

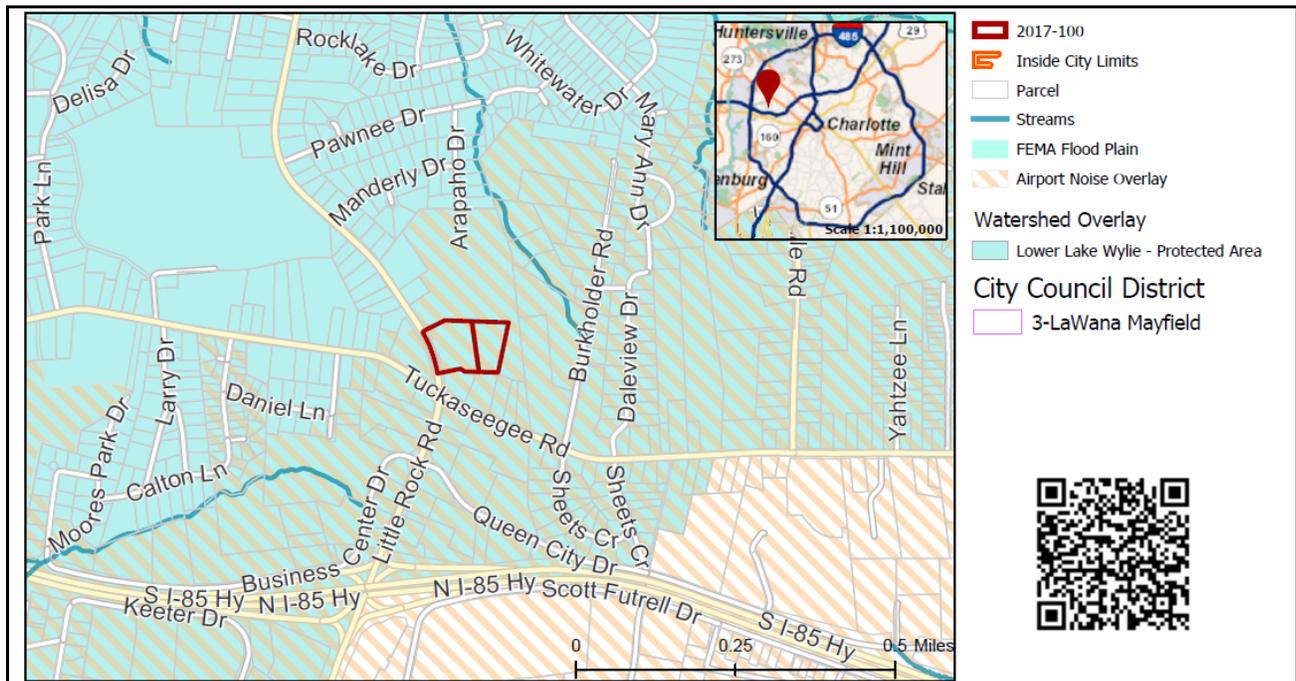
REQUEST

Current Zoning: R-3 LLWPA, AIR (single family residential, Lower Lake Wylie Protected Area, Airport Noise Overlay) and B-1(CD) LLWPA, AIR (neighborhood business, conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

Proposed Zoning: O-1(CD) LLWPA, AIR (office, conditional, Lower Lake Wylie Protected Area, Airport Noise Overlay)

LOCATION

Approximately 5.4 acres located on the east side of Little Rock Road between Tuckaseegee Road and Manderly Drive.
(Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the construction of two hotels on a vacant piece of land previously developed with a single family home.

PROPERTY OWNER

2405 Little Rock, LLC

PETITIONER

LAXMI Hotels Group, Inc.

AGENT/REPRESENTATIVE

Walter Fields, Walter Fields Group, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to environment, and site and building design.

Plan Consistency

The petition is consistent with the *Northwest District Plan* recommendation for retail uses, as amended by rezoning petition 2013-017 for a portion of the site, and inconsistent for the remaining portion that is recommended for single family up to four dwelling units per acre.

