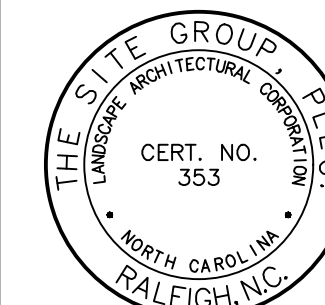
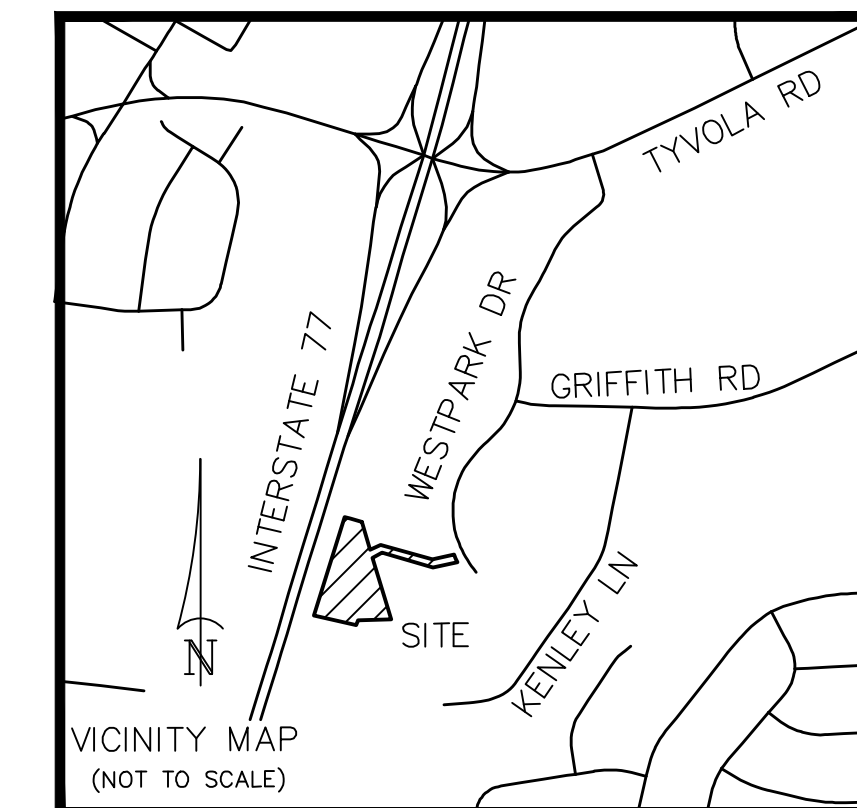


