

<b>REQUEST</b>	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
<b>LOCATION</b>	Approximately 7.1 acres located on the east side of Nations Ford Road, north of Tyvola Road and west of Interstate 77. (Council District 3 - Mayfield)
<b>SUMMARY OF PETITION</b>	The petition proposes to amend an existing site plan to allow hotel or office uses on a vacant parcel that is part of the Center Pointe development.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	Feld Development Corp. Eastern Hospitality NC. LLC Hy Nguyen/DPR Associates, Inc.
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"> <li>• The Zoning Committee found this petition to be consistent with the <i>Southwest District Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The plan recommends a mix of uses including office, hotel, and other uses permitted in the CC (commercial center) zoning district.</li> </ul> </li> <li>• Therefore, this petition was found to be reasonable and in the public interest, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> <li>• The site lies within a development that is located at an Interstate 77 interchange and that currently contains three existing hotels, an office building, and a bank branch; and</li> <li>• The proposed office or hotel use is compatible with the existing development and consistent with the area plan; and</li> <li>• The proposal includes a 35-foot landscape buffer along Nations Ford Road, which will provide additional separation between the development and existing residential across the street;</li> </ul> </li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Dodson).</p>

<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> <p><u>Transportation</u></p> <ol style="list-style-type: none"> <li>1. Noted a single right-turn lane and a single left-turn lane on Tyvola Glen Circle onto Nations Ford Road.</li> <li>2. The pertinent transportation notes that apply to this site from the original submittal were restored.</li> <li>3. Petitioner added Transportation Note 5d that states the site is located on an existing bus route, and that the petitioner shall provide and construct a bench pad for a relocated bus stop on Nations Ford Road per Standard Detail (60.02A). A permanent easement will be provided, where dimensions exceed existing or proposed right-of-way limits. CATS will be responsible for installation and maintenance of the bench.</li> </ol> <p><u>Environment</u></p> <ol style="list-style-type: none"> <li>4. Added a note stating that "development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance."</li> </ol> <p><u>Requested Technical Revisions</u></p> <ol style="list-style-type: none"> <li>5. Delineated the existing stream on the site and added Environmental Features Note 8d that states the stream shown and delineated on the plan is per Mecklenburg County GIS.</li> </ol>
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<b>VOTE</b>	Motion/Second: Wiggins / Dodson Yeas: Dodson, Eschert, Labovitz, Majeed, Sullivan, and Wiggins Nays: None Absent: Lathrop Recused: None
<b>ZONING COMMITTEE DISCUSSION</b>	Staff presented this item to the Committee, noting that all outstanding items had been addressed, and that the petition is consistent with the <i>Southwest District Plan</i> . There was no discussion of this request.
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

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**FINAL STAFF ANALYSIS**  
(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Adds a hotel as a permitted use on a portion of the site, where office is currently the only allowed use.
- Proposes a 120-room hotel or 83,000 square feet of office, maximum six stories on Parcel 2 (approved site plan currently allows maximum six-story, 83,000 square feet of office).
- Specifies parking for the hotel on Parcel 1 instead of a second office building, which was allowed at a maximum of two stories and 31,000 square feet by the previous site plan.
- Retains 75-foot buffer along the north property line that abuts vacant land, a nonconforming warehouse, and scattered single family residential and adds a possible amenity trail within this buffer. Development note provides this buffer may be reduced if abutting lot is rezoned to non-residential classification.
- Retains a 35-foot landscape buffer along Nations Ford Road (including provision of a cross-section).
- Provides and constructs a bench pad for a relocated bus stop on Nations Ford Road per CATS Standard Detail 60.02A. CATS will be responsible for installation and maintenance of the bench.
- Retains schedule of proposed building materials and features such as: brick, masonry stucco, pitched or mansard roofs or decorative parapets, or awnings or palladian windows or mullioned windows, in order to respect the residential nature of and view from residences fronting Nations Ford Road.
- Conceptual left side elevation of hotel (facing Nations Ford Road).

- **Public Plans and Policies**

- The *Southwest District Plan* recommends a mix of uses including office, hotel, and other uses permitted in the CC (commercial center) zoning district, as amended by petition 1997-015.

- **TRANSPORTATION CONSIDERATIONS**

- This rezoning petition will slightly increase the traffic generated by the site compared to the existing zoning; however since the site is vacant, any new development will create new trips on Nations Ford Road. Nations Ford Road has adequate capacity to handle the increased traffic. The access to the site is already built and is adequate for the proposed use. The site is also served by an existing sidewalk along the frontage and bike lanes on Nations Ford Road.

**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** 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.
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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
- Department Comments
  - Charlotte Area Transit System Review
  - Charlotte Department of Neighborhood & Business Services Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Charlotte Water Review
  - Engineering and Property Management Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
  - Mecklenburg County Parks and Recreation Review
  - Transportation Review

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