



VICINITY MAP n.t.s.

REZONING PETITION 208-09
APPROVED BY THE BOARD OF HUNTERSVILLE
Planning Staff
Approved by BOC on 1/20/09

**URBAN
DESIGN
PARTNERS**

1918-e6 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
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Mr. Jake Pallo

19520 W. Catawba Ave
Suite #313
Cornelius, NC 28031

Birkdale Inn

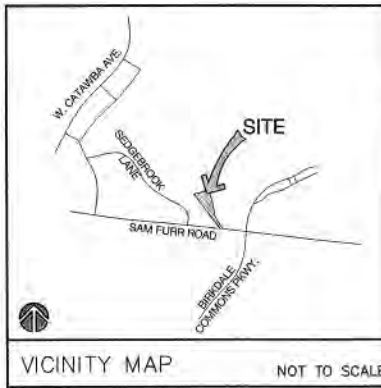
Conditional Rezoning Plan

Existing Features

NO.	DATE	BY	REVISIONS:
1	09/29/08	EJV	Per City Comments
2	10/10/08	EJV	Per City Comments
3	11/17/08	EJV	Per City Comments

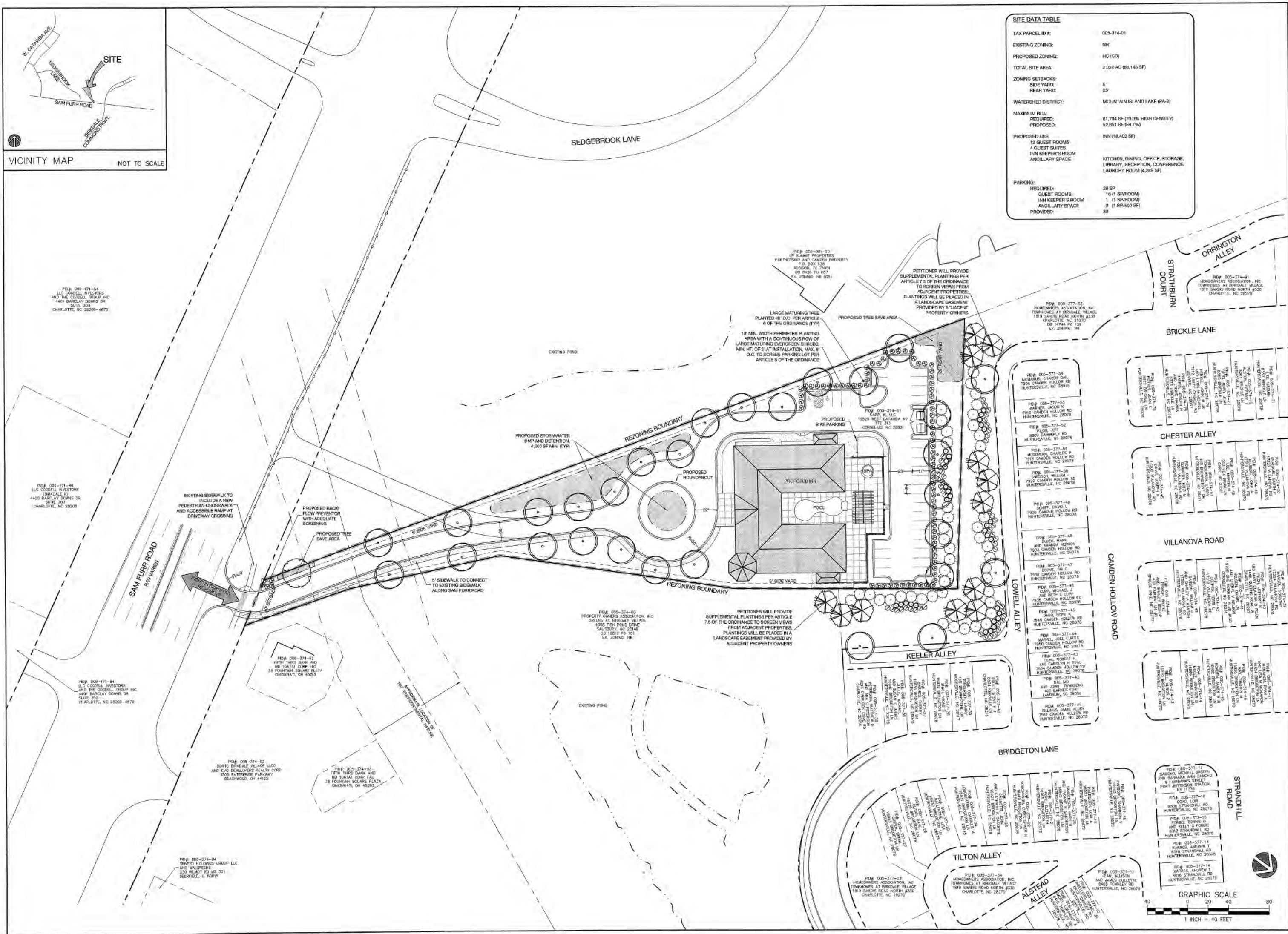
Project No: 08-042
Date: July, 2008
Designed by: udp
Drawn By: udp
Scale: 1"=40'
Sheet No:

