
REQUEST	Current Zoning: R-17MF (multi-family residential) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 3.65 acres located on the west side of Sharon Road between Fairview Road and Hazelton Drive (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes to allow for the construction of a seven-story, 70-foot high building with two hotels containing a total of 285 rooms. Surface and structured parking will be provided as well as a street through the northern end of the site extending to the northwest corner of the property. The petitioner is requesting several optional provisions.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is inconsistent with the <i>SouthPark Small Area Plan</i> , which reflects the existing multi-family use with limited retail/services use, and also exceeds the plan's height recommendation. However, the proposed use has some residential characteristics and is compatible with the surrounding development. The proposal also benefits connectivity by providing a street connection through the site.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Old Towne Investments, LLC Crosland LLC and Allen Tate Collin Brown & Bailey Patrick, Jr., K&L Gates, PA
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 12

PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows a single building with up to two hotels with a total of 285 rooms and accessory structures.
- Provides surface and structured parking.
- Limits the maximum square footage of the building to 170,000-square feet and parking structure to 72,000-square feet for a maximum floor area ratio of 1.52.
- Limits the building height to seven-stories and 70-feet exclusive of architectural features.
- Limits the parking structure to one above ground level and a maximum height of 25 feet.
- Provides a proposed street through the site along the northern end of the property from Sharon Road to the northwestern corner of the site.
- Reserves the right for the street to be private and converted to a public street at the petitioner's option, provided it is designed to public street standards.
- Provides a CATS waiting pad on the site adjacent to Sharon Road.
- Specifies that buildings will be similar to the elevations shown on the "Conceptual Renderings" and states that exterior building materials may include brick, stone, cast stone, precast concrete, cementitious siding, stucco, EIFS, and metal panel.
- Provides active ground floor uses along the site's Sharon Road frontage.
- Specifies that at least 50% of the building wall elevation facing Sharon Road shall include clear glass windows or operable doors.
- Commits to designing and constructing parking areas so headlights are not directly visible from single family uses along Walden Court and Hazelton Drive to the extent reasonably possible.
- Provides a 20-foot rear yard along the site's western boundary and a ten-foot wide side yard along the site's southern boundary with a ten-foot wide landscape buffer with eight-foot tall wood or PVC panel fence along the site's western and southern boundaries.
- Provides a six-foot sidewalk and eight-foot planting strip along the site's frontage on Sharon Road, with a five-foot planting strip between the proposed structure and proposed sidewalk along Sharon Road.

- Commits to screening the portions of the parking structure located near the southwest corner of the site with a “green screen” as depicted on the Conceptual Site Plan.
- Commits to an eight-foot tall vertical wall along top level of the portion of the parking structure facing tax parcel 179-011-58.
- Provides open space with a courtyard and pool amenity area.
- Limits the height of building mounted signage to 20 feet for elevations facing Walden Court and Hazelton Drive.
- Limits height of freestanding lighting to 20 feet and lighting on the top level of the parking structure to 12 feet. Requires all lighting to be shielded with full cut-off fixtures. Provides capped, downwardly directed attached lighting.
- Optional requests:
 1. Water quality and stormwater facilities located within setbacks and beneath parking areas and sidewalks.
 2. Building access features extending into setback areas.
 3. Short-term surface level areas for: parking, drive, drop off areas, valet parking; and service areas for deliveries and loading between the building and streets.
 4. Innovative street design standards, provided that such designs are acceptable to CDOT.
 5. Detached ground mounted identification signage located at the intersection of the proposed street and Sharon Road.
- **Existing Zoning and Land Use**
 - The property is currently used for multi-family residential with three buildings and total of 40 dwelling units.
 - Properties to the west and south are zoned R-3 (single family residential) with single family uses. The property to the north is zoned B-2(CD) (general business, conditional) with a commercial shopping center. The property to the east, across Sharon Road, is zoned MUDD-O (mixed use development, optional) and MUDD(CD) (mixed use development, conditional) with commercial and multi-family uses.
- **Rezoning History in Area**
 - A number of rezonings have taken place to accommodate high density residential, non-residential and institutional land uses.
- **Public Plans and Policies**
 - The *SouthPark Small Area Plan* (2000) recommends multi-family with limited retail/service uses. The Plan also states that new development should be compatible with surrounding development and specifically recommends building heights, abutting single family neighborhoods be limited to 40 feet, with higher buildings permitted further from single family.
 - The petition is inconsistent with the *SouthPark Small Area Plan*. However, the proposal has some residential characteristics and is compatible with surrounding development. The proposed height exceeds the plan recommendation of 40 feet abutting single family residential uses. However, the existing zoning would allow a base height of 40 feet with tiered or setback buildings up to 100 feet. In addition, approved plans across Sharon Road permitted heights up to 55 feet adjacent to residential uses. Based on these reasons, staff could support a tiered building with a height up to 55 feet adjacent to residential uses and increased up to 70 feet along the proposed internal street.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** Amend note 4. (d) to specify that the CATS waiting pad will be provided according to standard detail 60.01B.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** The petitioner should provide a street connection along the petitioner’s site running parallel to the northernmost property line.
 - **Vehicle Trip Generation:**
 - Current Zoning: 500 trips per day.
 - Proposed Zoning: 2,300 trips per day.
 - **Connectivity:** See comments above.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** No comments received.

- **Charlotte-Mecklenburg Storm Water Services:** 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*.
 - The project utilizes existing infrastructure through the redevelopment of the site.

OUTSTANDING ISSUES

- The petitioner should:
 1. Reduce the maximum height of the portions of the building adjacent to single family residential from 70 feet to 55 feet. This should be achieved by reducing the height to 55 feet for the two building wings extending towards the single family zoning to the south and a maximum of 70 feet for the main portion of the building along the proposed street.
 2. Amend the maximum building height in the development data to reflect reduced height of 55 feet for the two building wings extending towards the single family zoning to the south and a maximum of 70 feet for the main portion of the building along the proposed street.
 3. Revise the architectural perspectives to reflect the reduced height of the two building wings.
 4. Address CDOT issue.
 5. Address CATS issue.
 6. Revise optional provision 2. (c) to clearly explain what is requested. If needed separate into individual optional provisions.
 7. Remove optional provision 2. (d) or amend to clearly explain what is meant by "innovative street design."
 8. Amend optional provision 2. (e) to specify the maximum allowed number, size, and height of ground mounted signs to be allowed.
 9. Amend note 2. (e) by replacing the words "access driveway" with the word "street."
 10. Provide eight-foot planting strips and six-foot sidewalks along both sides of the street extension.
 11. Provide a 14-foot setback along the proposed back of curb for the proposed internal street.
 12. Provide Type II modified driveways where drives intersect with the proposed internal street.
 13. Stub the proposed street to the property line or provide a note committing to rights for future extension.
 14. Specify on the conceptual site plan that an eight-foot planting strip and six-foot sidewalk will be provided along Sharon Road from the proposed street to the northern property line.
 15. Remove note 4. (c) and provide a note that allows public access to the private street.
 16. Amend note 6. (a) to specify how headlights will be screened from view of the single family homes.
 17. Specify the minimum spacing from trees and shrubs located in the ten-foot wide buffer described in note 6. (d).
 18. Replaced the words "Technical Data Sheet" with "Conceptual Site Plan" in note 8.
 19. Provide a description of the open space to be provided.
 20. Remove note 11. (d) as it is repeated.
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Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services Review
- Transportation 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
- Urban Forestry Review

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