

REQUEST	Current Zoning: B-1SCD (business shopping center) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	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)
SUMMARY OF PETITION	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.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	OMS Piper Station LLC OMS Piper Station LLC Caren Wingate
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 0

STAFF RECOMMENDATION	<p>Staff recommends approval of this petition upon resolution of outstanding issues related to parking, site and building design, and requested technical revisions.</p> <p><u>Plan Consistency</u> The petition is consistent with the <i>South District Plan</i> recommendation of office use in that hotels are an allowable and typical use within office development.</p> <p><u>Rationale for Recommendation</u></p> <ul style="list-style-type: none"> • 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. • 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. • 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. • 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.
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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 135 guest rooms and associated accessory/ancillary uses.
 - Limits the maximum building height to four stories and 60 feet.
 - Specifies required parking of 68 spaces, consistent with the minimum requirements of the base MUDD (mixed use development) zoning.
 - 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 some of the architectural features.
- Specifies that an illuminated fountain will be provided in the proposed wet retention pond along 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.
- **Existing Zoning and Land Use**
 - The property, which was previously used as a freestanding restaurant, is located within the Stonecrest Mixed Use Activity Center. It was zoned B-1SCD (business shopping center) as part of a very large rezoning petition 1989-17C, which encompassed about 1,120 acres including the Stonecrest shopping center and much of the residential area north of what is now I-485. The rezoning provided a 100-foot landscaped buffer for the subject site and all other commercial properties fronting Rea Road.
 - The subject property has double frontage: 1) along Rea Road to the west; and 2) along Piper Station Drive to the east. Other properties along Piper Station Drive in the same B-1SCD zoning include a gasoline service station to its south, a Goodyear tire facility to its north, a strip shopping center, a Residence Inn hotel, and an apartment complex. An Autobell car wash is on a parcel rezoned to B-2(CD) (general business, conditional).
 - A parcel at the intersection of Rea Road and Piper Station Drive was rezoned to NS (neighborhood services) in 2014 to for retail shops which are to be built up to the sidewalk, effectively eliminating the original 100-foot buffer strip along its frontage.
 - Across Rea Road to the west is the Stonecrest shopping center incorporating big box and specialty retail, movie theater, and restaurant uses, which was rezoned from the original 1989 zoning of B-1SCD (business shopping center) to CC (commercial center) in 1997. The rezoning reduced the original 100-foot buffer along Rea Road to 50-feet for buildings, parking, driveways and hardscape. The site plan allows pedestrian amenities and public open space to encroach within the 50-foot buffer.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2014-033 rezoned 1.72 acres south of the subject site at Rea Road and Piper Station Drive to NS SPA (neighborhood services, site plan amendment) for 9,000 square feet of retail and office uses.
 - Petition 2013-030 rezoned approximately 7.11 acres southeast of the subject site on Ballantyne Commons Parkway to R-17MF(CD) (multi-family residential, conditional) to allow for 120 multi-family dwelling units.
 - Petition 2013-014 rezoned 1.26 acres southeast of the subject site on Ballantyne Commons Parkway to O-1(CD) (office, conditional) to allow for reuse of a residential structure for professional office use.
- **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: 1103 trips per day (based on 135 hotel rooms).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** See Requested Technical Revisions, Note 7.
- **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.

OUTSTANDING ISSUES

Site and Building Design

1. Commit to providing at least 95 parking spaces on-site or one parking space for at least 70% of the rooms constructed. Although, the MUDD district requires only 0.5 parking spaces per room, as reflected in the "Development Summary", the site plan depicts 114 spaces on-site.
2. Provide annotated architectural elevations.
3. Add the following annotations/commitments to the rendering:
 - Aluminum fencing between the synthetic stone or stone piers.
 - Seat walls or benches within open space.
 - Guest room windows above patio and drop off areas.
 - Windows on each level of the end of the building wing that faces south.
 - Illuminated fountain.
 - Parallel parking along the internal drive between the pond and building.
4. Commit to amenities for the general public around the pond similar to Stonecrest's fountain area. This could include but not be limited to benches, seat walls, or other seating; decorative lighting; and planters or decorative landscaping.
5. Provide a low screen wall in addition to landscaping adjacent to the parking along the Rea Road frontage.
6. Remove the on-street parking shown along Piper Station Drive not abutting the site frontage.

Transportation

7. Add 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

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

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
 - Transportation Review

Planner: John Kinley (704) 336-8311