RZ-1



VICINITY MAP NOT TO SCALE

SITE DATA TABLE	
TAX PARCEL ID #:	005-374-01
EXISTING ZONING:	NR
PROPOSED ZONING:	HC (C)
TOTAL SITE AREA:	2.024 AC (88,148 SF)
ZONING SETBACKS:	
SIDE YARD:	5'
REAR YARD:	25'
WATERSHED DISTRICT:	MOUNTAIN ISLAND LAKE (PA-2)
MAXIMUM BUA:	
REQUIRED:	81,704 SF (70.0% HIGH DENSITY)
PROPOSED:	52,851 SF (59.7%)
PROPOSED USE:	INN (18,402 SF)
12 GUEST ROOMS	
4 GUEST SUITES	
INN KEEPER'S ROOM	
ANCILLARY SPACE	
KITCHEN, DINING, OFFICE, STORAGE, LIBRARY, RECEPTION, CONFERENCE, LAUNDRY ROOM (4,289 SF)	
PARKING:	
REQUIRED:	26 SP
GUEST ROOMS	16 (1 SP/ROOM)
INN KEEPER'S ROOM	1 (1 SP/ROOM)
ANCILLARY SPACE	9 (1 SP/500 SF)
PROVIDED:	30





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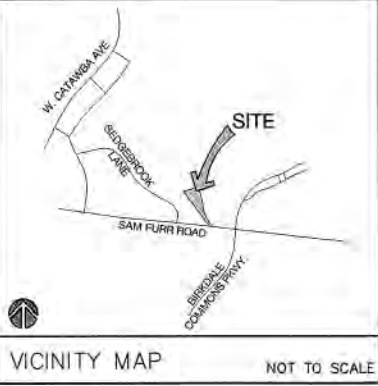
Conditional Rezoning Plan

Schematic Site Plan

NO.	DATE	BY	REVISIONS:
1	09/23/08	EJV	Per City Comments
2	10/10/08	EJV	Per City Comments
3	11/11/08	EJV	Per City Comments

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RZ-2



VICINITY MAP NOT TO SCALE

DEVELOPMENT NOTES

1. GENERAL PROVISIONS

- a. Unless more stringent standards are established by the Schematic Site Plan or these Development Standards, all development standards established under the Town of Huntersville Zoning Ordinance (the "Ordinance") for the HC zoning district classification shall be followed in connection with development taking place on the Site.
- b. The configuration, placement and size of the buildings, parking areas, and other site elements depicted on the Schematic Site Plan are schematic in nature and may be altered or modified within the constraints defined by the Ordinance and by the development during design development and construction document phases.
- c. The area within the roundabout may be used as an aesthetic feature (fountain, green, etc.) or as a rain garden. This will be determined during the design development and construction document phase of design based on engineering requirements for the site.

2. PERMITTED USES

- The Site may be devoted only to the following use:
- (1) Inn with Inn Keeper's Suite, 16 Guest Rooms/Suites, and any ancillary or accessory uses such as kitchen and dining, conference room, library, etc.

