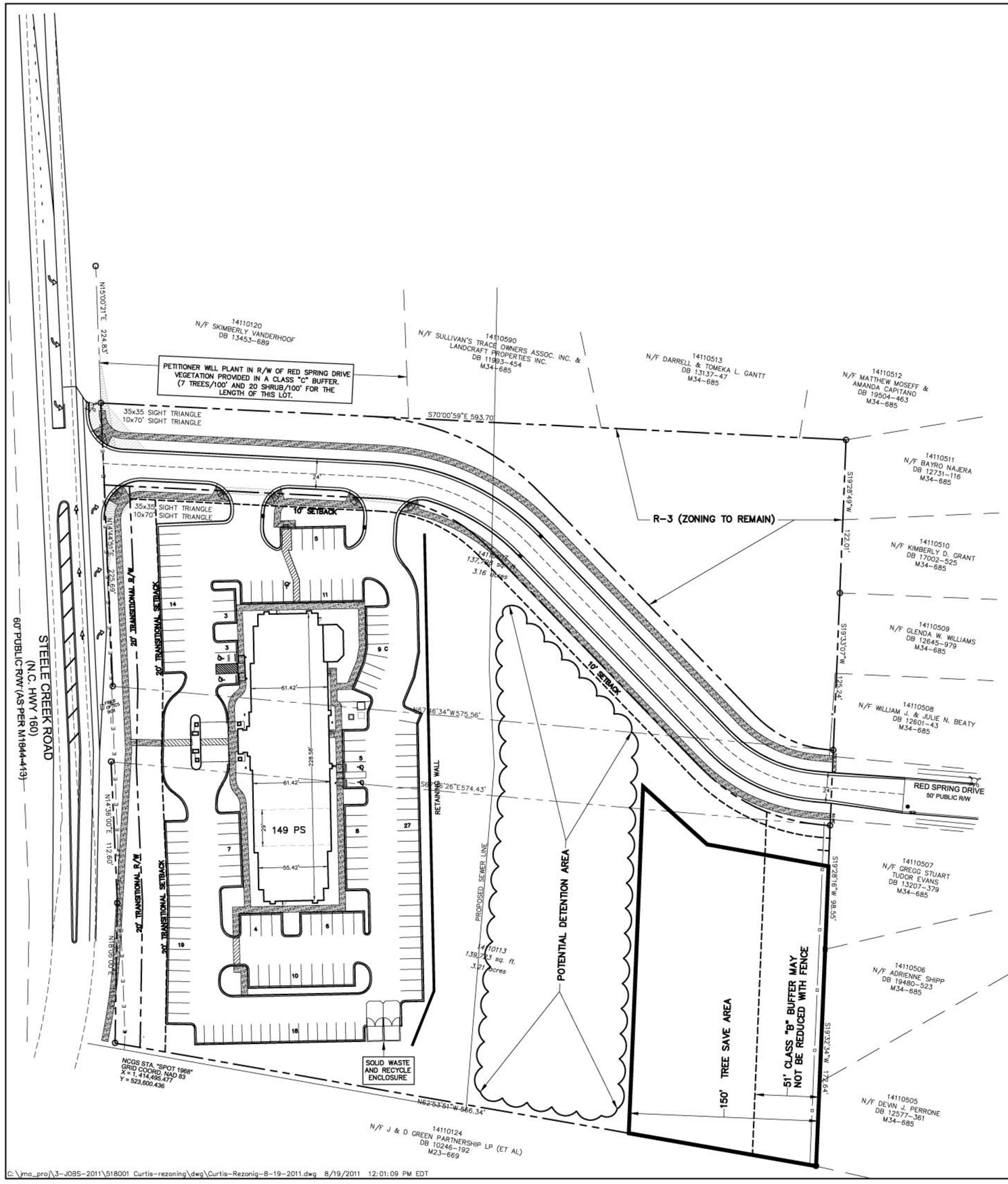


DEVELOPMENT SUMMARY
Rezoning Area: Tax Parcel ID # 14110113 and a portion of tax parcel ID #14110107 (see sheet 2 of 3 for legal description of area included in Rezoning.

