0</b>
<b>TOTAL</b>				<b>622</b>

**Note:** The above information represents a summary of facilities at the Metrolina Expo obtained from the owner. These areas have not been field verified and are used for preliminary calculation purposes only.

**Mixed-Use Sports and Entertainment Facility:  
Conceptual Parking Calculations**

USE	AREA (SF)	PARKING LOAD CATEGORY	RATE	# OF REQ. SPACES
<b>Bldg Used as Indoor Retail</b>				
Retail	130,000	Retail	1 sp/330 sf	394
Offices	5,000	Office	1 sp/300 sf	17
Mechanical, Electrical , Storage	3,000	NA	NA	0
Spaces dedicated to Recreational Use Only(e.g. Locker Rooms, Equip. Storage)	2,600	NA	NA	0
<b>Subtotal</b>	<b>140,600</b>			<b>411</b>
<b>Building Used as Indoor Recreation</b>				
Indoor recreation (gross)	135,600	Indoor recreation	1 sp/200 sf	411
Offices	5,000	Retail	1 sp/300 sf	17
<b>Subtotal</b>	<b>140,600</b>			<b>428</b>
<b>TOTAL</b>				
<b>Note:Use Highest Use</b>				<b>428</b>

**Mixed-Use Sports and Entertainment Facility:  
Total Conceptual Off-Street Parking Calculations**

Building or Complex Name	Required Off-Street Parking	Required Off-Street Parking	Required Off-Street Parking
	Typical Use: Metrolina Expo, Multi-Use Bldg, and <u>Non-Grandstand</u> Use of Sports and Entertainment Complex	Alternative to Maximum Use: Metrolina Expo, Multi-Use Bldg, and <u>Race Event and Hotel/Restaurant/Bar</u> Use of Sports and Entertainment Complex. Outdoor-Indoor Kart, RC Racing, Retail, and Meeting uses are accessory to Race or Concert events	Maximum Use: Metrolina Expo, Multi-Use Bldg, and <u>Race/Concert Event and Simultaneous</u> Use of Sports and Entertainment Complex
Sports and Entertainment Complex	1,273	2,183	3,456
Metrolina Expo	622	622	622
Multi-Use Bldg	428	428	428
<b>Total</b>	<b>2,323</b>	<b>3,233</b>	<b>4,506</b>