3. SETBACKS, SIDE YARDS AND REAR YARDS

- a. Development of the Site shall comply with the setback, rear yard and side yard requirements established under the Ordinance for the HC zoning district as depicted or noted on the plan.
- b. The Petitioner has filed a Special Use Permit to allow a hotel (inn) use less than 250 feet from residential zones.

4. LANDSCAPE/BUFFER REQUIREMENTS

- a. Parking lot landscaping shall conform with the standards and treatments specified in Article 6 of the Ordinance.
- b. Due to the unique shape of the parcel and nature of the surrounding parcels, the Petitioner is requesting a waiver or variable width reduction of the required 30' buffer width along the side and rear yards as part of this Rezoning Petition. Required buffer plantings will be provided as shown on the Schematic Site Plan within a landscape easement on the adjacent properties.
- c. The Petitioner will provide buffer landscaping to screen the Inn from adjacent properties. Such screen plantings may be located on the project property or on adjacent property only with a landscape easement agreement between the Petitioner and adjacent property owners. All buffer landscaping will adhere to Article 7.5 of the Ordinance and will be massed near the tops of slopes so as to provide maximum screening effect.
- d. One specimen tree exists on site (30" tulip poplar). If a certified arborist deems the tree to be a quality tree in good health, the Petitioner will make reasonable attempts to save the tree during construction; however, if it is not feasible to save the tree, the Petitioner will contribute to the Tree Fund/Bank set up by the town for the planting and maintenance of such trees elsewhere in the community as outlined in Article 7.4.2 (g) (2).

5. PARKING

- a. Off-street parking and loading will meet the minimum requirements set out in the Ordinance. The parking requirements are noted in the Development Summary.
- b. The alignment of internal vehicular circulation and driveways is preliminary and as a result has not been finalized and is subject to final design and engineering plans. Minor modification or alteration of these alignments may therefore take place during design development and construction phases.
- c. Bicycle parking will be provided on the Site as required by the Town of Huntersville parking requirements and standards.

6. SIGNS

- a. All signs placed on the Site will be permitted separately under Article 10 of the Town of Huntersville Zoning Ordinance.
- b. Detached signs will be ground mounted signs (pole signs are not allowed). The design of these signs will be architecturally compatible with buildings on the site through the use of the similar building materials and architectural styles.
- c. The use of neon in any sign is prohibited.
- d. No sign shall be permitted within the Sam Furr Road Right-of-Way or outside of the existing property boundary.

7. FIRE ACCESS

- The parking lot includes an integral hammer head designed to allow for fire truck turn-around access per Mecklenburg County standards.

8. STORM WATER

- a. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Town or Mecklenburg County.
- b. The following agencies must be contacted prior to construction regarding wetland and water quality permits:
- (i) Section 401 Permit - NCDENR, Raleigh Office (919.733.1789)
- (ii) Section 404 Permit - US Army Corps of Engineers (704.271.4854)

9. GARBAGE

- a. Any dumpsters visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates and supplemental landscaping as needed. Materials for any enclosure shall be consistent with those of the principal structure.
- b. Garbage pick-up will be limited to the hours of 1 p.m. until 5 p.m. Monday thru Friday in order to limit noise disturbance to adjacent property owners.

10. UTILITIES

- a. No utilities or utility easements are currently shown as being located within the project property boundaries.
- b. Location of backflow preventors shall be coordinated with CMUD and the Town of Huntersville.
- c. All building-related utilities and mechanical equipment will be located to the side or rear of the principal structure and will be screened from view.

11. SITE LIGHTING

- a. Lighting will be provided throughout the Site and shall be full cut-off type lighting fixtures.
- b. Site lighting will be limited to 20 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted. Such permitted architectural lighting must be downwardly directed, so as not to be angled greater than 45-degrees from vertical.

12. ARCHITECTURAL CONTROLS

- Building architecture shall follow the general form and style of the elevations submitted as part of this Rezoning Petition. However, the Petitioner reserves the right to make minor modifications as required by building standards or market conditions; such modifications must be approved by the Town Staff.

13. AMENDMENTS TO THE REZONING PLAN

- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Article 11.3 of the Ordinance.

