

**TOWN OF PINEVILLE
LAND USE APPLICATION**

Application Number _____

Date _____

Applicant's Name Liberty Development, LLC Attn: Matthew Downs

Property Owner's Name Providence Properties Inc. c/o The Ervin Co.
(If different From Applicant)

Applicant's Mailing Address 834 Highland Avenue
Orlando, Florida 32803

Property Owner's Mailing Address 6001 N. A1A # 8187, Indian River Shores, Florida 32963

(321)441-1851 (772) 231-6356
Applicant's Phone Number Property Owner's Phone Number

Seller/Buyer
Relationship of Property Owner To Applicant

Property Location 10942 Park Road, North of Osprey Drive

Tax Map and Parcel Number 22114201 and 22114208

Existing Zoning B - 4

Map Change *Conditional Use District* *Conditional Use Permit* *Text Change*

Proposed Zoning B-4 no Change

Proposed Conditional Use: To develop Phase 1 with a 122-room Woodsprings Suite Hotel

General Information

Property Information

Request

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If Zoning Text Change, sections(s) of text proposed to be changed? No. Not Applicable

Existing Text Wording _____

Proposed Text Wording Not Applicable _____

Reasons For Text Change Not Applicable _____

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

C. D. [Signature]

Signature of Applicant

April 5, 2016

Date

[Signature]

Signature of Property Owner
(If different From the Applicant)

April 25, 2016

Date

Woodsprings Suites Hotel – Pineville, NC

The subject site is a vacant wooded property measuring 2.803 acres. Phase 1 of the two phase development program consists of a 122-room Woodsprings Suites extended stay hotel on 2.47 acres. Phase 2 consisting of .33 acre is for future development consistent with the property's B-4 zoning district. No specific use has been identified.

The Charlotte market at large continues to see growth in all major business sectors driving continued optimism about growth in both Charlotte and surrounding communities. The market as a whole is presently underserved in the 'Extended-Stay' market representing less than 4% (see Highland Group 2015 Report) of hotel rooms in the MSA at large. WoodSpring projected demand is currently being served from a variety of sources including limited service, select service, extended stay and short-term apartment rentals. The proposed WoodSpring Suites hotel desires to serve customers with various stay expectations including:

Short term stays (3-5 days +/-): Customers whose needs are presently being met by higher priced, fully occupied, select service or limited service hotels priced above \$100/night;

Medium term stays (5-14 days +/-): Customers who are presently staying at other fully occupied limited service or extended stay hotels but desiring a more well suited option for their time in the Pineville market;

Longer term stays (15-30 days): Customers who are in the market for a short time due to relocation to Pineville or on a short term work assignment.

With the continued growth of the Pineville market, including the expansion of the Carolinas Medical Center, new development of single and multi-family and continued infrastructure work, WoodSpring is well positioned to serve the community as a simple and worry free hospitality option.

Special Considerations: In accordance with the Town of Pineville Zoning Ordinance, the applicant respectfully requests three special considerations for the proposed project.

SC-01: Allow an exception to the maximum density of 40 units per acre. (Sec. 6.5.33, pg. 145 ZO)

The site would be limited to 112 hotels rooms based on a 2.803-acre parcel ($2.803 \times 40 = 112$ rooms). Increasing the density to 43.5 rooms per acre will allow for 122 rooms. The modification represents an 8 percent increase in the number of units per acre which will help make the project financially feasible for the developer/owner.

SC-02: Variance to the Corridor Overlay District Build-to-Line (Sec. 11.3.6, pg. 32 Overlay District)

Under the overlay district design guidelines, the front street setback is required to take the form of a build-to-line which would be located 23 feet from the edge of pavement of Park Rd. Due to the narrow width of the site, the minimum building width, buffer requirements and the proximity of the adjacent residential uses, the applicant request a waiver from the build-to-line for the Phase 1 hotel project. The Phase 2 development would comply with the build-to-line requirement as noted on Sheet CUP1.0.

SC-03: Aggregate two (2) parcels into one (1) parcel during the CUP process

The subject site under unified ownership consists of two tax parcels. The applicant wishes to combine the two parcels into one parcel during the CUP review process.