

<b>REQUEST</b>	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
<b>LOCATION</b>	Approximately 5.5 acres located on the northeast corner at the intersection of Johnston Road and North Community House Road. (Council District 7 - Driggs)
<b>SUMMARY OF PETITION</b>	The petition proposes a 40-room expansion to an existing hotel, for a total of 164 hotel rooms.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	SREE Hotels, LLC Parag Patel, CFO Peter Tatge, ESP Associates
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1
<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, based on information from the staff analysis and the public hearing by a 6-0 vote of the Zoning Committee (motion by Commissioner Nelson seconded by Commissioner Allen).

<b>ZONING COMMITTEE ACTION</b>	<p>The Zoning Committee voted 6-0 to recommend <b>APPROVAL</b> of this petition with the following modifications:</p> <ol style="list-style-type: none"> <li>1. Amended legend and site development data to reflect the rezone area as 5.5 acres and delineated the 1.35 acre area of proposed expansion.</li> <li>2. Amended boundaries of development to reflect entire 5.5 acres. Delineated area of proposed expansion with the boundary.</li> <li>3. Addressed Charlotte-Mecklenburg Storm Water Services comments by removing Note 7B and replacing it with the following "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance." Removed the note stating "area subject to PCCO storm water regulations" on sheet RZ-3.</li> </ol>
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<b>VOTE</b>	<table border="0"> <tr> <td>Motion/Second:</td> <td>Nelson/Eschert</td> </tr> <tr> <td>Yeas:</td> <td>Dodson, Eschert, Nelson, Ryan, and Sullivan,</td> </tr> <tr> <td>Nays:</td> <td>None</td> </tr> <tr> <td>Absent:</td> <td>Labovitz and Walker</td> </tr> <tr> <td>Recused:</td> <td>None</td> </tr> </table>	Motion/Second:	Nelson/Eschert	Yeas:	Dodson, Eschert, Nelson, Ryan, and Sullivan,	Nays:	None	Absent:	Labovitz and Walker	Recused:	None
Motion/Second:	Nelson/Eschert										
Yeas:	Dodson, Eschert, Nelson, Ryan, and Sullivan,										
Nays:	None										
Absent:	Labovitz and Walker										
Recused:	None										
<b>ZONING COMMITTEE DISCUSSION</b>	Staff provided an update of the petition and noted that the outstanding issues had been resolved and the petition was consistent with the <i>South District Plan</i> . There was no further discussion of this request.										
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.										

**PLANNING STAFF REVIEW****• Background**

- The subject property was part of a larger rezoning in 1999 for the Toringdon development, Petition 1999-88, that rezoned 172 acres on the east and west corners of the intersection of Johnston Road and Interstate 485 from R-3 (single family residential) to CC (commercial center). The rezoning allowed a mixed use development with office, retail, a 120-room hotel and residential uses, and provided a 75-foot Class "B" buffer abutting all residential zoning and/or use.

**• Proposed Request Details**

The site plan amendment contains the following changes:

- A five-story building addition to allow 40 hotel rooms, for a total of 164 hotel rooms.
- Relocation of the existing driveway on Johnston Road.
- A 51-foot Class "B" buffer reduced by 25 percent to 38.25 feet, with the installation of a six-foot tall wooden fence, as allowed per the Ordinance.
- Architecture to match that of the existing 124-room, five-story hotel facility.

**• Public Plans and Policies**

- The *South District Plan* (1993), as amended by the previous rezoning, recommends mixed use residential, office, and retail uses on the subject property.
  - The petition is consistent 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 comments received.
  - **Transportation:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No issues.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation Department:** No issues.
  - **Urban Forestry:** 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*.
    - This site meets minimum ordinance standards.
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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
- Locator Map
- Site Plan

- Community Meeting Report
- Charlotte Area Transit System Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Urban Forestry Review

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