

REQUEST	Current Zoning: O-15(CD) (office, conditional) Proposed Zoning: MUDD(CD) (mixed use development, conditional)
LOCATION	Approximately 1.07 acres located on the north side of Rexford Road near the intersection of Roxborough Road and Rexford Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of a parcel presently developed with a vacant bank branch in the SouthPark area for a standalone office building with an accessory garage.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bank of North Carolina Manna Capital, LLC Ronald S. Melamed, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10.

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of the technical issues related to site and building design.

Plan Consistency

- The petition is consistent with the *SouthPark Small Area Plan*, which recommends office or a mix of office and residential uses.

Rationale for Recommendation

- The *Centers, Corridors and Wedges Growth Framework* identifies SouthPark as a Mixed Use Activity Center, a priority area for urban, pedestrian-oriented development.
- The new office building will enhance the pedestrian environment by providing an active use oriented to the public sidewalk with parking to the rear on Rexford Road, eliminating an existing bank drive-through and existing parking between the building and street.
- The site plan provides a wide setback along Rexford Road to preserve existing mature trees and provide added green space. This is consistent with other recently approved rezonings and supports the concept of a "green ribbon" along streets in the SouthPark area, as discussed in the recent Urban Land Institute study.
- The development provides a transition in development intensity from the existing office buildings west of the site to the residential condominium development east of the site with the following provisions:
 - Limits the maximum building height of one-story (maximum of 40-feet) and 6,650 square feet. The office building west of the site is five-stories and 76,620 square feet. The existing condominium buildings on the other side of the site are two stories and range in size from approximately 5,000 square feet up to approximately 13,000 square feet.
 - Provides a 10.5-foot wide "Class C" buffer with a minimum six-foot tall screen wall along the eastern property line abutting the condominiums.
 - Proposes the area to the rear of the site, between the office building parking lot and the condominiums, to be utilized for possible tree save.

PLANNING STAFF REVIEW**• Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Allows the redevelopment of the site for an office building with up to 6,650 square feet, as well as a detached, accessory garage up to 1,450 square feet on the rear of the site.
- Specifies the maximum building height limited to 40 feet as measured by the Ordinance and 65 feet to the weather vane feature at the top of the building. Specifies the maximum height in stories as one story with a basement. Limits the height of the garage to 28 feet and one story.
- Provides a 30-foot setback from the existing/future back of curb along Rexford Road.
- Provides access to the site from a driveway off Rexford Road and a cross-access easement, subject to the approval of the owner of the adjacent office building to the west.
- Specifies the permitted building materials and provides annotated elevations depicting architectural elements to be utilized.
- Provides a 10.5-foot "Class C" buffer along the eastern property line. Specifies that the existing wall along the eastern property line is to remain with the possibility that it could be replaced or extended with a serpentine masonry wall a minimum of six feet in height.

• Existing Zoning and Land Use

- The subject property is zoned O-15(CD) (office, conditional), and is developed as a branch bank with a drive-through facility. The building was constructed around 1987 and the bank ceased operations prior to 2014. The building is set back from the street with a parking lot at the front.
- Abutting to the west are a series of office properties along Rexford Road in O-15(CD) (office, conditional) and O-1 (office) zoning.
- Abutting to the east is the Trianon Condominium property with two-story residential buildings built about 1969 and zoned R-17MF (multi-family residential).
- To the south across Rexford Drive is a hotel property zoned MUDD-O (mixed use development, optional) recently rezoned to allow for a second hotel facility on the site. Just south of the hotel is the "Specialty Shops on the Park" shopping center fronting on Morrison Boulevard and Roxborough Road and zoned B-1(CD) (neighborhood business, conditional).
- 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.
- 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, commercial 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

- This petition proposes a 6,650-square foot office building along Rexford Road in the SouthPark Area. It is constructing new sidewalk and planting strip along with a new driveway. The daily vehicle trips generated by this rezoning will be less than what was generated with the prior use.

• Vehicle Trip Generation:

Current Zoning:

Prior Use: 470 trips per day (based on 3,148-square foot bank branch).

Entitlement: 470 trips per day (based on 3,148-square foot bank under Petition 1977-001).

Proposed Zoning: 170 trips per day (based on 6,650-square foot office).

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 Rexford Road. Charlotte Water has sewer system availability for the rezoning boundary via an existing eight-inch gravity sewer main located in the western corner of the parcel.
- **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.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

1. Clarify under "Permitted Uses" Note 3b that both buildings will not contain habitable space in the attics. As currently written it could be read that the limitation only applies to the garage.
 2. Split "Architectural Standard" Note 5a into two notes, one dealing with materials and exhibits and one dealing with the wall.
-

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