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<b>REQUEST</b>	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
<b>LOCATION</b>	Approximately 19.13 acres located at the southeast corner of the intersection between Park Road and Gleneagles Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	The petition proposes a site plan amendment to allow modifications to and reallocation of development rights and reconfiguration of site layout.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> , which recommends a mixture of retail, office, and residential uses as amended per a previous rezoning.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Quail Hollow Village, LLC Quail Hollow Village, LLC c/o Harris Land Company Walter Fields
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 17

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#### **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.
  - 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, C, and D 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.
- Allows two uses with accessory drive-through service windows, only one of which may be for an eating/drinking/entertainment establishment.
- 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, C, and D, and the two-story height limit for buildings in Building Envelope D adjacent to neighborhoods.
- 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.
- 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.
  - Hotel rooms may be converted to either office or residential units and may only be counted toward conversion to one use or the other; once counted may not be counted or developed in any other fashion.
- 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.
- Eliminated Open Space/Garden Area B.
- 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.
- Deleted note prohibiting exterior corridors for hotels.
- 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.
- **Existing Zoning and Land Use**
  - The subject property is currently vacant. Surrounding uses include an elementary school, a shopping center, multiple multi-family developments and single family dwellings in various zoning districts.
- **Rezoning History in Area**
  - Petition 2010-72 approved a CC (commercial center) site plan amendment for 4.4 acres located at the southwest corner of the intersection of Park Road and Sharon Road West to allow renovation of an existing shopping center, which included the creation of an additional outparcel, up to two drive-through service windows, and up to 10,078 square feet of new retail, office, and restaurant uses.

- **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*
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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.
  - **Transportation:** CDOT requests the following:
    - Provide a technical memorandum to update the original traffic study.
    - Revise Note D under Transportation to remove the last sentence.
    - **Vehicle Trip Generation:**  
Current Zoning: 13,200 trips per day.  
Proposed Zoning: 13,240 trips per day.
    - **Connectivity:** No issues.
  - **Charlotte Fire Department:** No comments received.
  - **Charlotte-Mecklenburg Schools:** No comments received.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Charlotte-Mecklenburg Utilities:** No issues.
  - **Engineering and Property Management:** Show required on-site tree save areas on site plan.
  - **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*.
  - Facilitates the use of alternative modes of transportation by providing pedestrian facilities beyond required.

**OUTSTANDING ISSUES**

- The petitioner should:
  1. Amend 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. Replace "restaurant" with "eating/drinking and entertainment establishments."
  3. Amend the note under Permitted Uses to delete the following: "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'. Specify that Type I and Type II eating/drinking and entertainment establishments are permitted."
  4. Note that parking is not permitted as a ground floor use along Glen Eagles Road or Park Road.
  5. Provide elevations and/or detailed written commitments for any elevation that fronts or is visible from a public street.
  6. Delete reference to specialty retail.
  7. Provide note requiring any drive-through to be internal as opposed to freestanding, and incorporated into the building's architectural design and materials.
  8. Add notes making the following commitments related to conversion allowances:
    - a. Square footage/use conversions will be documented through Administrative Amendments submitted to the Planning Department.
    - b. No more than two square footage/use conversions will be approved.
    - c. Once a use has been converted to another use, it cannot be converted to a third use.

9. Add a note committing to a minimum amount of office and residential uses.
  10. Add a note committing to providing urban open space for the commercial component, and include the minimum amount, location and amenities on the site plan.
  11. Amend Note E under Transportation to specify conditions under which sidewalks can meander.
  12. Add note prohibiting exterior corridors for hotels.
  13. Amend 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 running traffic count will be provided with each permitting submittal to ensure that the total trip generation does not exceed 13,250 trips per day."
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**Attachments Online at [www.rezoning.org](http://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
- 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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