

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	The 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 PETITIONER AGENT/REPRESENTATIVE	South Park Real Estate, LLC JWM Family Enterprises, Inc. 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.

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to landscaping along the streets, sidewalks, and transportation improvements.</p> <p><u>Plan Consistency</u></p> <ul style="list-style-type: none"> The petition is consistent with the <i>SouthPark Small Area Plan</i>, which recommends office or a mixed of office and residential. 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. <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> 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. 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. 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. The new hotel will enhance the pedestrian environment by providing active, ground floor uses oriented to the public sidewalk on Roxborough Road. 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. 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. The maximum building height of 85 feet is consistent with 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.
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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 of eight stories, not to exceed 85 feet except for the rooftop dining area which will be located on the southern portion of the building.
- 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. 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.
- 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.
- 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 200 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.
 - 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.

• **Existing Zoning and Land Use**

- The subject property is zoned O-1 (office) and O-15(CD) (office, conditional), and is developed with a hotel built in approximately 1984. The building is set back from the street frontages with a parking lot at the front.
- Abutting to the south is the Specialty Shops on the Park shopping center, in B-1(CD) (neighborhood business conditional) zoning.
- Across Roxborough Road to the southeast are a series of individual retail and office properties fronting Morrison Boulevard, in B-1SCD (business shopping center), O-3(CD) (office, conditional), and MUDD-O (mixed use development, optional) zoning.
- To the east across Roxborough Road is the Colony Apartments site, recently rezoned for a major mixed use redevelopment, to include hotel, retail, office, and residential uses extending up to 160 feet in height. The site plan includes an extension of Rexford Road all the way through the site from Roxborough Road to Sharon Road.
- To the northeast across Rexford Road is the Trianon Condominium property with two-story residential buildings built about 1969 and zoned R-17MF (multi-family residential).
- To the west and northwest along both sides of Rexford Road are a number of office buildings

- fronting Rexford Road (in various office zoning districts).
- See “Rezoning Map” for existing zoning in the area.
- **Rezoning History in Area**
 - There have been a number of rezonings to MUDD-O (mixed use development, optional) west, south and east of the site, within the SouthPark Mixed Use Activity Center, to allow residential and mixed use developments.
- **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 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. CDOT has requested a contribution for the partial cost of a signal at this intersection and dedication of needed signal utility easements. This signal will manage vehicular traffic and provide a safe pedestrian crossing.
 - See Outstanding Transportation Issues, Notes 10 through 12.
 - **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 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:** 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.

OUTSTANDING ISSUES

Site and Building Design

1. Provide 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. Provide 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. Clarify what “first floor pedestrian-oriented architectural features” are as referred to in Note 5a.
4. Limit 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. Revise Note 5c to clarify commitment to preserving additional trees and remove the wording related to “intent.”
6. Indicate 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. Define "prominent elements within the building façade" as referred to in Note 6c.
8. Reduce the size of the three-sided sign located on the top of the building to reflect what is shown on the building elevation.
9. Add a note stating that the existing monument sign located at the corner of Rexford Road and Roxborough Road shall not be increased in size and/or height.

Transportation

10. Add a note to the site plan stating that the petitioner agrees to dedicate any signal utility easements needed for the intersection of Roxborough Road and Rexford Road if signal equipment is needed on this corner of the intersection.
11. Commit 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.
12. Work with CDOT to determine appropriate pedestrian crossing provisions. CDOT does not agree with the proposed mid-block crossing included in the revised site plan. The proposed location is not appropriate (i.e. too close to a future signal) and will duplicate midblock crossing commitments already made by rezoning petition 2015-131 for Synco Properties (Colony apartments).

REQUESTED TECHNICAL REVISIONS

Site and Building Design

13. Amend the maximum building height in the site development data on RZ-1-3 to match the elevation on RZ-4; height shown on elevation is approximately 96 feet.
14. Amend the parcel number for the subject rezoning site to reflect the correct parcel.
15. Amend the elevations to remove "AC" from the architectural feature/sign at the top of the building.

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 Fire Department 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

Planner: John Kinley (704) 336-8311