COMFORT INN REZONING

5822 WESTPARK DRIVE
Charlotte, North Carolina

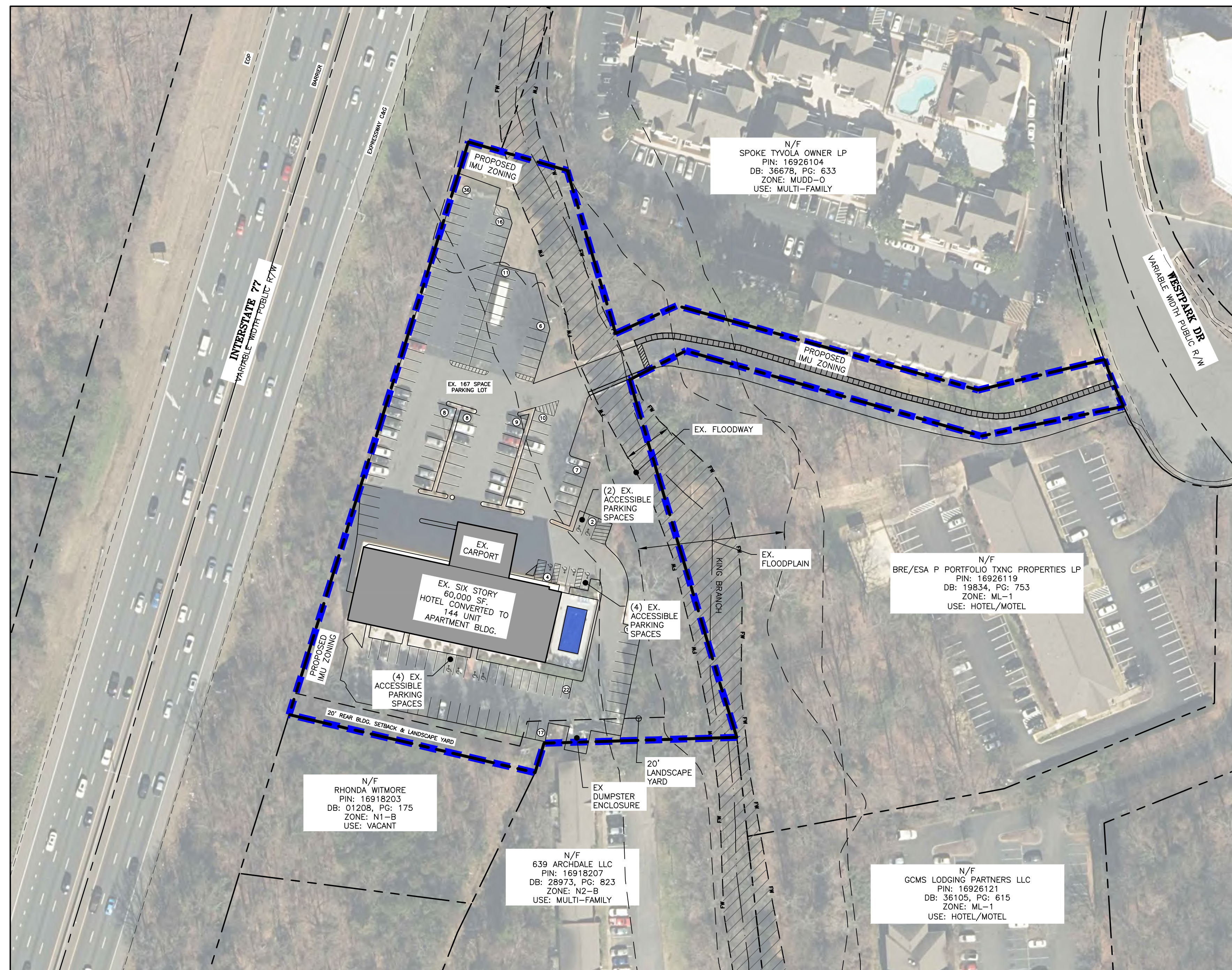
REZONING SITE PLAN
CASE #: RZP-2024-051



NC ENGINEERING
LICENSE NO. P-0803



PRELIMINARY FOR
REVIEW ONLY



SITE DATA SUMMARY

PROJECT NAME:	COMFORT INN REZONING
SITE ADDRESS:	5822 WESTPARK DR
PARCEL ID:	16926116
JURISDICTION:	CHARLOTTE
EXISTING ZONING:	ML-2
PROPOSED ZONING:	IMU (CD)
RIVER BASIN:	CATAWBA
GROSS SITE AREA:	3.44
CURRENT USE:	HOTEL/MOTEL LESS THAN 7 FLOORS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, HOTEL/MOTEL
PROPOSED UNITS:	144 UNITS
PROPOSED DENSITY:	41.86 UNITS PER ACRE
MAX BLDG. HEIGHT:	60'
EXISTING BLDG. HEIGHT:	52' - 10"
PARKING SUMMARY:	167 EXISTING SPACES
OPEN SPACE PROVIDED:	15,367 SF. (10% OF SITE)

GENERAL NOTES

- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
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THE SITE GROUP, PLLC
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REZONING SITE PLAN FOR (CASE #RZP-2024-051):
COMFORT INN REZONING
5822 WESTPARK DR
CHARLOTTE, NORTH CAROLINA

Drawn By: **CJB**
Checked By: **SRN**

DATE:
25 APR 2024
REVISED:
03 MAY 2024
15 JULY 2024
12 AUG 2024
21 NOV 2024

REZONING PLAN

REZONING SITE PLAN

Job Code: **PPCIR**

Dwg No.
REZ 1.0

FLOODPLAIN NOTE:

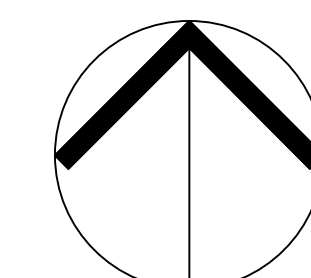
- THIS PROPERTY IS LOCATED WITHIN THE MECKLENBURG COUNTY 100 YEAR SPECIAL FLOOD HAZARD AREA AND FUTURE CONDITIONS FLOODPLAIN (1% ANNUAL CHANCE FLOOD HAZARD AND 1% FUTURE CONDITIONS FLOODPLAIN).