14. BINDING EFFECT OF THE REZONING APPLICATION

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Schematic Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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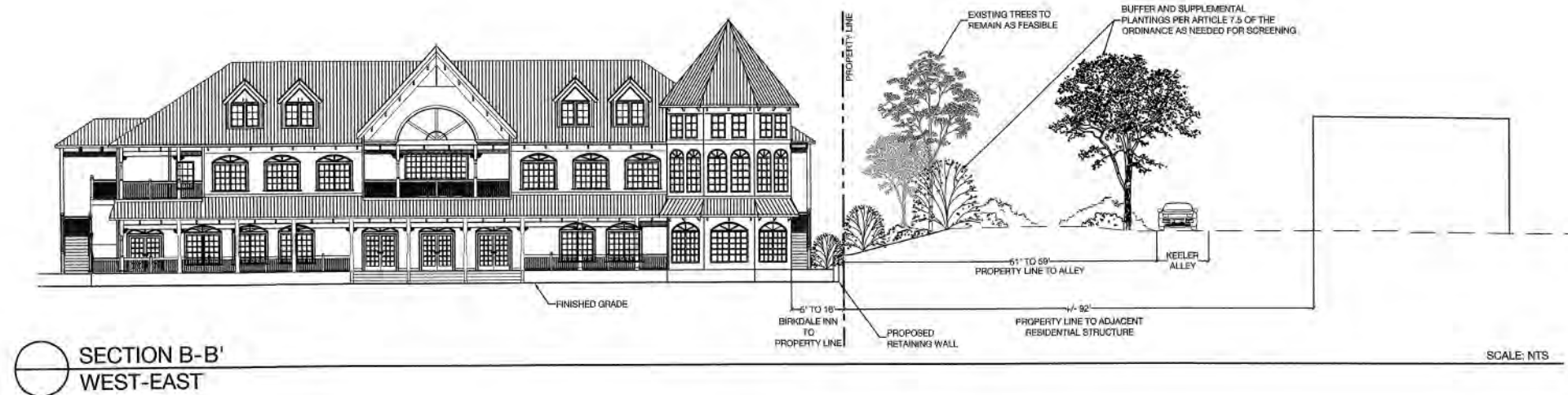
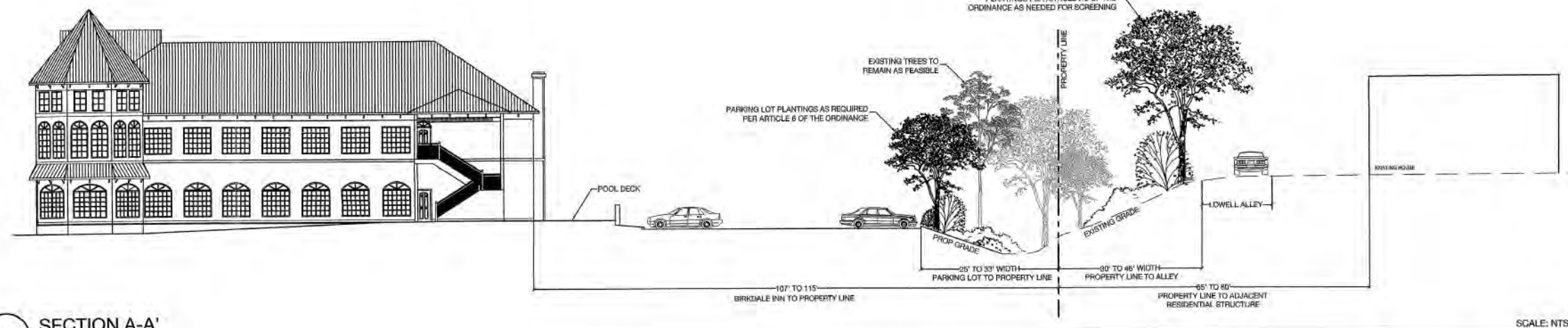
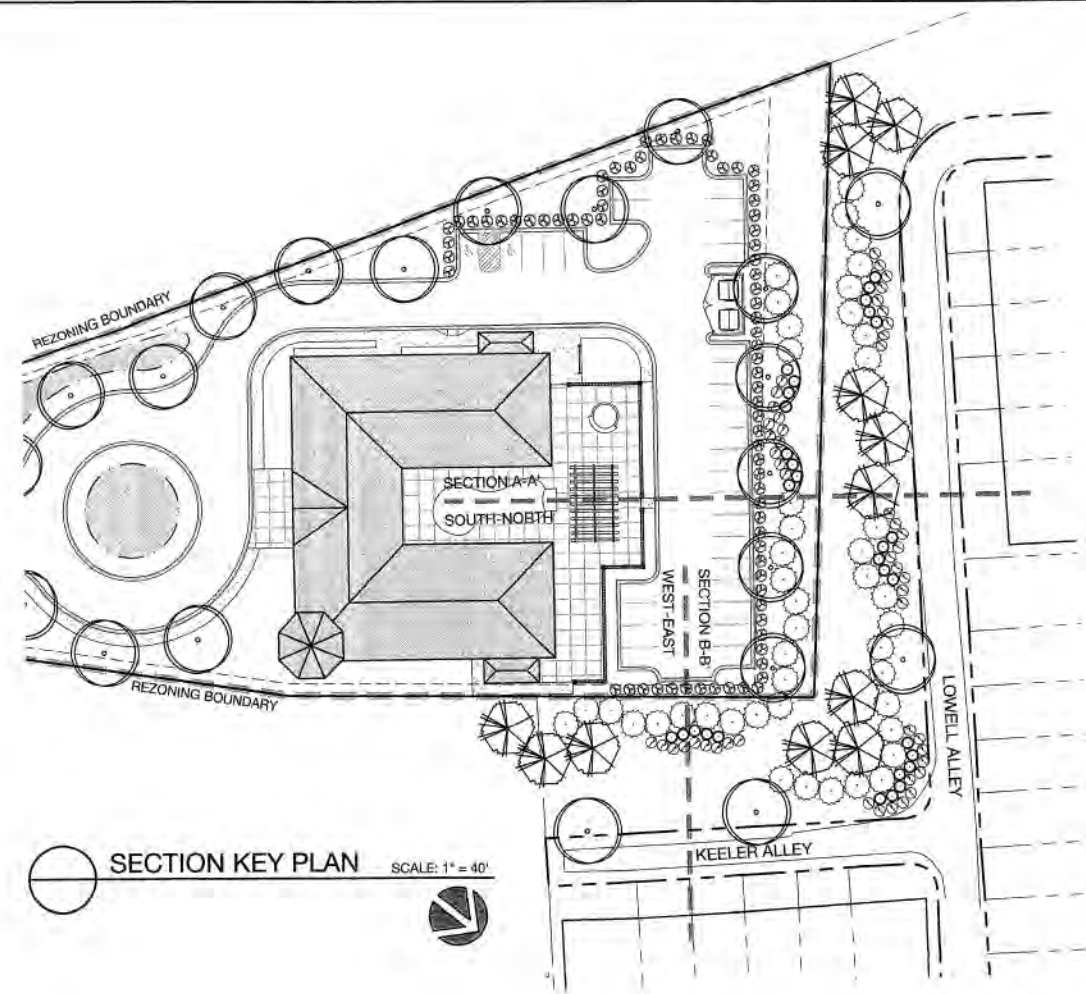
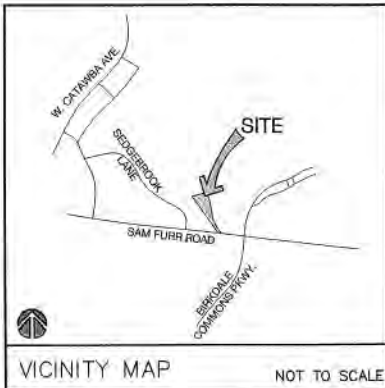
Birkdale Inn
Conditional Rezoning Plan
Development Notes

