

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
LOCATION	Approximately 19.13 acres located at the southeast corner of the intersection between Park Road and Gleneagles Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes a site plan amendment to allow modifications to and reallocation of development rights and reconfiguration of site layout.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Quail Hollow Village, LLC Quail Hollow Village, LLC c/o Harris Land Company Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 17
STATEMENT OF CONSISTENCY	<p>This petition is found to be consistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The South District Plan recommends a mixture of retail, office and residential uses as amended by a previous rezoning. <p>Therefore, this petition is found to be reasonable and in the public interest based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> • The proposed uses are largely unchanged from the prior plan except for the addition of by-right multi-family residential; <p>By a 7-0 vote of the Zoning Committee (motion by Commissioner Eschert seconded by Commissioner Labovitz).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <ol style="list-style-type: none"> 1. Amended Note E under permitted uses to read as follows: "Residential units may be converted to retail, eating/drinking/entertainment or office space at the rate of one residential unit for 300 square feet of retail, eating/drinking/entertainment or office floor area up to a limit of 30,000 square feet of retail, eating/drinking/entertainment or office floor area so converted." 2. Replaced "restaurant" with "eating/drinking and entertainment establishments." 3. Deleted the following note under Permitted Uses: "For the purposes of determining individual development restrictions that may apply, the term 'restaurant' will be deemed to include both 'eating, drinking and entertainment establishments'. Specified that Type I and Type II eating/drinking and entertainment establishments are permitted." 4. Noted that parking is not permitted as a ground floor use along Glen Eagles Road or Park Road, with the exception of a portion of the Park Road frontage. 5. Retained the existing elevations and added and/or amended notes under the heading of Architectural Standards as follows: <u>General Character</u> (a) The elevations associated with the building to be located within the building envelopes are included to reflect the spirit of the architectural style only and may change in location
------------------------------------	--

and massing as the plan evolves further.

- (b) The architectural character throughout the project will take inspiration from a neo-classical interpretation of elements found in Southeast American resorts. Primarily this will mimic design elements of what is called "Italianate" Mediterranean. All sides of the buildings are to be constructed using four sided architecture using brick, stone, synthetic stone, stucco, synthetic stucco, wood, synthetic wood, and similar materials for primary walls. Vinyl siding will not be used as a building material for exterior walls but may be used for trim, soffits, and architectural detail.
- (c) Meter banks will be hidden from public view. Mechanical equipment located on the roof of the buildings shall be screened from public view at grade and will include screen walls of architectural quality and material comparable to the primary buildings walls.
- (d) Uses shall not primarily orient the service side of buildings to Park Road or Glen Eagles Road. Solid waste/recycling areas will not be allowed to abut either street unless such areas are enclosed by a wall treatment similar to the architecture of the building and that incorporates a combination of complimentary details. Service areas, dumpster areas and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings. If one or more sides of a dumpster area adjoin a side or rear wall of a building then the side or rear wall may be substituted for a side.
- (e) Above ground backflow preventer will be screened from public view and will be located outside of the required setbacks.
- (f) Uses on the site that may include the use of a drive through service window will be integrated into the overall building massing and architectural design and not be located as freestanding uses on out parcels.
- (g) Open spaces on the site can include combinations of landscaping and hardscape, urban gardens, seating and gathering spaces, ornamental architecture that could, but are not required to include, structures, fountains, performance spaces, and similar amenities to be developed as each part of the site that the open space is associated with is developed. The minimum size of the main urban open space area on the site will include a minimum of 15,000 square feet of area.

Buildings along Park Road

- (a) The arrival circle from Park Road is now an urban-style courtyard framed by buildings that will sweep traffic arriving midblock to the small arc of parking to the south, and into the upper parking level.
- (b) The row of commercial buildings to the corner of Gleneagles Road now front directly on Park Road. Although the functional address faces the internal side, these structures will be built with four sided architecture and streetscape along the Park Road frontages as generally depicted on the illustrative concept plan.
- (c) The small gathering space between the buildings along Park Road closest to Gleneagles Road is meant to accommodate outdoor seasonal seating, streetscape features and become a primary visual focus for that main portion of the site.
- (d) The building massing at the corner of Park and Gleneagles Roads may take on a multi-story character, up to four levels with architectural elements and roofline elements that reinforce the classical architectural character outlined.

