

<b>REQUEST</b>	Proposed Zoning: O-1(CD) SPA, office, conditional, site plan amendment.
<b>LOCATION</b>	Approximately 12.54 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to increase the square footage for the proposed office and bank uses, allow a hotel on the site, and increase the number of buildings from three to four. The proposed buildings, with the exception of the hotel, front along the proposed Ballancroft Parkway or Providence Road West.
<b>PROPERTY OWNER</b>	521 Partners, LLC
<b>PETITIONER</b>	521 Partners, LLC
<b>AGENT/REPRESENTATIVE</b>	Overcash Demmitt Architects
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online.
<b>STATEMENT OF CONSISTENCY</b>	The office and branch bank uses were found to be consistent and the hotel use to be inconsistent 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 Firestone seconded by Commissioner Dodson).

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of the petition.
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<b>VOTE</b>	Motion/Second: Firestone/Phipps
	Yeas: Dodson, Fallon, Firestone, Lipton, Phipps, and Rosenburgh
	Nays: None
	Absent: Walker
	Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff reviewed the petition and noted there were no outstanding issues.

A Commissioner was concerned about the lack of elevations for the bank and office buildings. Staff responded that while elevations were provided for the hotel, building materials for all buildings are limited to brick, aluminum, glass and stucco finishes. In addition, the hotel is oriented toward Johnston Road while the other buildings are oriented internally or toward Providence Road.

**STAFF OPINION** 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**

- **Background**
  - The site plan approved in 2007 (petition 2007-132) contains the following conditions:
    - A maximum of 72,500 square feet for a bank, office building and a fitness center.
    - Bank limited to 4,500 square feet.
    - A three-story office building at a maximum of 36,000 square feet, and a one and a half-story fitness center at a maximum of 32,000 square feet.
    - Architectural standards and building articulation provided for all buildings.
    - All buildings fronting the proposed public internal street or Providence Road West.
    - Access points limited to Providence Road West and the proposed internal public street.
    - Building materials consisting of brick, stucco and/or a combination of those or other masonry finishes.
    - The site was originally rezoned by petition 2002-015, which contains the following conditions:

- Maximum of 99,500 square feet for an office park consisting of up to four buildings with a maximum height of two stories.
  - All buildings front the proposed internal street or Providence Road West.
  
  - **Proposed Request Details**
    - The site plan accompanying this petition contains the following provisions:
    - An option to allow an additional 30,000 square feet of office if a hotel is not constructed. The overall maximum square footage would be 210,000 square feet if a hotel is provided and 155,000 square feet without a hotel.
    - Buildings oriented toward the proposed internal public street, Ballancroft Parkway.
    - An 8-foot wide shared use path provided along one side of the proposed Ballancroft Parkway.
    - An 8-foot planting strip and 8-foot sidewalk along Providence Road West.
    - A 6-foot sidewalk along U. S. Highway 521.
    - Total of four buildings.
    - One accessory drive-through service window.
    - Tree save area totaling 82,009 square feet (15 percent).
    - Internal open space in the form of a park and courtyard.
    - Permits all uses allowed in the O-1 district.
    - An 85,000 square foot, 125-room, four-story hotel.
    - Building materials for hotel consisting of a brick base with aluminum and glass on upper floors.
    - Elevations provided for the hotel.
  
  - **Public Plans and Policies**
    - The *South District Plan* (1993), as amended by rezoning petition 2007-132, recommends office uses including a financial institution.
    - The proposed office uses and financial institution are consistent with the *South District Plan*. However, the hotel is inconsistent with the *South District Plan*.
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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No issues.
  - **Charlotte Department of Transportation:** No issues.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** 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-Environment*.
    - Protects and restores environmentally sensitive areas by preserving wetland areas.
    - Minimizes impacts to the City's tree canopy by preserving existing trees in excess of minimum tree ordinance requirements.
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**OUTSTANDING ISSUES**

- No issues.
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Attachments Online at [www.rezoning.org](http://www.rezoning.org)

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Charlotte Department of Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Storm Water Services Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

**Planner:** Sonja Sanders (704) 336-8327