Area of Rezoning: 6.195 Ac
Existing Zoning: R-3
Proposed Zoning: O-2 (CD)

91 Room Hotel with 1,600 SF Meeting Room.

SETBACK REQUIREMENTS

Steel Creek Road – 20' Setback
Red Spring Drive– 10' Setback
Side Yard– 5' Setback
Rear Yard– 20' Setback
Maximum Height in Feet– 40' Setback

Building may be erected to a height in excess of 40' per section 9,705 (i) (i) 6.

Proposed Hotel to be a 4–story hotel with a maximum height of 42 feet to roof with a 4' parapet giving a maximum height of 46 feet.
(See sheet 3 elevations)

PARKING REQUIREMENTS

One Space 1 Room Plus one space per 4 seats in meeting room. Required parking is 91 (rooms) + 1,600SF/7/4=148 Spaces.

GENERAL PROVISIONS

1. The petitioner acknowledges that there are standard development requirements imposed by City Ordinances, Policy's, Design Manuals that exist. Those criteria in addition to those shown on this plan will be adhered to during design of the project. Conditions set forth in this petition supplemental requirements imposed on the development in addition to those standard. Where specific condition this plan differ from ordinances, standards, policy's and requirements in existence at the time of formal engineering plan review submission, the most restrictive will apply.
2. Future Amendments to the rezoning plan and or these development standards may be applied for by the Glen owner or owners of the site in accordance with the provisions of Chapter 6 of the ordinance (Section 6.207).

PERMITTED USES

1. 91–Room Hotel with 1,600 SF Meeting room.
2. A restaurant service area–serving patrons of the hotel will be allowed in the hotel with out adding additional parking requirements.
3. Food may be served to people meeting in the 1,600SF meeting area for weddings, social events etc.

TRANSPORTATION

1. The Petitioner will construct Red Spring Drive from Steele Creek Road to the existing terminus of Red Spring Drive in the location shown on the plan using "Local Office/ Commercial Narrow Street Typical Section" The petitioner is working with CDOT regarding abandonment of the existing right–of–way.
2. Maintenance of both sides of the R/W for relocated Spring Drive will be the responsibility of the hotel.
3. Vehicular access points shall be limited to those shown on the site plan. The exact location may vary from that depicted, but shall comply with all applicable design requirements of the Charlotte Department of Transportation.
4. Sidewalk Connections from the hotel to Steele Creek Road and Red Spring Drive Shall be provided on the site as generally depicted on the rezoning plan.
5. Petitioner will dictate 20 feet of additional Right–of –way on Steel Creek Road and will improve Steel Creek Road with turn lanes, bike lane, curb and gutter, 8–foot planting strip and 6–foot sidewalk as shown. If R/W width beyond the limits of his property does not exist to allow installation of there improvements, the City of Charlotte will aid to obtain right–of–way as required.

ARCHITECTURAL STANDARDS

1. Building will be stucco or brick. (See sheet 3 Elevations).
2. The maximum number of Buildings proposed is one.
3. Dumpster areas should be enclosed on all 4 sides by a solid fence or wall with one side being a hinged gate to provide access.

STREETSCAPE AND LANDSCAPING

1. An 8–Foot planting Strip will be provided along both Steel Creek road and Red Spring Drive. A 6–Foot sidewalk will be provided along Steele Creek Road and a 5–Foot sidewalk will be provided on both sides of Red Spring Drive.
2. As shown on the site plan a 51–Foot Class B buffer will be provided along the ream of the lot. This buffer may not be reduced by the use of a fence or berm.

ENVIRONMENTAL FEATURES

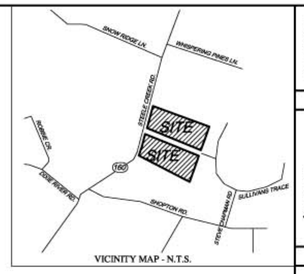
1. Tree save areas shown exceed that and will not be modified during final design. The proposed trees save areas allow the clear cutting of the setback along Steele Creek Road to allow grading.
2. Stormwater: The proposed development will comply with the City of Charlotte Post Construction Controls Ordinance. No Water Quality, Detention, Bio–retention or Rain Gardens will be allowed within the setback or required yards. Possible location of Stormwater Detention area shown on site plan.

