

REQUEST Current Zoning: CC, commercial center
Proposed Zoning: CC SPA, commercial center, site plan amendment

LOCATION Approximately 2.60 acres located northwest of the intersection of East Independence Boulevard and Sardis Road North.

CENTER, CORRIDOR OR WEDGE Corridor

SUMMARY OF PETITION This petition proposes a site plan amendment to combine two lots to allow for a 56,710 square foot hotel. The proposed maximum square footage is approximate to what is currently allowed. In addition, permitted uses will no longer include retail and restaurants with drive-thru windows.

Property Owner Independence Hospitality, Inc.
Petitioner HK Patel
Agent/Representative Monte J. Moreschi
Community Meeting Meeting is required and has been held. Report available online.

ZONING COMMITTEE ACTION The Zoning Committee voted unanimously to recommend **APPROVAL** of this petition with the following modifications:

1. The five-foot sidewalk surrounding the building has been labeled.
2. Note 10 has been amended to specify a maximum building height of 55 feet instead of an average building height.
3. The boundaries of the rezoning area have been clearly delineated and labeled.
4. Note 11 has been amended to state that the petitioner agrees to dedicate and convey, prior to the issuance of a building permit, any right-of-way necessary for the widening of East Independence Boulevard and the construction of the interchange at Sardis Road North.
5. Plan has been amended to reflect a six foot sidewalk with eight foot planting strip from the building to the northern property line. Reference to the sidewalk and planting strip that were to be provided to East Independence Boulevard if permission is granted from the abutting property owner has been deleted.
6. Petitioner has deleted the location of the proposed sign. Note 5 under Site Plan Conditions states that signage will comply with Chapter 13 of the Zoning Ordinance and specifies the type, maximum square footage and maximum height of proposed signage.
7. 155 rooms maximum has been added.

VOTE

Motion/Second:	Rosenburgh/Griffith
Yeas:	Allen, Griffith, Howard, Johnson, Lipton, Randolph and Rosenburgh
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff reviewed the petition noting the outstanding issues had been addressed as noted above. Since the public hearing the petitioner limited the maximum number of hotel rooms to 155. The petition is consistent with the *East District Plan* and the *Transit Station Area Principles*. Staff recommended approval of the petition.

The Committee asked if there are other hotels in the area and why the numbers of rooms were restricted. Staff responded that a hotel is located beside this site and the restriction on the number of rooms related to the amount of parking that could be provided on the site. The Committee discussed the future transportation improvements for East Independence and resolved to put this item on the Planning Commission agenda for further discussion. Staff indicated that the Independence Area Plan is in the process.

One Committee member questioned if the parking lot for the hotel would eventually front Independence Boulevard. Staff responded that there would be ample room for buffers within the right-of-way.

The Committee concluded that the Sardis Road / Independence interchange is a critical component to the redevelopment of the area. Staff is working toward the completion and adoption of the area plan.

STATEMENT OF CONSISTENCY

This petition is found to be consistent with the *East District Plan* and the *Transit Station Area Principles* and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Rosenburgh seconded by Commissioner Griffith)

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:

- A 56,710 square foot hotel.
- A maximum building height of 55 feet.
- Proposed floor area ratio (FAR) of 0.50.
- Internal sidewalk connections along, or stubbed to, portions of private streets/driveways.
- Signage limited to one 50 square foot ground mounted sign, with a maximum height of four feet.

- **Public Plans and Policies**

- *East District Plan* (1990) recommends retail land use for the subject property. Additionally, the site is within a proposed transit station area in the Southeast Transit Corridor. A hotel is an appropriate use in a station area according to the *Transit Station Area Principles* (2001).
- The petition is consistent with the *East District Plan* and the *Transit Station Area Principles*.
- The subject property is within the *Independence Boulevard Area Plan* currently underway.

- **STAFF RECOMMENDATION (Updated)**

- Staff recommends approval of this petition upon resolution of the outstanding issues.
- The petition is consistent with the *East District Plan* and the *Transit Station Area Principles*.

PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

- **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on nonresidential 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
- CMS Review
- Community Meeting Report and Sign-In Sheet
- Fire Department Review
- LUESA Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review

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