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<b>REQUEST</b>	Current Zoning: O-1 (office) and O-15(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 5.32 acres located on the southwest corner at the intersection of Roxborough Road and Rexford Road. (Council District 6 - Smith)
<b>SUMMARY OF PETITION</b>	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.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	South Park Real Estate, LLC JWM Family Enterprises, Inc. Jeff Brown and Keith MacVean
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 22
<b>STATEMENT OF CONSISTENCY</b>	<ul style="list-style-type: none"><li>• 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"><li>• The plan recommends office or a mix of office and residential uses.</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>• 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</li><li>• 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</li><li>• 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</li><li>• 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</li><li>• The new hotel will enhance the pedestrian environment by providing active, ground floor uses oriented to the public sidewalk on Roxborough Road; and</li><li>• 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</li><li>• 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</li><li>• 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</li></ul></li></ul>

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



- 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.

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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 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