SIGNAGE

1. All signs installed on the sight shall comply with the requirements of the ordinance.

LIGHTING

1. Pedestrian Scale, Free Standing lighting fixtures will be installed throughout the site. All such freestanding lighting fixtures shall be fully capped and shielded and the illumination downwardly directed that direct illumination does not extend past any property line of the site. The maximum height to the light fixture shall out exceed 25–feet. Decorative features above the light fixture will be allowed.
2. No "wall pak" Lighting shall be permitted.



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(704) 889-8200
James McGovern & Associates
Consulting Engineers

Project
Hotel Rezoning Plan
Steele Creek Rd & Red Spring Dr.
Charlotte, North Carolina

Sheet Title
Site Plan

Graphic Scale:
0 20 40 80
(IN FEET)
Scale: (1"=40')

Engineer
James J. McGovern
Senior Designer
Ted W. Lawrence
Date
6.27.2011

Revisions

No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

Dwg. No.

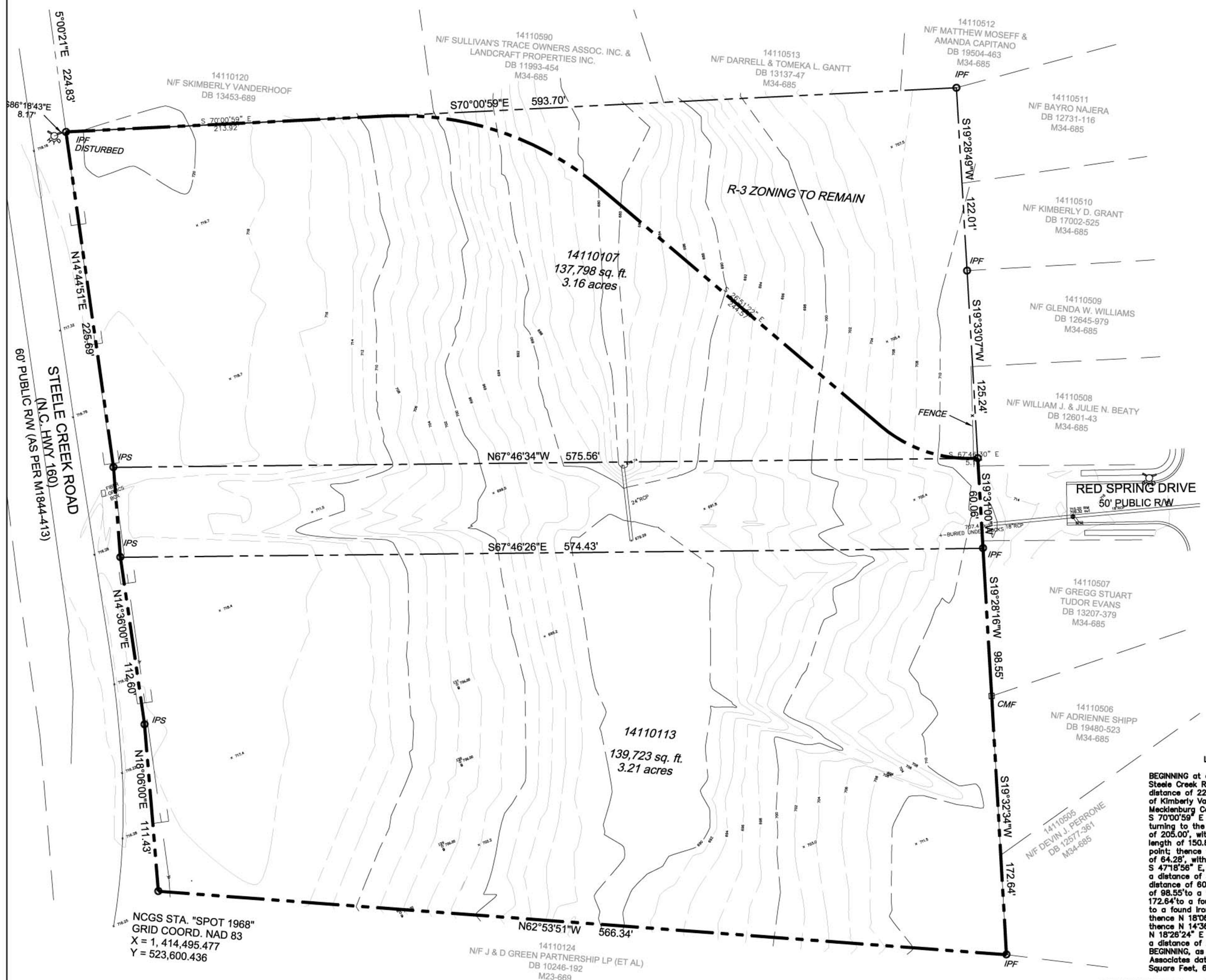
Project Number

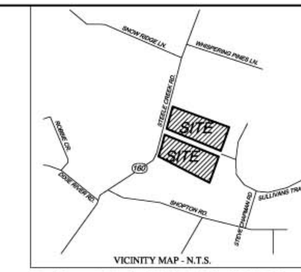
Sheet No. C RZ 1 No. of Sheet 3

PETITION #2011–056 (8.19.2011)

C:\jmo_proj\3-JOBS-2011\518001 Curtis-rezoning\dwg\Curtis-Rezonig-8-19-2011.dwg 8/19/2011 12:01:09 PM EDT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD AZIMUTH	DELTA ANGLE
C1	205.00'	154.42'	150.80'	AZ131°33'49"	43°09'37"
C2	90.00'	64.28'	62.92'	AZ132°41'04"	40°55'08"





VICINITY MAP - N.T.S.

Tax Parcel ID #'s 14110107 & 14110113
Total Site Acerage: 6.25 AC
Existing Zoning: R-3

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Consulting Engineers

Project: Hotel Rezoning Plan
Steele Creek Rd & Red Spring Dr.
Charlotte, North Carolina

Sheet Title: Survey and Legal Description
Of Area To Be Rezoned To O-2 (CD)