Rationale for Recommendation

- The proposed development has the hotel buildings located along Little Rock Road, on the portion of the site planned for retail, and away from the adjacent single family zoning.

- The portion of the site that is inconsistent will be used for surface parking and a buffer abutting the residentially zoned land to the rear. However, at this time there are no existing dwellings in that area.
- Due to the site's location within the Airport Noise Overlay, it is more suitable for commercial use than for future residential development.
- The proposed site plan includes a future public street connection along the northern portion of the site.

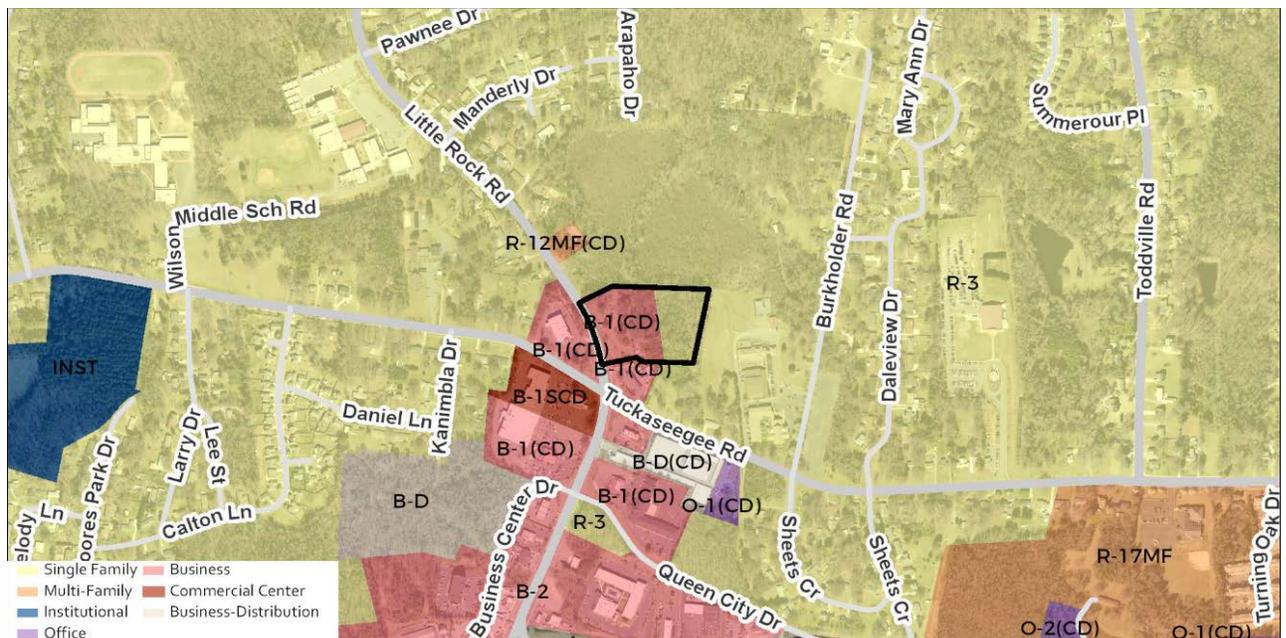
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

