

REQUEST	Current Zoning: O-2, office and B-1, neighborhood business Proposed Zoning: B-2(CD), general business, conditional
LOCATION	Approximately 1.52 acres located along Wilson Lane and West Sugar Creek Road near Interstate 85.
SUMMARY OF PETITION	This petition proposes to convert an existing hotel into a single room occupancy residence (SRO) with up to 79 rooming units. Hotel/motel is also retained as a permitted use.
STAFF RECOMMENDATION	Staff requests that a decision on the petition be delayed until recommendations from the SRO citizen advisory group process are presented to Council's Housing and Neighborhood Development Committee.
Property Owner	Asha Hotel Group, Inc.
Petitioner	Grady Parker, Jr.
Agent/Representative	N/A
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Reuse of an existing 22,542 square foot building for up to 79 single room occupancy residence rooming (SRO) units or a hotel/motel.
 - A 6,690 square foot, three story addition to the western side of the existing building for common space and meeting rooms.
 - Maximum building height of 27.5 feet, not to exceed three stories.
 - A 22-foot Class B buffer with a wooden fence abutting residential zoning or uses.
 - Existing four-foot sidewalk and a proposed eight-foot planting strip along Wilson Lane.
 - Hotel/motel permitted in lieu of a single room occupancy residence.
- **Existing Zoning and Land Use**
The subject property is zoned O-2 and B-1 and is occupied with a hotel/motel. Adjacent properties on the west side of West Sugar Creek Road include various fast food restaurants, a hotel/motel, commercial and office warehouse uses in B-1, B-1(CD) and B-2(CD), and single family dwellings or vacant lots in R-4 zoning. Two hotels, a fast food restaurant and a gas station exist on the east side of West Sugar Creek Road in B-1 and B-1(CD) zoning along with single family dwellings in R-4 zoning.
- **Rezoning History in Area**
There have been no rezonings in the immediate area in recent years.
- **Public Plans and Policies**
 - The *Central District Plan* (1993) recommends office uses for the site.
 - This petition is inconsistent with the *Central District Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Charlotte Area Transit:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Department of Transportation:** No issues.
 - **Vehicle Trip Generation:**
Current Zoning: 380 trips per day.
Proposed Zoning: 500 trips per day.
 - **Connectivity:** No issues.

- **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Charlotte-Mecklenburg School System does not comment on nonresidential rezoning petitions.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **Mecklenburg County Parks and Recreation:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - Minimizes impacts to the natural environment by reusing an existing building.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Add note that existing building will remain.
 2. Amend existing zoning to reflect O-2 and B-1.
 3. Delete Notes 14, 15, 16, 17 and 18 as these are minimum development requirements and will be addressed during the permitting process.
 4. Amend the parking tabulation under Development Data to specify the minimum required and maximum proposed.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

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