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: **3710453100K**
EFFECTIVE DATE: **SEPTEMBER 2, 2015**

THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA "ZONE AE" AND FUTURE CONDITIONS FLOOD HAZARD AREAS "ZONE X", AS SHOWN ON FIRM PANEL **3710453100K** DATED SEPTEMBER 2, 2015

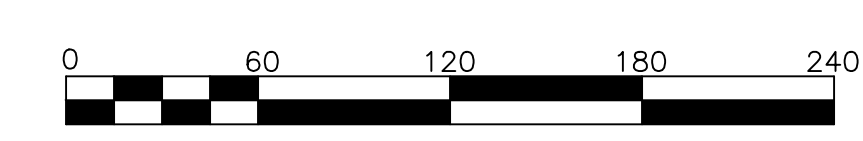
DRAWINGS INDEX:

REZ 1.0	REZONING SITE PLAN
REZ 2.0	DEVELOPMENT NOTES
REZ 3.0	MASTER PLAN



NORTH
REZONING
SITE PLAN

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



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COMFORT INN MULTI-FAMILY CONVERSION – PETITION # 2024-051
INNOVATIVE MIXED USE REZONING – DEVELOPMENT STANDARDS

SITE DEVELOPMENT DATA:

- ACREAGE: ± 3.442 ACRES
- TAX PARCEL #: 16926116
- EXISTING ZONING: ML-1
- PROPOSED ZONING: INNOVATIVE MIXED USE (CONDITIONAL DISTRICT) – IMU (CD) DISTRICT
- EXISTING USES: HOTEL
- PROPOSED USES: UP TO 144 MULTI-FAMILY RESIDENTIAL DWELLING UNITS OR 144 HOTEL ROOMS AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS BELOW. A COMBINATION OF RESIDENTIAL UNITS AND HOTEL ROOMS IS NOT ALLOWED ON THE SITE. THE ALLOWED USES WILL BE LOCATED WITHIN THE EXISTING BUILDINGS ON THE SITE.
- MAXIMUM BUILDING HEIGHT: 60'
- EXISTING BUILDING HEIGHT: 52'-10"
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

- a. SITE LOCATION, THESE DEVELOPMENT STANDARDS, AND THE TECHNICAL DATA SHEET FORM THE REZONING PLAN (COLLECTIVELY REFERRED TO AS THE 'REZONING PLAN') ASSOCIATED WITH THE REZONING PETITION FILED BY THE SITE GROUP, PLLC ('PETITIONER') TO ACCOMMODATE THE REUSE OF THE EXISTING BUILDINGS ON THE PARCEL FOR RESIDENTIAL USES OR TO ALLOW THE EXISTING HOTEL USE TO CONTINUE AS DESCRIBED ABOVE AND ALLOWED BY THE IMU ZONING DISTRICT AND THE OPTIONAL PROVISIONS BELOW ON AN APPROXIMATELY ±3.442 ACRE SITE LOCATED AT 5822 WESTPARK DRIVE (THE "SITE").
- b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE IMU ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. GRAPHICS AND ALTERATIONS. THE DEPICTIONS OF THE BUILDING AND PARKING ENVELOPES, SIDEWALKS, DRIVEWAYS, AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. MINOR AND DO NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT AND STAY WITHIN THE SETBACKS AND YARDS DEPICTED ON THE REZONING PLAN;

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS ON THE SITE WILL BE LIMITED TO ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE.

- e. THE PROPOSED OPEN SPACE SHALL CONTAIN A CONCRETE DECK, OUTDOOR SEATING, AND SWIMMING POOL SIMILAR IN SIZE AND TYPE TO THE EXISTING POOL.

