

REQUEST	Current Zoning: R-17MF, multi-family residential and I-1, light industrial and NCDOT right-of-way to be abandoned Proposed Zoning: BD(CD), distributive business, conditional
LOCATION	Approximately 4.18 acres located on the west side of Statesville Road between Twin Lakes Parkway and Interstate 485.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a four story, 119 room hotel, with a maximum of 90,000 square feet. The petition seeks to abandon and establish zoning for 1.62 acres of right-of-way along the old alignment of Statesville Road. The potential abandonment area has been included in the rezoning petition.
Property Owner Petitioner Agent/Representative	Malcolm B. and Frances A. Blankenship, and NCDOT Sherpa Land Company, LLC Stuart Mullen
Community Meeting	Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted unanimously to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Setbacks along Interstate 485 and the new alignment of Statesville Road have been labeled. 2. Dumpster location is shown. 3. Total site area is reflected as 4.18 acres. 4. The maximum square footage is listed as 90,000 square feet. 5. The floor area ratio (F.A.R.) depicted on the plan is 0.37. Total building area will not exceed a F.A.R. of .50. 6. A note has been added that the petitioner will submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities. 7. Sidewalk widths have been labeled. 8. All streets have been labeled. 9. An access easement will be provided for the property to the west.
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VOTE	<table border="0"> <tr> <td>Motion/Second:</td> <td>Lipton/Griffith</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>None</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Lipton/Griffith	Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh	Nays:	None	Absent:	None	Recused:	None
Motion/Second:	Lipton/Griffith										
Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph, and Rosenburgh										
Nays:	None										
Absent:	None										
Recused:	None										
ZONING COMMITTEE DISCUSSION	Staff summarized the request noting that the petitioner had verbally agreed to restore access to the property to the west. The petitions representative confirmed the modification for the Zoning Committee. All other outstanding site plan issues had been addressed as noted above.										
STATEMENT OF CONSISTENCY	This petition is found to be consistent with the <i>Northlake Area Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Griffith seconded by Commissioner Lipton)										

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Approximately 1.6 acres will be added to the site with the abandonment of the old alignment of Statesville Road (Highway 21) right-of-way.
- Maximum building square footage of 90,000.
- Maximum building height of four stories (45 feet).
- Maximum of 119 rooms.
- Freestanding lights will not exceed 30 feet in height and will be shielded with full cut-off fixtures.
- Roof mounted mechanical equipment will be screened from view at grade level of existing and proposed Statesville Road.
- Access to the site will be provided by a driveway that connects to the new alignment of Statesville Road.
- Landscaped setbacks will be provided along Interstate 485 and the new alignment of Statesville Road.
- A sidewalk connection will be provided from the building to the new alignment of Statesville Road.
- A shared access easement will be provided to the property to the west.

• Public Plans and Policies

- *The Northlake Area Plan (2008)* recommends office/retail/industrial-warehouse distribution uses. The area plan states that any one or a combination of these uses is appropriate.
- This petition is consistent with the Northlake Area Plan.

• STAFF RECOMMENDATION (Updated)

- Staff recommends approval of this petition.
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PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No comment received.
 - **CATS:** No comment received.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **Site Design:** No issues.
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OUTSTANDING ISSUES

No issues.

Attachments Online at www.rezoning.org

- Application Form
- CDOT Review
- Community Meeting Report
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

Planner: Sonja Sanders (704) 336-8327