

<b>REQUEST</b>	Proposed Zoning: CC SPA, commercial center, site plan amendment
<b>LOCATION</b>	Approximately 37.3 acres at the intersection of Johnston Road and Toringdon Way surrounded on the south side by Interstate 485.
<b>CENTER, CORRIDOR OR WEDGE</b>	Center
<b>SUMMARY OF PETITION</b>	This proposal would internally relocate approximately 240 previously approved multi-family residential units, decrease the approved retail by 52,000 square feet, increase office space by 38,000 square feet, and add a 120-room hotel.
<b>Property Owner Petitioner Agent/Representative</b>	Lichtin Toringdon I, LLC Lichtin Corporation (attn: Jeff Smith) Jeff Brown and Keith MacVean/King & Spalding, LLP
<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 modification:</p> <ol style="list-style-type: none"> <li>The following note has been added: "In order to continue the quality and architectural theme established for Toringdon by the existing building, the Petitioner will provide that new buildings constructed on the site will be architecturally compatible to the existing buildings. This may be accomplished by the use of similar building materials and colors as well as similar or complementary architectural styles."</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Simmons/Allen</td> </tr> <tr> <td>Yeas:</td> <td>Allen, Dodson, Griffith, Randolph, Simmons, and Walker</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Rosenburgh</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Simmons/Allen	Yeas:	Allen, Dodson, Griffith, Randolph, Simmons, and Walker	Nays:	None	Absent:	Rosenburgh	Recused:	None
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Yeas:	Allen, Dodson, Griffith, Randolph, Simmons, and Walker										
Nays:	None										
Absent:	Rosenburgh										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition and noted that there were no outstanding issues however the petitioner added a note in relation to the building architecture. There was no further discussion.										
<b>STATEMENT OF CONSISTENCY</b>	This petition is found to be consistent with the <i>South District Plan</i> and to be reasonable and in the public interest, by a unanimous vote of the Zoning Committee (motion by Commissioner Simmons seconded by Commissioner Griffith).										
<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))

**PLANNING STAFF REVIEW**

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Relocation of 240 multi-family residential units, with a four-story maximum height, to the corner of North Community House Road and Toringdon Way (private street). 17 townhomes with garages remain along North Community House Road just north of I-485.
- A new 120-room hotel located to the rear of the townhomes.

- An additional 40,000 square feet of office space located behind the hotel in an office building containing a total of 94,000 square feet. This results in a total of 725,000 square feet of office.
  - The 64,000 square feet of retail will be reduced to 11,500 square feet.
  - Parking requirements that are partially met by an approved shared parking plan and bonuses for extra bicycle parking. The shared parking provides a minimum of one parking space per multi-family unit at all hours.
  - A new CATS bus pad and 50 non-exclusive parking spaces along Johnston Road.
  - The rezoned area to comply with PCCO regulations.
- **Public Plans and Policies**
    - The *South District Plan* (1993) as amended by petition 2008-040 recommends retail, office, and residential uses for this site.
    - This petition is consistent with the *South District 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 & Business Services:** No issues.
  - **Schools:** No issues.
  - **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**

- None.
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#### **Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application Form
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMS Review
- Community Meeting Report
- LUESA Review
- Neighborhood & Business Services Review
- Park and Recreation Review
- Pre-Hearing Staff Analysis
- Site Plan
- Storm Water Review