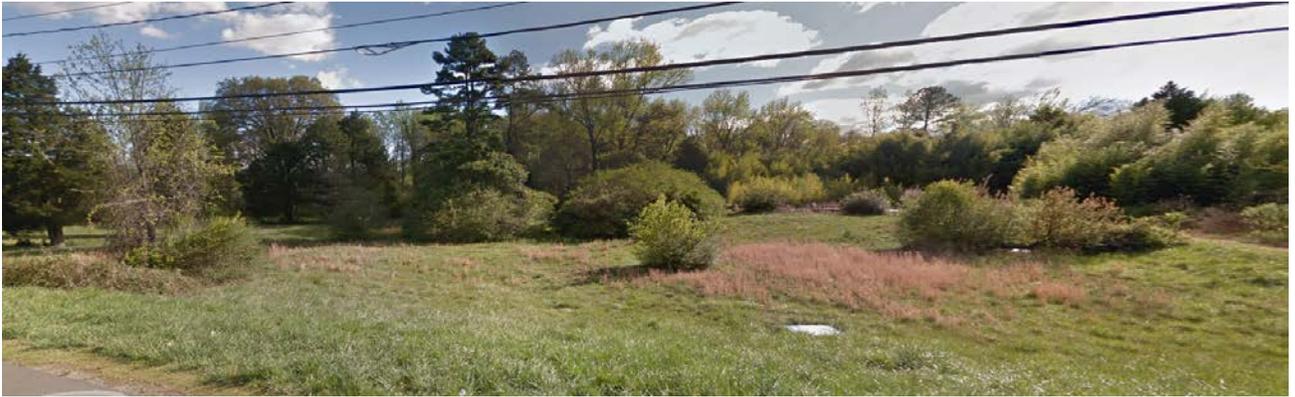
- Construction of two hotels, each containing 90 rooms.
- Permits all uses in the O-1(CD) (office, conditional) zoning district.
- Maximum height of each building limited to ~~four~~ three stories.
- Proposes a full access connection to Little Rock Road.
- Proposes the construction of a new public street on the north side of the site to be completed prior to the issuance of a certificate of occupancy for the second hotel built on the site.
- Installs an eight-foot planting strip and six-foot sidewalk along petitioner's side of new street to be constructed on the north side of the site.
- Commits to making sidewalk improvements along Little Rock Road unless those improvements have or are being installed as part of a City road improvement project on Little Rock Road.
- Commits to four sided architecture for buildings that do not present either a front or side toward a public street.
- Commits to design of first floor of building elevations to encourage and complement pedestrian activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length.
- Commits to building elevations designed with vertical bays or articulated architectural features and including a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
- Reserves the right to build the project in two phases.

Existing Zoning and Land Use



- A portion of the subject site was previously developed with a single family home, which has been demolished; the remainder of the acreage is undeveloped.
- Approximately 3 acres of the site was rezoned to B-1(CD) (neighborhood business, conditional) via petition 2013-017 in order to allow 9,100 square feet of office/retail uses.

- The site is surrounded by a mix of single family residential neighborhoods, institutional, retail, warehouse uses, undeveloped and vacant land.



The subject property is undeveloped.



The property to the south is developed with a 7-Eleven.



Properties to the west across Little Rock Road are developed with a mix of retail uses.



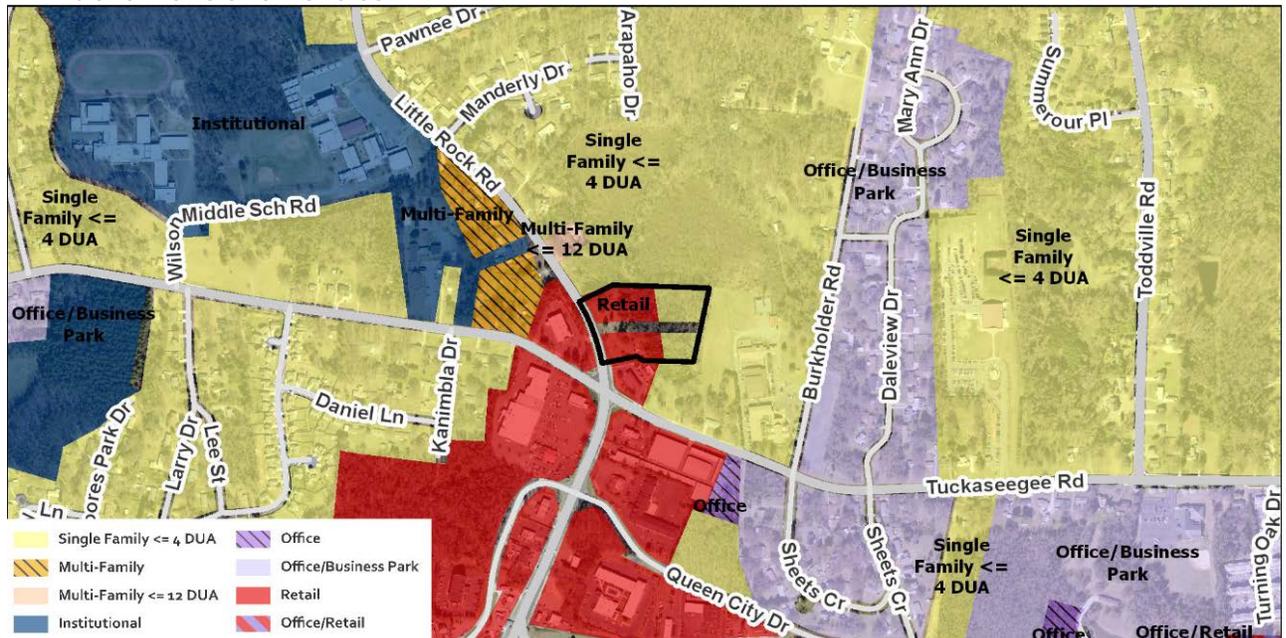
Properties to the north are developed as a child care facility or are vacant.