Buildings along Gleneagles Road

- (a) Where the site slopes dramatically close to Park Road the structure will allow for a 'base' that accommodates street facing display windows, options for tenant and project identity, and extensive landscaping to soften the base edges.
 - (b) Along Gleneagles Road the building footprint is angled to create a strong view corridor into the village plaza level allowing for tenants to take advantage of outdoor seating, display, and storefront potentials.
 - (c) A small retail/commercial pavilion sitting in the apex of the two internal drives from Gleneagles will break down the scale of the taller elements beyond and feature four-sided architecture, external gathering and seasonal seating spaces, and a roofline that will be crafted to highlight its key location.
 - (d) The building massing along Gleneagles next to Seven Eagles will have a base retail/commercial and upper level residential units. This creates a distinct street wall along the project's internal drive setback off of Gleneagles Road accommodating unit features such as terraces allowing for interplay of visual variety along this façade.
6. Provided a definition for specialty retail as follows: "Specialty Retail is a term used as part of the trip calculation process and are generally small strip shopping centers that contain a variety of retail shops and specialized in quality apparel, hard goods and services such as real estate offices, dance studios, florists and small restaurants."
 7. Provided a note that any drive through window service lane along Gleneagles Road will be screened with a combination of landscaping and low masonry wall.
 8. Added the following note related to conversion allowances:
Based on the conversion allowances listed above, and with full recognition that the maximum numbers presented below are theoretical and would include concomitant reductions in the amounts of other development types, the following list is intended to provide a 'maximum' development amount for each of the development types allowed on the site subject to the total trip generation limitation below:
 - a. Total maximum retail space including all retail types: 290,000 sq. ft.
 - b. Total maximum office space including all office types: 205,000 sq. ft.
 - c. Total maximum hotel rooms: 200
 - d. Total maximum residential units at 22 du/ac: 420
 9. Added note that square footage/use conversions will be documented through the Administrative Approval Process to verify that the conversion proposed complies with the provisions of this site plan.
 10. Added notes committing to construct a minimum of 10,000 square feet of office floor area, and a minimum of 80 residential units as part of the overall development.
 11. Specified open space to be provided as a total of 184,000 square feet consisting of 60,000 square feet of urban open space and gardens, and 124,000 square feet of additional open space that includes buffers and utility easements. Also specified the minimum amount, location and amenities on the site plan.
 12. Amended Note E under Transportation to specify that sidewalks may meander to add variety to the streetscape.
 13. Added a note indicating that exterior corridors will not be utilized as part of the hotel building.
 14. Amended note under Permitted Uses as follows: All of the foregoing development types and amounts listed and the conversion rights reserved above are subject to a total trip generation of 13,250 trips per day as specified in the Transportation Memorandum that accompanies this plan