- f. DEVELOPER AGREES TO NOTIFY ANY LONG TERM GUESTS OF THE HOTEL ONCE EVERY TWO WEEKS FOR A 12-WEEK PERIOD PRIOR TO CLOSURE OF THE HOTEL.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- a. THIS REZONING PETITION PROPOSES TO UTILIZE THE EXISTING BUILDINGS AND ASSOCIATED PARKING, SERVICE AREAS AND OTHER SITE INFRASTRUCTURE AS THEY CURRENTLY EXIST WITH NO MAJOR CHANGES OR ALTERATIONS PLANNED. THE EXISTING BUILDINGS WILL REMAIN.
- b. THE SITE MAY BE DEVELOPED WITH UP TO WITH UP TO 144 MULTI-FAMILY RESIDENTIAL UNITS OR 144 HOTEL ROOMS WITHIN THE EXISTING BUILDINGS AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE IMU ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE IMU ZONING DISTRICT. THE SITE MAY NOT BE DEVELOPED WITH A COMBINATION OF HOTEL ROOMS AND MULTI-FAMILY UNITS.
- c. ONCE THE SITE HAS BEEN CONVERTED FROM A HOTEL TO MULTI-FAMILY RESIDENTIAL IT SHALL NOT BE CONVERTED BACK TO A HOTEL WITHOUT APPROVAL OF A REZONING BY THE CITY COUNCIL REMOVING THIS CONDITION.

3. ACCESS:

- a. ACCESS TO THE SITE WILL BE FROM WESTPARK DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.
- c. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
- d. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- e. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- f. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD SOUTHERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

4. ENVIRONMENTAL FEATURES:

- a. DEVELOPMENT WITHIN THE PCSO BUFFER SHALL BE COORDINATED WITH CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE.
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED UNIFIED DEVELOPMENT ORDINANCE, STORMWATER ARTICLES 23 THROUGH 28. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS THAT MAY BE DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- c. THE SITE WILL MEET THE APPLICABLE TREE ORDINANCE REQUIREMENTS.

5. STORMWATER NOTE:

(I) STORM WATER QUALITY TREATMENT
FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONSTRUCT WATER QUALITY STORMWATER CONTROL MEASURES (SCMS) DESIGNED FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. SCMS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

(II) VOLUME AND PEAK CONTROL
FOR DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM FOR ALL NEW AND REDEVELOPED BUA ASSOCIATED WITH THE PROJECT. RUNOFF VOLUME DRAWDOWN TIME SHALL BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.

FOR COMMERCIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YR, 6-HR STORM AND PERFORM A DOWNSTREAM FLOOD ANALYSIS TO DETERMINE WHETHER ADDITIONAL PEAK CONTROL IS NEEDED AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY, OR IF A DOWNSTREAM ANALYSIS IS NOT PERFORMED, CONTROL THE PEAK FOR THE 10-YR AND 25-YR, 6-HOUR STORMS.

FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO NOT EXCEED THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

(III) A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED FOR PROPOSED CONSTRUCTION WITHIN THE REGULATED FLOODPLAIN.

(IV) THE DEVELOPMENT SHALL DEDICATE AND CONVEY A GREENWAY AND STORM WATER EASEMENT TO MECKLENBURG COUNTY WHICH WOULD INCLUDE WHICHEVER IS LARGER OF THE 100' SWIM BUFFER OR THE FEMA FLOODPLAIN OF KINGS BRANCH FOR A FUTURE CONNECTION TO KINGS BRANCH GREENWAY TRAIL. THE EASEMENT SHALL BE DEDICATED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY.

6. LIGHTING:

- a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING; LOW LANDSCAPE, DECORATIVE, SPECIALTY, AND ACCENT LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE/AMENITY AREAS, AND PARKING AREAS.
- b. THE MAXIMUM HEIGHT OF ANY NEW DETACHED LIGHTS IN THE PARKING AREA WILL BE LIMITED TO TWENTY-ONE (21) FEET AND SHALL BE CUT-OFF TYPE LIGHTING FIXTURES.

