
REQUEST	Current Zoning: O-1 (office) and O-15(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 5.32 acres located on the southwest corner at the intersection of Roxborough Road and Rexford Road. (Council District 6 - Smith)
SUMMARY OF PETITION	This petition proposes to allow the existing 200-room hotel to remain and the addition of a second hotel with 170 rooms and a parking structure on the underutilized portion of the larger site located in the SouthPark area.
PROPERTY OWNER	South Park Real Estate, LLC
PETITIONER	JWM Family Enterprises, Inc.
AGENT/REPRESENTATIVE	Jeff Brown and Keith MacVean
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 22
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none">• The Zoning Committee found this petition to be consistent with the <i>SouthPark Small Area Plan</i> based on information from the staff analysis and the public hearing, and because:<ul style="list-style-type: none">• The plan recommends office or a mix of office and residential uses.• 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">• A hotel, which is the use proposed for this site, is classified as an office/business use and allowed in office and business zoning districts; and• The <i>Centers, Corridors and Wedges Growth Framework</i> identifies SouthPark as a Mixed Use Activity Center, a priority area for intensification and urban, pedestrian-oriented development; and• The more specific vision articulated in the <i>SouthPark Small Area Plan</i> calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses; and• The proposed site plan intensifies the subject site by redeveloping a surface parking lot located between an existing hotel and Rexford Road, with a second hotel and accessory structured parking; and• The new hotel will enhance the pedestrian environment by providing active, ground floor uses oriented to the public sidewalk on Roxborough Road; and• Where the proposed parking structure fronts Rexford Road, the site plan commits to architectural treatment to the structure and also provides a wide setback to allow tree preservation and additional landscaping to partially screen the parking deck from the public sidewalk; and• The site plan also provides wide setbacks along Roxborough Road to preserve existing mature trees and provide added green space consistent with other recently approved rezonings and to support the concept of a "green ribbon" along streets in the SouthPark area as discussed in the recent Urban Land Institute study of the SouthPark area; and• The portion of the building adjacent to Rexford Road is limited to a maximum building height of 88 feet which is similar to the height of recently approved development on the "Colony Apartments" site to the east, and mid-rise building heights are

appropriate in a Mixed-Use Activity Center;

By a 5-0 vote of the Zoning Committee (motion by Wiggins seconded by Labovitz).

**ZONING COMMITTEE
ACTION**

The Zoning Committee voted 5-0 to recommend **APPROVAL** of this petition with the following modifications:

Site and Building Design

1. Provided a note under "Streetscape, Buffer, Landscaping Open Space and Screening" that specifies that the petitioner will provide additional landscape plantings along Roxborough and Rexford Roads as generally depicted on RZ-3.
2. Provided a note that a network of internal sidewalks with a minimum width of five feet will be provided as generally depicted on RZ-3.
3. Clarified what "first floor pedestrian-oriented architectural features" are as referred to in Note 5a.
4. Limited the total amount of encroachment allowed for outdoor seating and amenity area in the 40-foot setback specified in Note 5a along Roxborough Road.
5. Revised Note 5c to clarify commitment to preserving additional trees and removed the wording related to "intent."
6. Indicated that in the area where additional trees will be preserved outside of the 40-foot setback, the building setback will be greater than 40 feet as generally depicted on the site plan.
7. Defined "prominent elements within the building façade" as referred to in Note 6c.
8. Reduced the size of the three-sided sign located on the top of the building from 200 square feet to 100 square feet per side to reflect what is shown on the building elevation.
9. Added a note stating that the existing monument sign located at the corner of Rexford Road and Roxborough Road shall remain as is or be replaced with a sign no greater than six feet in height and 36 square feet in area.
10. Added Note 5f under "Streetscape" stating the petitioner will coordinate landscaping with the Colony Apartment redevelopment to provide a consistent but not identical landscape along Rexford Road.

Transportation

11. Added a note to the site plan stating that the petitioner agrees to consider dedication of signal utility easements needed for the intersection of Roxborough Road and Rexford Road if signal equipment is needed on this corner of the intersection.
12. Committed to a contribution of \$50,000 to the City of Charlotte prior to the issuance of a certificate of occupancy for the hotel. These funds will be used to help fund a future signal at Roxborough Road and Rexford Road.
13. Added a note that the petitioner will coordinate the location and installation timing of the midblock crossing with Synco and CDOT resolving CDOT's concerns about the proposed crossing location and possibility of duplicate efforts by Synco in rezoning petition 2015-131.
14. Committed to amending Note 4d under "Access" to remove the word "consider."

Requested Technical Revisions

Site and Building Design

15. Amended the maximum building height in the site development data on RZ-1 through RZ-3 to match the elevation on RZ-4.
16. Amended the maximum building height to clarify the height will be limited to 8 stories not to exceed 88 feet along Rexford Road and 97 feet along Roxborough Road provided that the roof top lounge will not extend closer than 75 feet from the edge of the building fronting Rexford.
17. Amended the parcel number for the subject rezoning site to reflect

the correct parcel.
 18. Amended the elevations to remove "AC" from the architectural feature/sign at the top of the building.

