

DEVELOPMENT SUMMARY

Tax Parcel ID #s 14110107 & 14110113  
Total Site Acreage: 6.25 AC  
Existing Zoning: R-3  
Proposed Zoning: O-2 (CD) HOTEL  
Proposed Uses: 91 Room Hotel with 1,800 sf meeting room with tables.  
Setback Requirements:  
Steel Creek Road 20' Setback  
Red Spring Drive 20' Setback  
Sideyard Requirements: 5'  
Rearyard Requirements: 20'  
Maximum Height in (Feet): 40  
Development Totals: 4 Story hotel max SF 65,000 SF  
Parking Requirements:  
ONE SPACE/ROOM PLUS  
ONE SPACE/15 SF IN MEETING ROOM (with tables)  
PARKING FOR MEETING ROOMS (assembly) MAY BE LOCATED GREATER THAN 400 FEET FROM THE USE THEY ARE INTENDED TO SERVE PER SECTION 12.206 (1) OF THE ZONING ORDINANCE.  
BUILDING MAY BE ERRECTED TO A HEIGHT IN EXCESS OF 40' PER SECTION 9.705 (1)(J) 6

CONDITIONAL NOTES

1. The petitioner acknowledges that there are standard development requirements imposed by City Ordinances, Policies, 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 are supplemental requirements imposed on the development in addition to those standard. Where specific conditions on this plan differ from ordinances, standards, policies and requirements in existence at the time of formal engineering plan review submission, the most restrictive will apply.
2. Dumpster areas shall be enclosed on all four sides by a solid fence or wall with one side being a hinged gate to provide access.
3. A restaurant service area serving patrons of the hotel will be allowed in the hotel without adding additional parking requirements.
4. Food may be served to people meeting in the 1,800 sf meeting area for weddings, social events, etc.
5. The maxm height of any free standing light fixture shall be 30 feet including its base. All direct lighting within the site shall be designed and shielded to not allow illumination beyond the property line. No "WALL PAK" lighting shall be permitted.
6. The petitioner will have the unimproved R/W for Spring Drive vacated and relocate Spring Drive to the location shown on the plan. Design of Spring Drive will be to new urban design standards.
7. Maintenance of both sides of the R/W for relocated Spring Drive will be the responsibility of the hotel.
8. 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, and North Carolian Departmet of Transportation. Turn lane in Steel Creek Road at Spring Drive will be installed at time of construction of the hotel. Curb and gutter and sidewalk will be installed with hotel construction if the ultimate location is known. As Steel Creek Road may be straightened along the frontage of the site the petitioner may pay for the cost of the curb and gutter for future installation.
9. Tree save areas shown exceed those required and will be modified during final design. The proposed tree save areas allow the clear cutting of the setback along Steel Creek Road to allow grading.
10. 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 allow within the setback or required yards.



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

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

Dwg. No.

Project Number

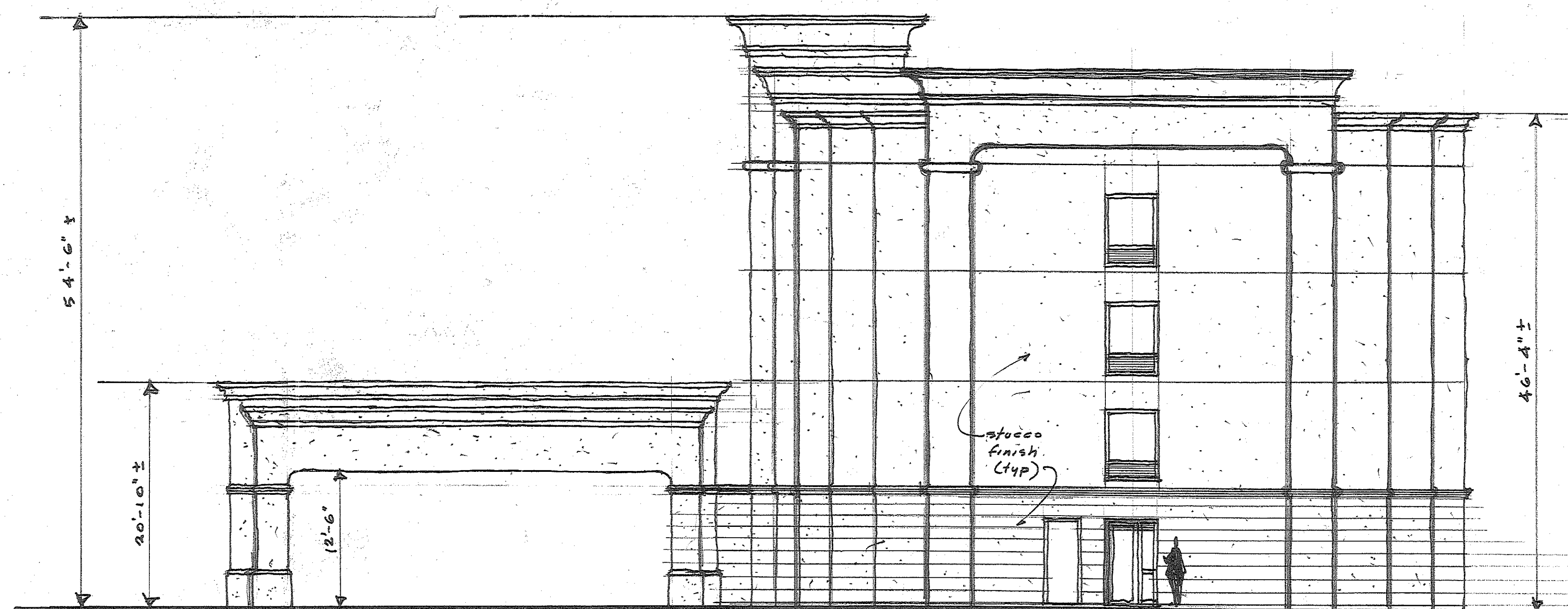
Sheet No. No. of Sheet





~ 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