7. SIGNS:

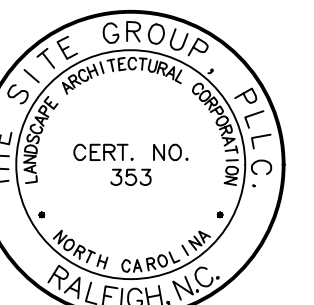
ALLOWED BY THE ORDINANCE.

8. AMENDMENTS TO THE REZONING PLAN:

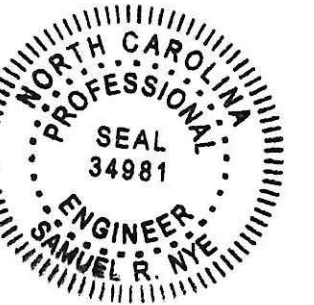
FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

9. BINDING EFFECT OF THE REZONING APPLICATION:

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS



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Drawn By: **CJB**
Checked By: **SRN**

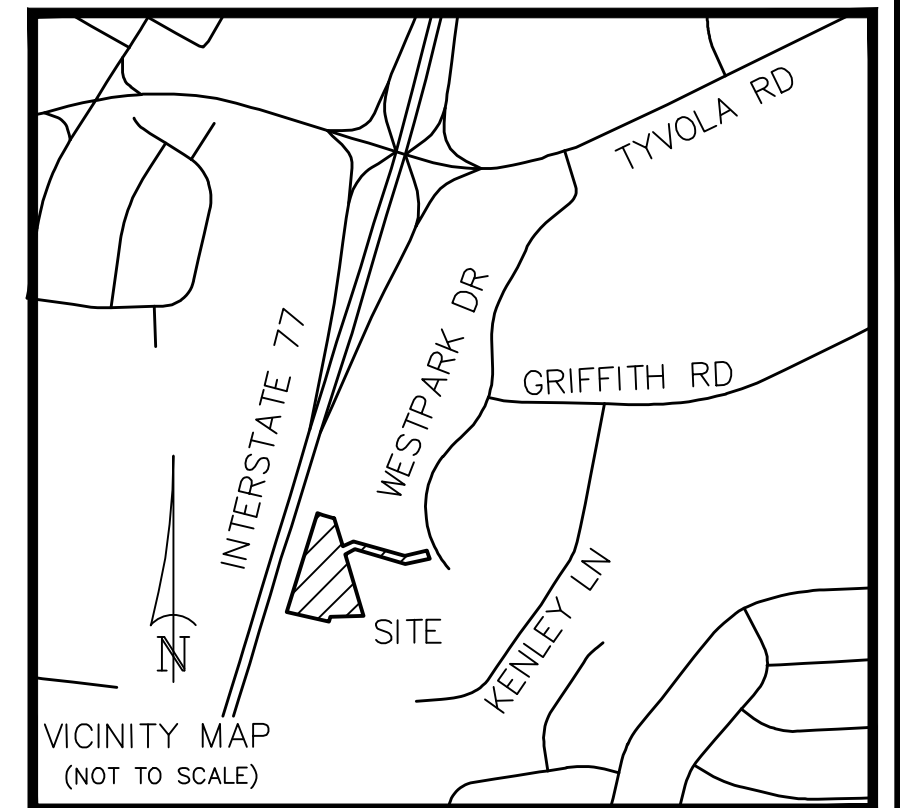
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REZONING
PLAN

