

<b>REQUEST</b>	Current Zoning: B-1SCD (business shopping center) Proposed Zoning: MUDD-O (mixed use development, optional)
<b>LOCATION</b>	Approximately 1.95 acres located on the east side of Rea Road south of I-485 and north of Piper Station Drive. (Council District 7 - Driggs)
<b>SUMMARY OF PETITION</b>	The petition proposes the redevelopment of a site for a four-story hotel with up to 135 rooms across Rea Road from the Stonecrest shopping center south of I-485.
<b>PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE</b>	OMS Piper Station LLC OMS Piper Station LLC Caren Wingate
<b>COMMUNITY MEETING</b>	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0
<b>STATEMENT OF CONSISTENCY</b>	<p>The Zoning Committee found this petition to be consistent with the <i>South District Plan</i>, based on information from the staff analysis and the public hearing, and because:</p> <ul style="list-style-type: none"> <li>• The plan recommends office uses, and hotels are an allowable and typical use within office development.</li> </ul> <p>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:</p> <ul style="list-style-type: none"> <li>• The site is located in the Stonecrest mixed use activity center. The <i>Center, Corridors and Wedges Growth Framework</i> identifies activity centers as appropriate for more intense, pedestrian oriented development; and</li> <li>• The proposed rezoning will allow for more intensive use of the site consistent with other rezonings on both sides of Rea Road in recent years; and</li> <li>• The proposed site plan preserves 50 feet of open space in an urban form along the edge of Rea Road, consistent with similar frontage in the Stonecrest shopping center; and</li> <li>• The proposal will support area walkability by providing a sidewalk and planting strip for access and pedestrian connectivity along Rea Road, a sidewalk and planting strip along Piper Station Drive, and a sidewalk along the front of the building connecting the two street frontages;</li> </ul> <p>By a 6-0 vote of the Zoning Committee (motion by Wiggins seconded by Fryday).</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>Site and Building Design</u></p> <ol style="list-style-type: none"> <li>1. Staff rescinded the request to commit to providing at least 95 parking spaces on-site or one parking space for at least 70% of the rooms constructed because the petitioner reduced the number of hotel rooms from 135 rooms to 126 rooms and increased the number of parking spaces provided to 126 spaces.</li> <li>2. Provided annotated architectural elevations.</li> <li>3. Added the following annotations/commitments to the rendering:             <ol style="list-style-type: none"> <li>a. Aluminum fencing between the synthetic stone or stone piers.</li> <li>b. Seat walls or benches within open space.</li> <li>c. Guest room windows above patio and drop off areas.</li> <li>d. Staff rescinded the request to annotate the rendering to show windows on each level of the end of the building wing that</li> </ol> </li> </ol>
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faces south because the petitioner provided elevations for the frontages facing public roads.

- e. Illuminated fountain.
- f. Staff rescinded the request to annotate the rendering to show parallel parking along the internal drive between the pond and building because it is shown on the site plan.

4. Amended the site plan to show amenities for the general public around the pond similar to Stonecrest's fountain area. Amenities include but are not be limited to benches, seat walls, or other seating; and planters or decorative landscaping.
5. Provided a low screen wall in addition to landscaping adjacent to the parking along the Rea Road frontage.
6. Removed the on-street parking shown along Piper Station Drive not abutting the site frontage.
7. Amended the building height to specify a maximum of 60 feet for the building and 65 feet for the "beacon" (the architectural element at the center of the building).
8. Specified that a minimum of 1,200 square feet of open space will be provided.

Transportation

9. Added a note under "5. Transportation" committing to provide and construct a new CATS waiting pad along the site's frontage on Rea Road with permanent easement where dimensions exceed existing or proposed right-of-way limits.

**REQUESTED TECHNICAL REVISIONS**

Site and Building Design

10. Amended the label for curb stops along the eight-foot internal sidewalk to read "curb stops (typical) adjacent to eight-foot sidewalk, if required."

**VOTE**

Motion/Second: Majeed / Fryday  
 Yeas: Fryday, Majeed, McClung, Spencer, Wiggins, Watkins  
 Nays: None  
 Absent: Lathrop  
 Recused: None

**ZONING COMMITTEE DISCUSSION**

Staff provided a summary of the petition. Staff stated that all the outstanding issues had been addressed and explained commitments the petitioner had made for parking. Staff noted that the petition was consistent with the adopted area plan.

The Commissioners had questions and discussion about the use of the MUDD (mixed use development) district zoning, parking and pedestrian access and walkability in the area. Staff addressed the questions and explained that the petitioner had addressed the concerns with parking, for walkability there are sidewalks provided along Rea Road, Piper Station and through the site. The amenity and open spaces are provided along Rea Road to mimic the amenity area across Rea Road in the Stonecrest shopping center.

CDOT staff explained that there were not any active funded projects to construct sidewalks in the area. The petitioner is providing sidewalks along their frontage. While staff does want to see walkability the proposed site design is not dependent on walkability as it does accommodate visitors arriving by automobile.

Staff explained that MUDD (mixed use development) is a district that used in a variety of locations for a variety of uses. The area has a mix of uses even though the proposal itself is not mixed. 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](http://www.rezoning.org))

**PLANNING STAFF REVIEW**

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the development of a hotel with up to 126 guest rooms and associated accessory/ancillary uses.
- Limits the maximum building height to four stories and 60 feet and specifies the “beacon” element may be a maximum height of 65 feet.
- Specifies required parking of 126 spaces, achieved through 114 spaces provided on-site and 12 spaces through an off-site parking lease agreement.
- Provides vehicular access from one driveway off Piper Station Drive.
- Provides pedestrian access with an eight-foot sidewalk extending through the site from Rea Road to Piper Station Drive. The site plan indicates an area of public open space with seating will be provided adjacent to the site sidewalk on the Rea Road frontage.
- Provides an eight-foot planting strip and eight-foot sidewalk along the site frontages on Rea Road and Piper Station Drive.
- Specifies the building architecture will be generally in keeping with established style on Rea Road and Piper Station Drive. States that allowed building materials include masonry, stucco, cementitious siding, and metal panels. Clear glass will be utilized on all first floor openings.
- Commits to windows and public spaces along both road frontages (Rea Road and Piper Station Drive) with guestrooms.
- Provides renderings depicting key architectural elements and site design features.
- Commits to a minimum of 1,200 square feet of open space with pedestrian scale amenities such as seating and decorative landscaping.
- Specifies that an illuminated fountain will be provided in the proposed wet retention pond along Rea Road.
- Provides a combination of a low screen wall and landscaped plantings to screen the parking area from Rea Road.
- Provides a CATS bus waiting pad along Rea Road.
- Requests an optional provision to allow parking between the building and Rea Road and Piper Station Drive.

- **Public Plans and Policies**

- The *South District Plan* (1993) recommends office use for the subject parcel.

- **TRANSPORTATION CONSIDERATIONS**

- CDOT has not identified any negative impacts to the transportation facilities in the area. The proposed zoning generates a marginal increase in traffic compared to the current zoning.

- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 640 trips per day (based on 5,000 square feet of restaurant uses).

Entitlement: 970 trips per day (based on 5,000 square feet of retail uses).

Proposed Zoning: 1030 trips per day (based on 126 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 has water system availability for the rezoning boundary via an existing eight-inch water distribution main located along Piper Station Drive and sanitary sewer system availability via an existing eight-inch gravity sewer main located along Piper Station Drive.
- **Engineering and Property Management:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.

- **Mecklenburg County Parks and Recreation Department:** No comments received.
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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 Land Use and Environmental Services Agency Review
  - Transportation Review

**Planner:** John Kinley (704) 336-8311