Graphic Scale:
0 20 40 80
(IN FEET)
Scale: (1"=40')
Engineer: James J. McGovern
Senior Designer: Ted W. Lawrence
Date: 6.27.2011

Revisions

No.	Date
No.	Date
No.	Date
No.	Date
No.	Date
No.	Date

Dwg. No.

Project Number

Sheet No. 2 No. of Sheet 3

LEGAL DESCRIPTION OF O-2 (CD) REZONING

BEGINNING at a bent iron found along the easterly right-of-way of Steele Creek Road(Hwy 160), said iron lying S 15°00'21" W a distance of 224.83'from a found iron at the northwesterly corner of Kimberly Vanderhoof as recorded in Deed Book 13453 Page 689 Mecklenburg County Registry; thence from said Beginning Point S 70°00'59" E a distance of 213.92'to a point; thence with a curve turning to the right with an arc length of 154.42', with a radius of 205.00', with a chord bearing of S 48°26'11" E, with a chord length of 150.80', thence S 26°51'22" E a distance of 244.57'to a point; thence with a curve turning to the left with an arc length of 64.28', with a radius of 90.00', with a chord bearing of S 47°18'56" E, with a chord length of 62.92', thence S 67°46'30" E a distance of 5.12'to a found iron; thence S 19°31'00" W a distance of 60.06'to a found iron; thence S 19°28'16" W a distance of 98.55'to a found iron; thence S 19°32'34" W a distance of 172.64'to a found iron; thence N 62°53'51" W a distance of 566.34' to a found iron along the right-of-way of Steele Creek Road; thence N 18°06'00" E a distance of 111.43'to a point; thence N 14°36'00" E a distance of 112.60'to a point; thence N 18°26'24" E a distance of 60.10'to a point; thence N 14°44'51" E a distance of 225.69 to a found iron bent; which is the point of BEGINNING, as shown on a map prepared by James McGovern & Associates dated August 16 2011 and having an area of 269860 Square Feet, 6.195 Acres.

