
REQUEST	Proposed Zoning: O-1(CD) SPA, office, conditional, site plan amendment
LOCATION	Approximately 12.54 acres located on the southwest corner at the intersection of Providence Road West and Johnston Road.
SUMMARY OF PETITION	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.
STAFF RECOMMENDATION	Staff recommends approval of this petition. The office and branch bank uses are consistent with the <i>South District Plan</i> , as amended by a previous rezoning. The proposed hotel use is not consistent with the adopted plan as amended but is a permitted use in the office district and is compatible with the other proposed uses.
PROPERTY OWNER	521 Partners, LLC
PETITIONER	521 Partners, LLC
AGENT/REPRESENTATIVE	Overcash Demmitt Architects
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Background**
 - A public hearing for this petition was held on March 21, 2011. The petition was amended to address outstanding site plan issues after a recommendation was rendered by the Zoning Committee on March 30, 2011.
 - The City Council referred the petition back to the Zoning Committee so that the committee could assess the changes to the plan and determine whether they were considered substantial.
 - On April 27, 2011, the Zoning Committee voted unanimously to recommend a new public hearing based upon the fact that the modifications were considered substantial. City Council voted to hold a new public hearing on June 20, 2011.
 - In 2007, a site plan had been approved for a portion of this site (petition 2007-132). That site plan 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.
- **Proposed Request Details**

The site plan amendment contains the following changes:

 - Total of four buildings consisting of two office buildings, a bank and a hotel.
 - 120,000 square feet of office uses.

- A 5,000 square foot bank.
 - An 85,000 square foot, 125-room, four-story hotel.
 - 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.
 - The overall maximum square footage would be 155,000 square feet without a hotel.
 - Office buildings oriented toward the proposed internal public street, Ballancroft Parkway.
 - Hotel oriented toward U. S. Highway 521 and bank toward Providence Road West.
 - 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.
 - One accessory drive-through service window associated with the bank.
 - Tree save area totaling 82,009 square feet (15 percent).
 - Internal open space in the form of a park and courtyard.
 - Building materials for hotel consisting of a brick base with aluminum and glass on upper floors.
 - Elevations provided for the hotel.
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- **Existing Zoning and Land Use**

The subject property is currently vacant. Parcels to the north across Providence Road West are zoned CC and MX-1 and developed with single family dwellings or vacant. Abutting properties to the west are zoned R-3, R-12MF (CD) and institutional and are developed with single family and multi-family dwellings, a religious institution and vacant lots. Single family dwellings and vacant lots exist in R-3 zoning located east of the site.
 - **Rezoning History in Area**

There have been no rezonings in the immediate area in recent years.
 - **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.
 - **Vehicle Trip Generation:**

Current Zoning: 2,700 trips per day.
Proposed Zoning: 3,300 trips per day.
 - **Connectivity:** Access points provided to abutting properties to the west. The requested 8-foot multi-use trail will serve as an overland connector for the greenway system, connecting Clems Branch Greenway and McAlpine Creek Greenway.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will not affect the number of students attending local schools.
 - **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.
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OUTSTANDING ISSUES

- No Issues

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 Schools 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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