- amendment. A cumulative total trip generation count will be provided by the petitioner as part of building permitting submittals to ensure that the total trip generation for the site does not exceed 13,250 trips per day.
15. Addressed Transportation comments by providing a technical memorandum to update the original traffic study, and revising Note D under Transportation to remove the last sentence as follows: Construct an additional westbound left turn lane on Glen Eagles Road with 440 feet of combined storage and a 15:1 taper. ~~It is anticipated that this lane can be developed within the existing median.~~
 16. Amended the arrangement of building envelopes and eliminated Building Envelope D.
 17. Amended the following notes under Architectural Standards General Character:
 - a. Note D: Uses shall not primarily orient the service side of buildings to Park Road or Glen Eagles Road. Solid waste/recycling areas will not be allowed to abut either street unless such areas are enclosed by a wall treatment similar to the architecture of the building and that incorporates a combination of complimentary details. Service areas, dumpster areas, and recycling areas will be enclosed by a solid wall with one side being a decorative gate.
 - b. Note G: The minimum size of the main open space area on the site will include a minimum of 15,000 square feet of area.
 18. Added the following notes under Architectural Standards General Character:
 - a. Note H: Underground or structured parking will not be exposed along Park Road or Glen Eagles Road.
 - b. Note I: Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping and, when provided, site furnishings throughout the site.
 - c. Note J: Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as a method of way finding.
 - d. Note K: Facades over 200 feet in length along Park Road and Glen Eagles Road shall incorporate wall projections or recesses a minimum of five feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total façade length.
 - e. Note L: Facades greater than 20 feet in length and over five feet in height shall be treated with a combination of display windows, building step backs, change in materials, landscaping or other pedestrian oriented architectural features.
 - f. Note M: Ground floor facades facing Park Road and Gleneagles Road shall have windows or doors for at least 50% of a vertical zone 2.5 feet to 8 feet above finished floor of the buildings. Windows can be display/showcase windows, poster cases, closed shuttered windows or real windows into the store but it is not mandatory to actually see into the store. Tenants can also have signage for each individual space facing Park Road and Gleneagles Road that comply with City of Charlotte Signage Ordinance. Ground floor facades located in front of parking spaces along Park Road are required to have clear vision glass.
 19. Added the following notes under Architectural Standards Buildings along Park Road:
 - a. Note E: The petitioner will provide landscaping or a complimentary wall to screen the grocery service areas from Park Road.

20. Amended Sheet RZ-2 to clarify that plaza areas and part of extra wide sidewalks beyond eight feet will count toward open space.

VOTE

Motion/Second:	Eschert/Walker
Yeas:	Dodson, Eschert, Labovitz, Nelson, Ryan, Sullivan and Walker
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided an update on the petition noting that all outstanding issues have been addressed, and a number of commitments regarding streetscape and architectural standards have been added as requested by staff. The committee suspended the rules to question the petitioner’s agent about the height and location of the hotel, in addition to the revised site layout and building elevations.

The agent explained that the site was rearranged to remove massive buildings closer to both streets and eliminate parking along the frontage on Park Road and Glen Eagles, which allowed for the creation of an open space corridor into the site. Due to these changes, the hotel no longer fit and was relocated away from Glen Eagles Road to the rear of the site abutting ball fields for an elementary school. The hotel will adhere to the zoning ordinance regulations pertaining to building height.

The agent explained that there are topographical changes that cause the site to fall away from Park Road toward Glen Eagles Road. The site plan reflects views from both streets. A committee member questioned the parking spaces located between the building and street along Park Road. The agent responded that parking was left between the building and the street in this location in anticipation of retail activity associated with liner shops and an eating/drinking/entertainment establishment. A committee member asked about the parking on the Park Road side. The agent explained that the parking will be located underground.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- Background
 - The subject property was rezoned from B-1SCD (business shopping center) to CC (commercial center) via Petition 2001-048 with the following conditions:
 - 120,000 square feet of office uses, 165,000 square feet of retail uses, and a 200-room hotel, within Building Envelopes A, B, C and D are allowed.
 - Prohibited uses include fast food restaurants, restaurants with drive-through window service, gas stations, convenience stores and automobile service facilities.
 - Up to 85,000 square feet of additional retail may be added by converting office square footage at a rate of one square foot of retail/restaurant floor area for one square foot of office floor area.
 - Up to 45,000 square feet of accessory retail/restaurant uses are permitted with the hotel.
 - Hotel rooms may be converted into residential dwelling units, at a rate of one hotel room per residential dwelling unit that is not constructed up to a maximum of 200 residential dwelling units.
 - Up to 20,000 square feet of additional office space may be added if fewer than 200 hotel rooms are developed, at a rate of 200 square feet of office space for each hotel room eliminated.
 - No individual tenant may occupy more than 45,000 square feet of floor area of a single

building or space for retail use, except Building Envelopes B and C shall have no individual tenant that occupies more than 20,000 square feet of a single building or space for retail use.

- Site access provided via one right-in/right-out access on Park Road, and one right-in/right-out access and one full access on Glen Eagles Road.
- Class "B" buffers provided abutting residential zoning and/or land use to the north and east. The 56.25-foot wide buffer to the north will include a screen wall and the 37.5-foot wide buffer to the east will include a screen fence.
- Reflects an existing controlled private access from the Seven Eagles neighborhood.
- An eight-foot sidewalk and eight-foot planting strip to be provided along frontage on Park Road and Glen Eagles Road.