DEVELOPMENT
NOTES

Job Code: **PPCIR**

Dwg No. **REZ 2.0**



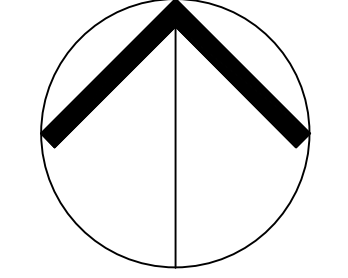
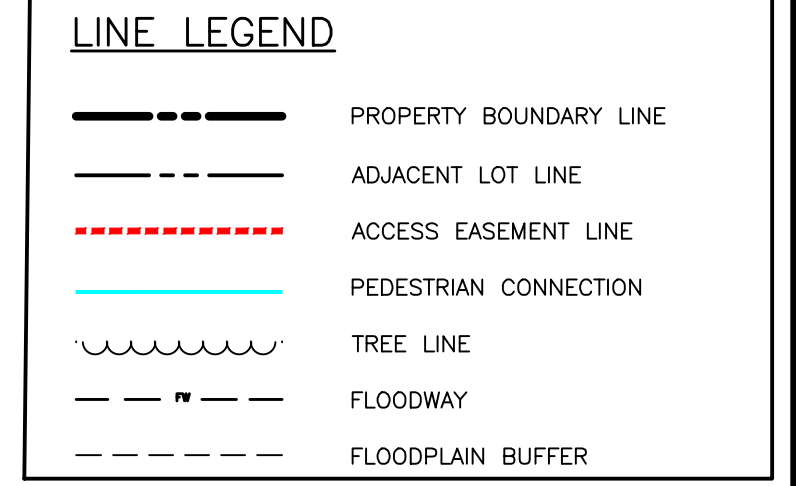
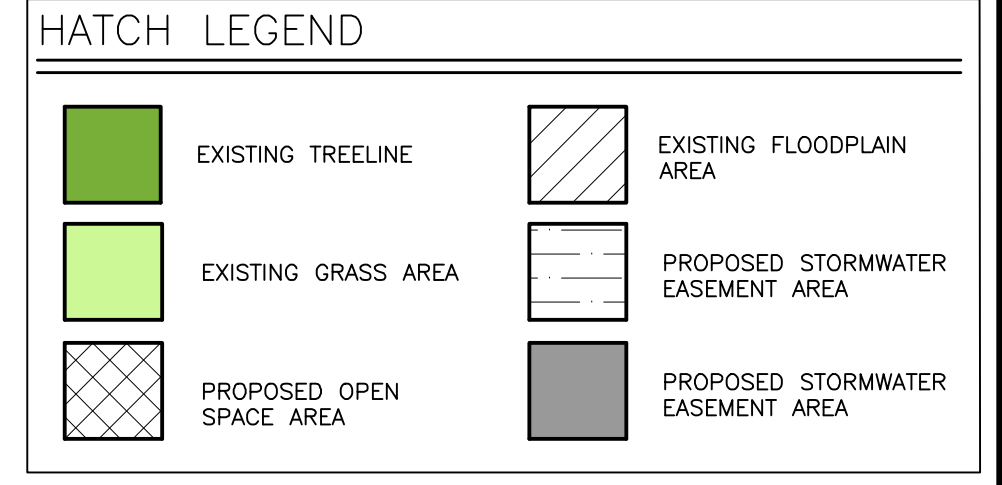
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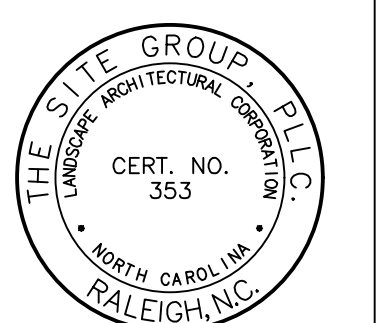
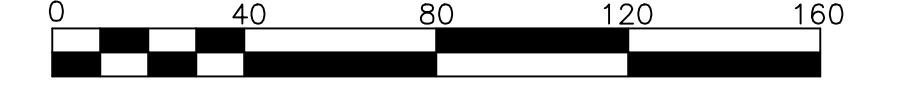
PEDESTRIAN CONNECTION NOTE:

THE WIDTH OF THE PEDESTRIAN CONNECTION MAY CHANGE DUE TO THE UNCERTAINTY OF THE SITE'S EXISTING CONDITIONS AND WHAT WILL FIT WITHIN THE DESIGNATED AREA. ONCE THE WIDTH OF THE PEDESTRIAN CONNECTION IS DETERMINED, WE WILL CHANGE THE PLANS ACCORDINGLY AND INFORM THE CITY OF CHARLOTTE.

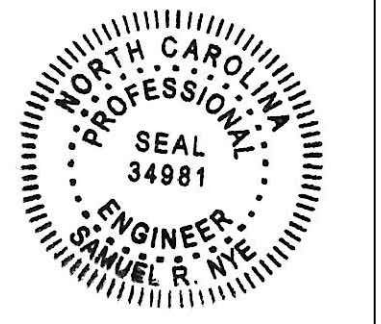


NORTH
CONCEPTUAL
MASTER PLAN

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