VOTE Motion/Second: Wiggins / Labovitz
 Yeas: Eschert, Labovitz, Majeed, Sullivan, and Wiggins
 Nays: None
 Absent: Dodson
 Recused: Lathrop

ZONING COMMITTEE DISCUSSION Staff provided a summary of the petition and changes since the public hearing. Staff stated that the petitioner had committed to address the outstanding issue listing the in Zoning Committee’s agenda to remove the word “consider” from note 4d under Access. Staff noted that the petition is consistent with the adopted plan.

There was no further discussion.

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

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the existing 200-room hotel to remain and the redevelopment of a portion of the surface parking lot located at the northeast corner of the site for a new 170-room hotel and a two-level parking structure.
- Maximum building height will be limited to eight stories not to exceed 88 feet along Rexford Road and 97 feet along Roxborough Road provided that the roof top lounge will not extend closer than 75 feet from the edge of the building fronting Rexford.
- Allows a maximum of two principal buildings on the site and an accessory two-story parking structure.
- Provides a 40-foot setback as measured from the back of existing curb along Roxborough Road and Rexford Road. Along Roxborough Road, the first floor pedestrian-oriented architectural features may encroach 20 feet into the setback and balconies on upper floors may encroach 10 feet where there are no conflicts with trees identified for preservation. Outdoor seating and amenity areas are permitted within the 40-foot setback along Roxborough Road.
- Provides an eight-foot planting strip and eight-foot sidewalk along Roxborough Road and Rexford Road. Sidewalks may meander to preserve existing trees.
- Specifies the petitioner will work with the City Arborist to identify trees to be saved within the 40-foot setback, as well as additional trees outside of the 40-foot setback.
- Proposes a pedestrian-oriented public gathering area at the corner of Roxborough and Rexford Roads.
- Contributes \$50,000 to the City of Charlotte towards a future signal at Roxborough Road and Rexford Road.
- Specifies building materials and provides conceptual building elevations.
- Commits to at least one architecturally prominent and publically accessible pedestrian entrance from Roxborough Road that will be open during regular business hours and provide access to the hotel’s ground floor lobby and other amenities. The entrance will be designed to be clearly identifiable with prominent elements within the building façade.
- Provides a number of architectural and building design standards to ensure creating highly visible, active uses on the ground floor; mitigating building mass and scale; breaking up expanses of blank walls and end walls; and screening the parking deck elevation along Rexford Road.
- Specifies that outdoor dining is permitted adjacent to the rooftop lounge/penthouse.
- Requests the following optional provisions:
 - Allow a three-sided sign located at the top of building as depicted on the elevations. The area of each of these walls signs will not exceed 100 square feet.
 - Allow wall signs, in addition to those permitted on the architectural feature at the top of the building, to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

- Allow one detached ground mounted sign per street front with a maximum height of six feet and containing up to 36 square feet of sign area.
- Allow the existing ground mounted sign at the corner of Rexford and Roxborough to remain or be replaced with a sign no greater than six feet in height and 36 square feet in area.
- Allow a parking deck and access ramp to be located between the existing building and Rexford Road.
- Allow the existing parking and maneuvering areas located between the existing building and the streets to remain.
- Allow the existing building to not have to meet the street wall requirements of the MUDD (mixed use development) zoning district.
- **Public Plans and Policies**
 - The *SouthPark Small Area Plan* (2000) shows the property as office or a mix of office and residential.
 - The vision articulated in the *SouthPark Small Area Plan* calls for the SouthPark area to transition from a suburban shopping and business environment to a town center composed of a balanced mixture of land uses. This vision was recently reinforced through the work of a panel of experts from the Urban Land Institute studying the SouthPark area.
- **TRANSPORTATION CONSIDERATIONS**
 - Located in the SouthPark Mixed Use Activity Center, this site is on the corner of the unsignalized intersection of an existing major collector street and a local street. Generally, CDOT supports greater density in Mixed Use Activity Centers since the mixture of uses yields shorter vehicle trip lengths that are less impactful than accommodating the same uses spread over greater distances. The additional trips generated by this petition along with new trips from nearby approved rezonings may require installation of a signal at the Roxborough Road and Rexford Road intersection. The petitioner has agreed to contribute funding for a future signal at this intersection and needed signal utility easements. This signal will manage vehicular traffic and provide a safe pedestrian crossing.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1630 trips per day (based on 200 hotel rooms).
 - Entitlement: 1630 trips per day (based on 200 hotel rooms).
 - Proposed Zoning: 3020 trips per day (based on 370 hotel rooms).

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 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 Water:** Charlotte Water currently has water system availability via existing eight-inch water mains located along Rexford Road and Roxborough Road and system availability via existing eight- and 10-inch sewer mains located along Roxborough Road.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

Attachments Online at 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 Fire Department Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte Water Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Transportation Review

Planner: John Kinley (704) 336-8311