

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
LOCATION	Approximately 5.5 acres located on the northeast corner at the intersection of Johnston Road and North Community House Road. (Council District 7 - Driggs)
SUMMARY OF PETITION	The site plan amendment seeks to allow a 40-room expansion to an existing hotel for a total of 164 hotel rooms.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> , as modified by a prior rezoning, which recommends a mix of multi-family, office, and retail uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	SREE Hotels, LLC Parag Patel, CFO Peter Tatge, ESP Associates
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 1

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.
- **Existing Zoning and Land Use**
 - A portion of the subject property is developed with a 124-room, five-story hotel and the remainder is vacant. The remainder of the unified development located on both sides of Johnston Road is developed with multi-family residential, office, restaurants and retail uses in CC (commercial center) zoning. A private school and a public school exist across North Community House Road on either side of Endhaven Lane in property zoned MX-2 (mixed use) and R-3 (single family residential).
- **Rezoning History in Area**
 - Petition 2014-025 approved a CC (commercial center) site plan amendment for 8.5 acres located on the north side of Interstate 485 to allow an increase in office and retail square footage.
 - Petition 2013-098 rezoned 10.3 acres located on the south side of Endhaven Lane from R-3 (single family residential) to UR-3(CD) (urban residential, conditional) to allow 200 multi-family dwelling units at a density of 19.4 units per acre.
 - Petition 2012-081 approved a CC (commercial center) site plan amendment for 7.55 acres located on the west side of Johnston Road between North Community House Road and Porterfield Road to allow up to 8,000 square feet of uses permitted in the CC (commercial

center) district excluding restaurants with drive-through service and gasoline convenience facilities. This was in addition to a 120-room hotel previously allowed on the site.

- Petition 2010-035 approved a CC (commercial center) site plan amendment for 37.3 acres located at the intersection of Johnston Road and Tarringdon Way surrounded on the south side by I-485 to relocate 240 previously approved multi-family residential units, decrease the approved retail space by 52,000 square feet, increase office space by 38,000 square feet, and add a 120-room hotel.
 - **Public Plans and Policies**
 - The *South District Plan* (1993), as amended by 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.
 - **Vehicle Trip Generation:**
Current Zoning: 1,000 trips per day.
Proposed Zoning: 1,340 trips per day.
 - **Connectivity:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** Remove Note 7B in its entirety and replace with the following: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Ordinance." Remove the note stating "area subject to PCCO storm water regulations" on sheet RZ-3.
 - **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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Amend acreage to reflect 5.5 acres.
 2. Amend boundaries of development to reflect entire 5.5 acres. Delineate area of proposed expansion within this boundary.
 3. Address Charlotte-Mecklenburg Storm Water Services comments.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- 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

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