8521 Sam Furr Road Huntersville, NC

NO.	DATE	BY	REVISIONS
1	06/29/08	EW	Per City Comments
2	10/10/08	EW	Per City Comments
3	11/11/08	EW	Per City Comments

Project No: 08-002
Date: July, 2008
Designed by: udp
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Scale: 1"=40'
Sheet No:

RZ-3

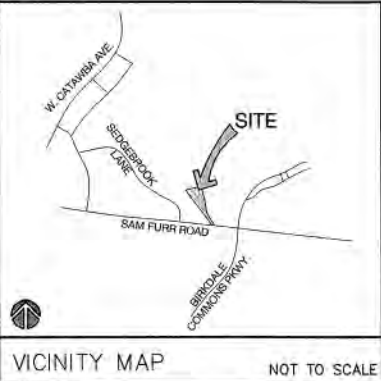


Birkdale Inn Conditional Rezoning Plan Schematic Site Sections

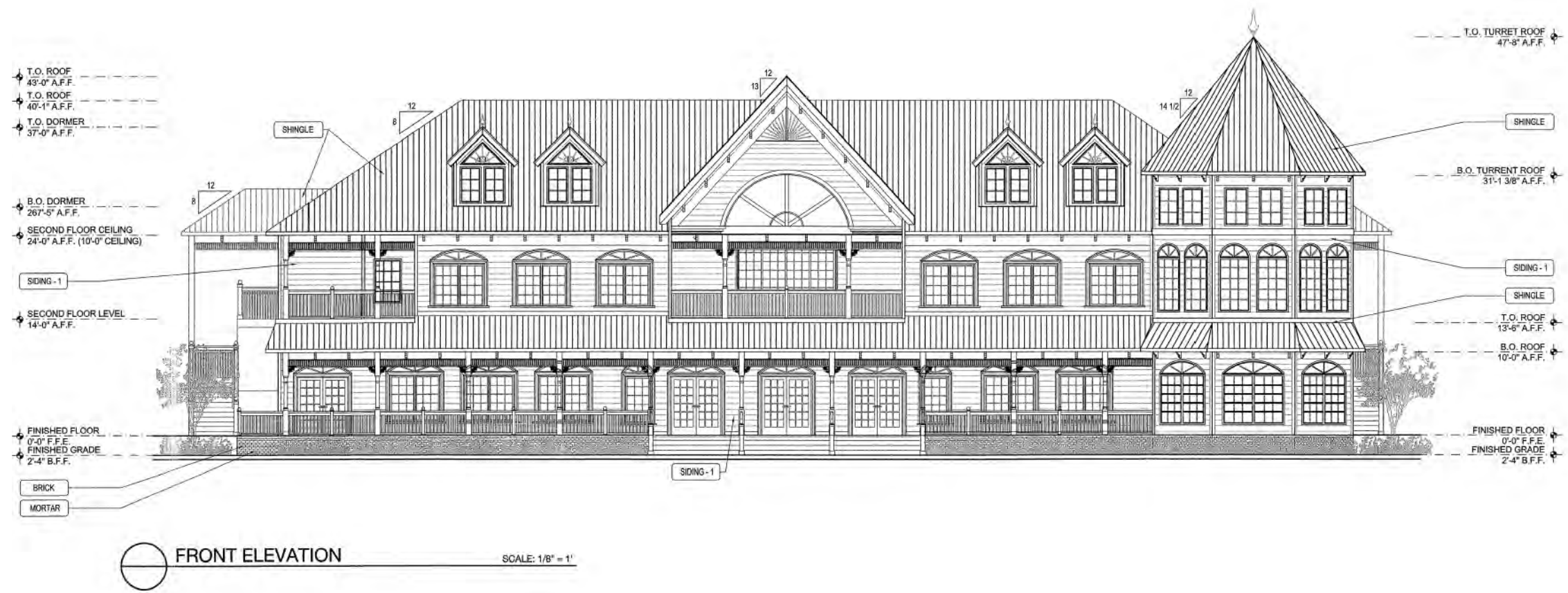
8521 Sam Furr Road Huntersville, NC

NO.	DATE	BY:	REVISIONS:
1	09/26/08	EJV	Per City Comments
2	10/10/08	EJV	Per City Comments
3	11/11/08	EJV	Per City Comments

Project No: 08-042
Date: July 2008
Designed by: udg
Drawn By: udg
Scale: 1"=40'
Sheet No:



VICINITY MAP NOT TO SCALE



MATERIAL LEGEND			
SIDING - 1	Hardy Plank Siding: To Be Selected	Coordinate with architect for specifications	
SHINGLE	Asphalt Shingles: Contained Carriage House Shingle	Coordinate with architect for color & specifications	
BRICK	Base Brick: Color to be selected	Coordinate with architect for specifications	
MORTAR	Mortar Color:	Coordinate with architect for specifications	

***Materials shown are shown for design concept only. All materials are to be approved on a separate submitted finish material board.