PETITION #2011-056 (8.19.2011)

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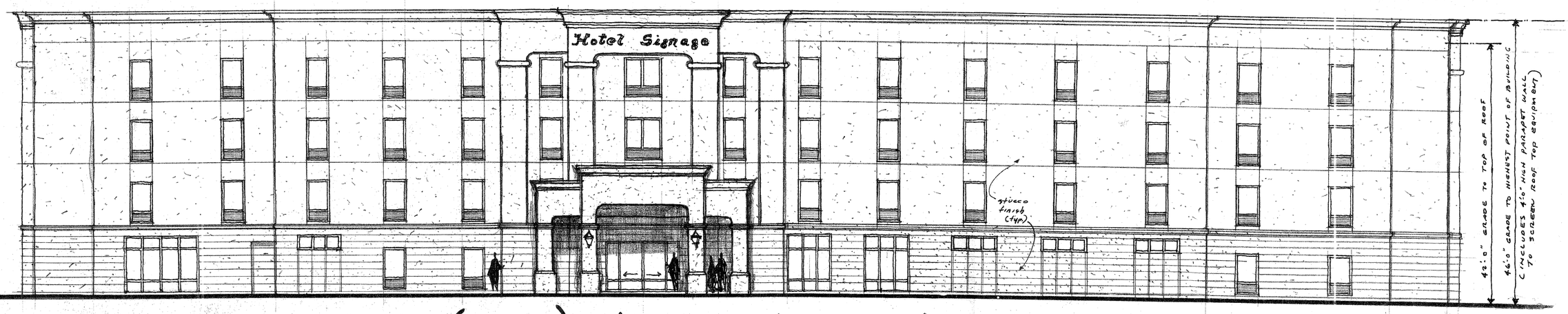
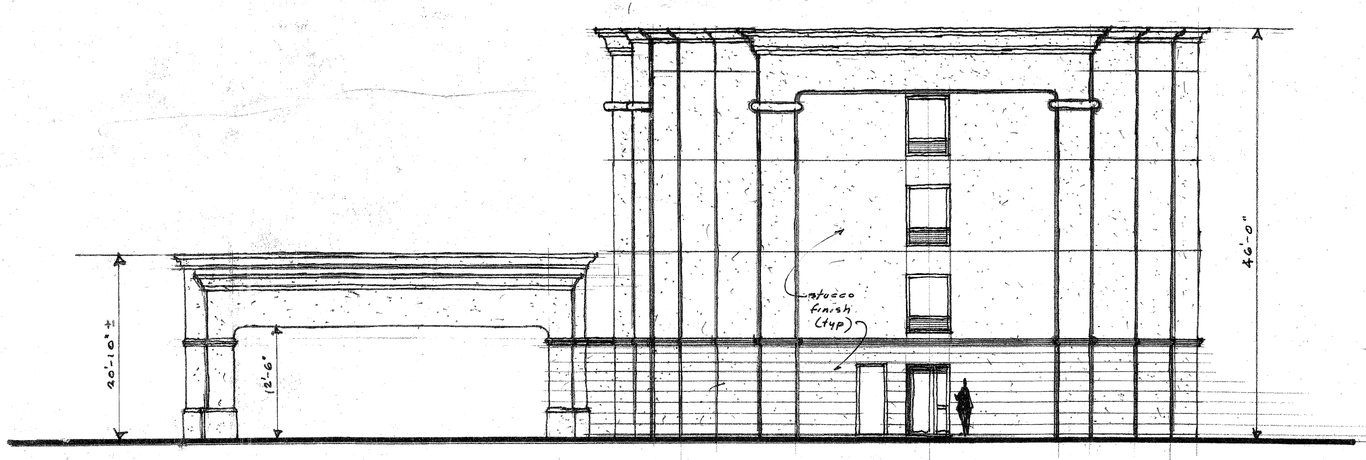


FRONT (WEST) ELEVATION STUDY

SCALE 1/8"=1'-0"



RIGHT SIDE (SOUTH) ELEVATION STUDY

SCALE 1/8"=1'-0"

- HOTEL REZONING BLDG ELEVATIONS STUDY
- STEELE CREEK ROAD & RED SPRING DRIVE
- CHARLOTTE, NORTH CAROLINA
- CHARLES A. DIGIOVANNA, ARCHITECT

NOTE: NORTH & EAST ELEVATIONS SIMILAR- BUT OPPOSITE

RZ-3 of 3

REZONING PETITION
2011-056
• revised august 15, 2011

1 of 1