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Reconfigures Building Envelopes A, B, and C and internal site configuration.
- Amends permitted uses to allow:
 - 76,000 square feet of retail and eating/drinking/entertainment uses.
 - 60,000 square feet of office uses (30,000 square feet each of medical office and other office).
 - 100,000 square feet of specialty retail and related accessory uses.
 - A 200-room hotel.
 - 290 residential dwelling units that may include for-sale and rental units, including condominiums and/or townhomes. Maximum density of 22 units per acre.
- Amends and allows new use/square footage conversions as follows:
 - Up to 85,000 square feet of retail and eating/drinking/entertainment establishment uses can be substituted for office uses, at a rate of one square foot of retail and eating/drinking/entertainment establishment floor area for one square foot of office floor area.
 - Up to 85,000 square feet of office floor area can be substituted for retail and eating/drinking/entertainment floor area, at a rate of one square foot of office floor area for one square foot of retail and eating/drinking/entertainment floor area.
 - Hotel rooms may be converted to office space, at the rate of one hotel room for 300 square feet of office floor area, up to a maximum of 30,000 square feet.
 - Hotel rooms may be substituted for residential units, at the rate of one hotel room for each residential unit, up to a maximum of 200 residential units.
 - Residential units may be converted to retail, eating/drinking/entertainment establishments, or office space, at the rate of one residential unit for 300 square feet of retail, eating/drinking/entertainment or office up to a limit of 30,000 square feet of retail, eating/drinking/entertainment or office floor area so converted.
- Based on the conversion allowances, the following maximum development amounts apply for each development type:
 - Total maximum retail space including all retail types is 290,000 square feet.
 - Total maximum office space including all office types is 205,000 square feet.
 - Total maximum hotel rooms is 200.
 - Total maximum residential units is 420, at 22 dwelling units per acre.
- Amended building height to comply with the zoning ordinance requirements for the CC (commercial center) district, thus eliminating the four-story height restriction in Building Envelopes A, B, and C, and the two-story height limit for buildings adjacent to neighborhoods.
- Allows two uses with accessory drive-through service windows, only one of which may be for an eating/drinking/entertainment establishment.
- Eliminates open space/garden area component reflected in Building Area B.
- Increases size of a single retail use to 60,000 square feet on a single level.
- Adds a right-in/right-out site entrance on Park Road.
- Type I and Type II eating/drinking and entertainment establishments permitted.
- All development types and amounts and conversion rights are subject to a total trip generation of 13,250 vehicles.
- Petitioner to construct an additional eastbound through lane on Glen Eagles Road along the site's frontage starting from Park Road and extending to the eastern most access where it will terminate as an eastbound right-turn lane.
- Providing a six-foot sidewalk and eight-foot planting strip along frontages on Park Road and Glen Eagles Road. Sidewalk may meander to add variety to the streetscape.
- Providing a concrete bench pad for a new bus stop to be constructed by the petitioner, the location of which will be determined in conjunction with CATS during the development review and permitting process.
- Deleted a listing of what provisions the restrictive covenants will establish.

- Eliminated Access Drives A and B and the restriction of parking between Access Drive A and buildings located along the drive due to reconfiguration of site layout.
 - Added 20-foot height limitation for free standing lighting located between buildings and the residential properties to the east to 20 feet.
 - Added service hour limitations for deliveries and trash collection to the hours of 6:00 a.m. to 9:00 a.m. for buildings located in Building Envelopes A and B
 - **Public Plans and Policies**
 - The South District Plan (1993), as amended by previous rezoning petition 2001-48, recommends a mixture of retail, office, and residential uses.
 - The petition is consistent with the South District Plan.
-

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** 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.
-

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*.
 - Facilitates the use of alternative modes of transportation by providing pedestrian facilities beyond required.
-

OUTSTANDING ISSUES

- No issues.
-

Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Locator Map
- Site Plan
- Community Meeting Report
- Charlotte Area Transit System Review
- Charlotte Department of Neighborhood & Business Services 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