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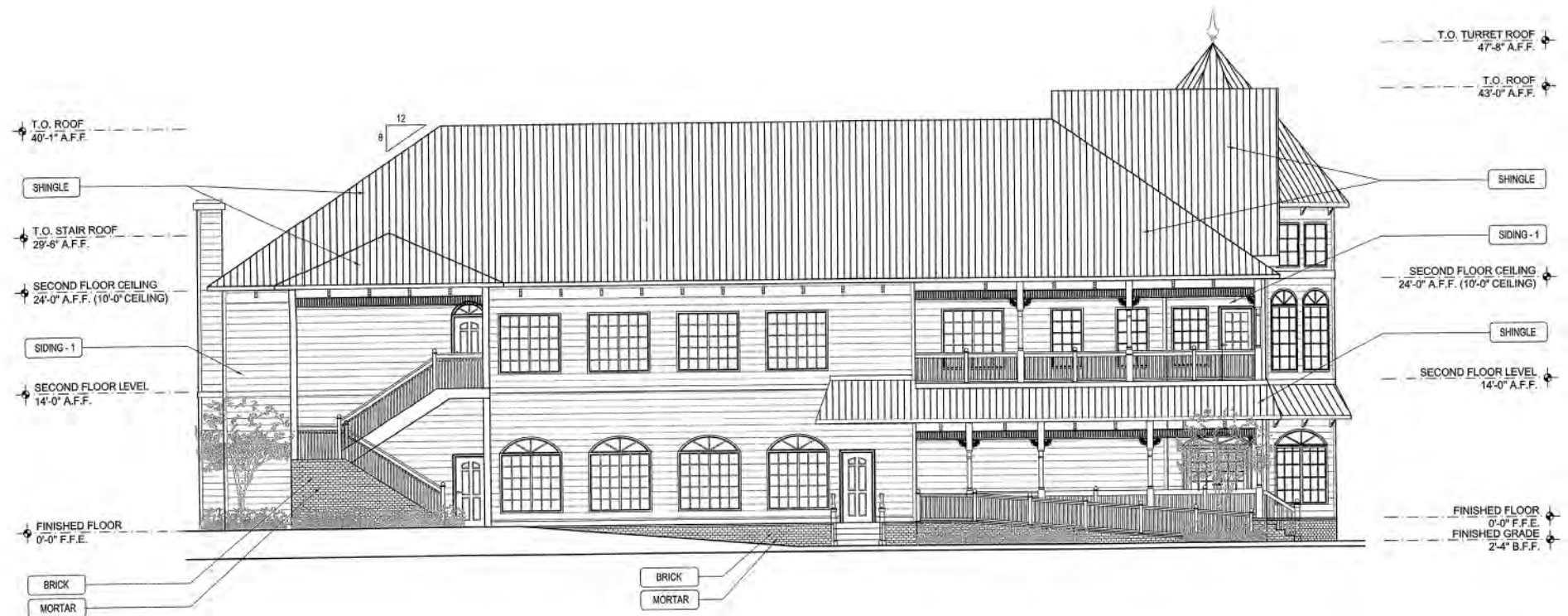
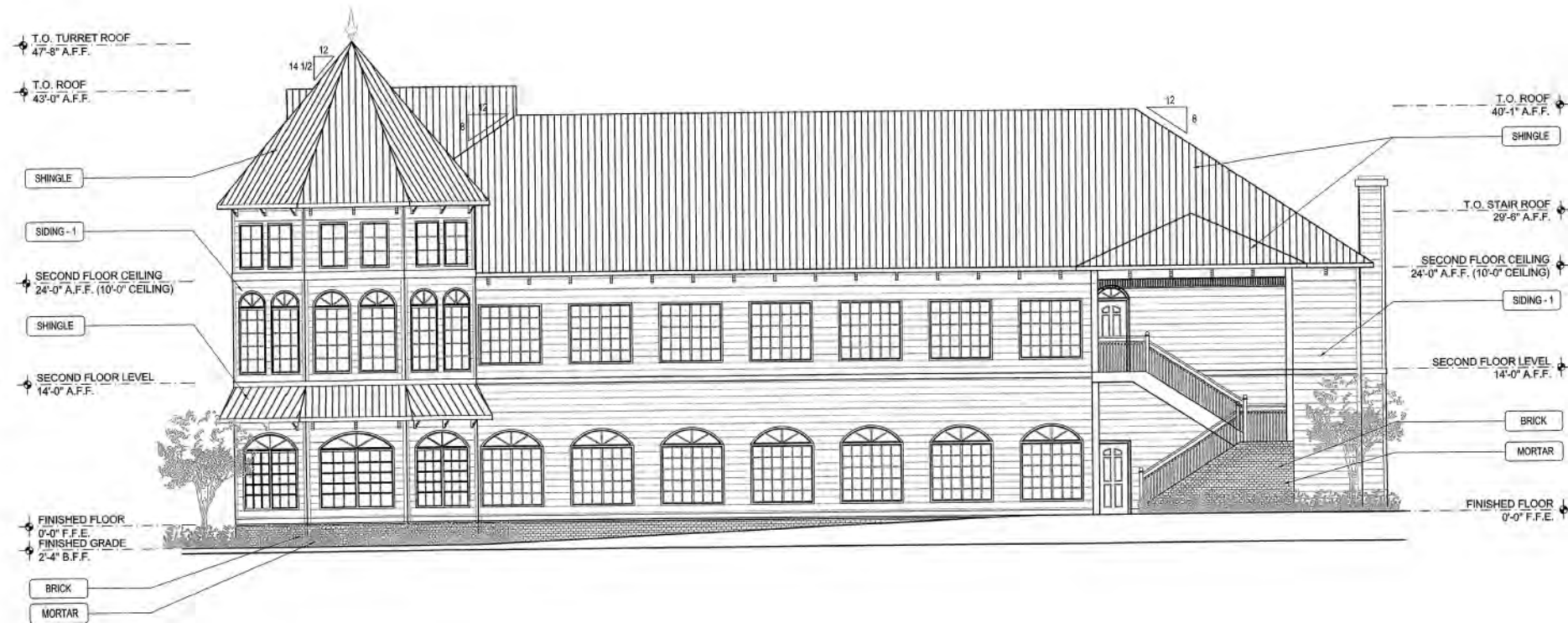
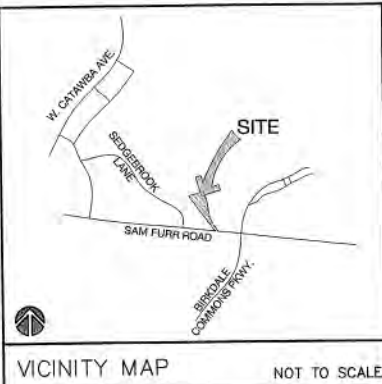
Conditional Rezoning Plan

Schematic Building Elevations

8521 Sam Furr Road Huntersville, NC

NO.	DATE	BY:	REVISIONS:
1	08/29/08	EJV	Per City Comments
2	10/10/08	EJV	Per City Comments
3	11/11/08	EJV	Per City Comments

Project No: 08-042
 Date: July, 2008
 Designed by: udp
 Drawn By: udp
 Scale: 1" = 10'
 Sheet No:



MATERIAL LEGEND			
SIDING - 1	Hardy Plank Siding: To Be Selected		
	-Coordinate with architect for specifications		
SHINGLE	Asphalt Shingle: Certainteed Carriage House Shingle		
	-Coordinate with architect for color & specifications		
BRICK	Base Brick: Color to be selected		
	-Coordinate with architect for specifications		
MORTAR	Mortar Color:		
	-Coordinate with architect for specifications		

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Birkdale Inn Conditional Rezoning Plan Schematic Building Elevations

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Project No: 08-042
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Scale: 1" = 16'
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