

REQUEST	Current Zoning: CC (commercial center) Proposed Zoning: CC SPA (commercial center, site plan amendment)
LOCATION	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)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Feld Development Corp. Eastern Hospitality NC. LLC Hy Nguyen/DPR Associates, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 7

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues primarily related to transportation facilities.</p> <p><u>Plan Consistency</u> The <i>Southwest District Plan</i> recommends a mix of uses including office, hotel, and other uses permitted in the CC (commercial center) zoning district.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • The proposed office or hotel use is compatible with the existing development and consistent with the area plan. • 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.
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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, maximum two-story, 31,000 square feet allowed 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).
 - 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).
- **Existing Zoning and Land Use**
 - The site is currently vacant, and a 153-foot Duke Power easement traverses the eastern portion of the property. The site is part of a larger 22.25 acre development at the northeast corner of Nations Ford Road and Tyvola Road. The larger site was rezoned by petition 1997-015 to CC

(commercial center) to allow for office, retail, institutional, eating/drinking/entertainment establishments, and hotel uses. The rezoning included eight parcels. The larger site is currently developed with three hotels, an office building, and a bank branch.

- To the north are warehouse, institutional, and residential uses zoned R-17MF (multi-family residential) and INST(CD) (institutional, conditional),
- Single family attached and detached homes are west of the rezoning site across Nations Ford Road, on properties zoned R-4 (single family residential) and R-8MF(CD) (multi-family residential, conditional).
- See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Rezoning petition 2015-118 proposes to rezone approximately 1.79 acres located on the northeast corner at the intersection of Nations Ford Road and Tyvola Road in order to allow an automobile service station, associated convenience store, and another proposed commercial use. The City Council heard this petition at its December 14, 2015 rezoning meeting, and the final decision is currently scheduled for January 19, 2016.
- **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.
 - See Requested Technical Revisions, Notes 1 and 2.
 - **Vehicle Trip Generation:**
Current Zoning: 460 trips per day (based on 25,000 square feet of office uses).
Proposed Zoning: 1,000 trips per day (based on a 120 room hotel).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Requested Outstanding Issue, Note 3.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte-Mecklenburg Storm Water Services:** No issues.
- **Charlotte-Mecklenburg Utilities:** No issues.
- **Engineering and Property Management:** See Outstanding Issues, Note 4 and Requested Technical Revision, Note 5.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Transportation

1. CDOT requests that the petitioner show a single right-turn lane and a single left-turn lane on Tyvola Glen Circle onto Nations Ford Road.
2. CDOT requests that the petitioner restore the pertinent transportation notes that apply to this site that were removed from the original submittal. Note numbers 14, 15, 17, and 18 no longer apply.
3. CATS indicates this site is located on an existing bus route. The petitioner is requested to provide and construct a bench pad for a relocated bus stop on Sharon Road, as illustrated in image provided. A permanent easement is requested, where dimensions exceed existing or proposed right-of-way limits. CATS will be responsible for installation and maintenance of the bench.

Environment

4. Add a note stating that "development of the site shall comply with the requirements of the City of Charlotte Tree Ordinance."

REQUESTED TECHNICAL REVISIONS

1. Engineering and Property Management notes there is a stream present on the site and requests that it be delineated on the site plan.
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Attachments Online at www.rezoning.org

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

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