

<b>REQUEST</b>	Current Zoning: CC, commercial center Proposed Zoning: CC SPA, commercial center, site plan amendment
<b>LOCATION</b>	Approximately 1.72 acres located on the south side of Smith Corners Boulevard near the intersection of West W. T. Harris Boulevard and Statesville Road.
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition proposes a site plan amendment to one parcel within a unified development to allow a 52,500 square foot hotel. The maximum 150,000 square feet previously approved for the remainder of the unified development will remain unchanged.
<b>Property Owner Petitioner Agent/Representative</b>	CentDev Northlake, LLC YM Management Group, LLC Teresa Hawkins
<b>Community Meeting</b>	Meeting is required and has been held. Report available online.

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended Part II (B) to state that the site plan amendment applies only to Parcel D and proposes a maximum of 52,500 square feet. Specified that the remainder of the unified development will have a maximum of 150,000 square feet.</li> <li>2. Specified the meeting room capacity as 24 seats in two meeting rooms.</li> <li>3. Solid waste and recycling area shown and labeled.</li> <li>4. Provided information on the number of meeting rooms, which negated the need for a parking count and shared parking agreement.</li> <li>5. Labeled Parcel D/Envelope 5.</li> <li>6. Removed the note that storm water runoff will be managed by an existing off-site shared regional detention facility.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Allen/Dodson</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh and Simmons</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Allen/Dodson	Yeas:	Allen, Dodson, Griffith, Randolph, and Walker	Nays:	None	Absent:	Rosenburgh and Simmons	Recused:	None
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Yeas:	Allen, Dodson, Griffith, Randolph, and Walker										
Nays:	None										
Absent:	Rosenburgh and Simmons										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided an overview of the petition and noted that all outstanding issues have been addressed.										
<b>STATEMENT OF CONSISTENCY</b>	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 Walker seconded by Commissioner Allen).										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**FINAL STAFF ANALYSIS**

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

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**PLANNING STAFF REVIEW****• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A maximum of 52,500 square feet permitted on Parcel D. The remainder of the development will maintain a maximum of 150,000 square feet.
- A four-story hotel consisting of 82 rooms, with a meeting room capacity of 24 seats in two meeting rooms.
- An eight-foot planting strip and six-foot sidewalk along Smith Corners Boulevard.
- A six-foot planting strip and five-foot sidewalk along the abutting internal driveway.
- A five-foot internal sidewalk that connects to the public sidewalk.

**• Public Plans and Policies**

- The *Northlake Area Plan* (2008) recognizes the existing CC zoning on the site and recommends retail uses for the property.
- This petition is consistent with the *Northlake Area Plan*.

**• STAFF RECOMMENDATION (Updated)**

- Staff agrees with the recommendation of the Zoning Committee.

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**PUBLIC INFRASTRUCTURE UPDATES** (see full department reports online)

- **CDOT:** No issues.
- **Charlotte Fire Department:** No issues.
- **CATS:** No issues.
- **Connectivity:** No issues.
- **Neighborhood and Business Services:** No issues.
- **Schools:** CMS does not comment on non-residential petitions.
- **Park and Recreation:** No comments received.

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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.

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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMU Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services
- Pre-Hearing Staff Analysis
- Site Plan
- Solid Waste
- Storm Water Review