Rezoning History in Area



Petition Number	Summary of Petition	Status
2013-017	Rezoned approximately three acres of the subject site to B-1(CD) in order to allow 9,100 square feet of office/retail uses.	Approved

Public Plans and Policies



- The *Northwest District Plan* (1990) recommends retail uses for a portion of this site, as amended by rezoning petition 2013-017, and single family up to four dwelling units per acre for the remainder of the site.
- The site is within the Airport Noise Overlay, a location considered inappropriate for new residential development.

TRANSPORTATION CONSIDERATIONS

- The site is located on a major thoroughfare in a Wedge outside of route 4. ~~The petitioner should extend the proposed public street to the site's eastern property line for future connectivity. See Outstanding Issues, Notes 2-5.~~ **Addressed**

- **Vehicle Trip Generation:**
Current Zoning:
Existing Use: Vacant
Entitlement: 1,510 trips per day (based on 9,100 square feet of retail and 6 single family homes).
Proposed Zoning: 3,230 trips per day (based on 215-room hotel and 180-room hotel).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No on street parking on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** No comments submitted.
- **Charlotte Water:** Charlotte Water has water system availability for the rezoning boundary via an existing 16-inch water transmission main located along Little Rock Road. Charlotte Water has sewer system availability for the rezoning boundary via existing eight-inch gravity sewer mains located along Little Rock Road and within the rezoning boundary.
- **Engineering and Property Management:**
 - **Arborist:** No trees can be removed or planted in the right of way of any state maintained street (Little Rock Rd.) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** See Outstanding Issues, Note 6. **Not Addressed**
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUES

Land Use

~~1- Limit uses to two hotels with up to 90 rooms each and any associated assessor uses.~~ **Addressed**

Transportation

~~2- The petitioner should revise the site plan and conditional note(s) to conform to approved plans LDC-2014-00072 and the City's Little Rock Sidewalk Project. These improvements should be transferred and constructed by this proposed rezoning and shown on the site's revised site plan.~~ **Addressed**

5. ~~The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.~~ Addressed

Environment

6. Show tree save calculations clearly in table on site map. Not Addressed. Petitioner has responded that this is a construction document required, not a rezoning standard.

Site and Building Design

7. Add the following notes: Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets, through the following:
- Buildings shall be placed so as to present a front or side façade to all streets.
 - Facades fronting streets shall include a combination of windows and operable doors for a minimum of 40% of each frontage elevation transparent glass between 2 feet and 10 feet on the first floor. Up to 20% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
 - The facades of first/ground floor of the buildings along streets shall incorporate a minimum of 30% masonry materials such as brick or stone.
 - Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but to limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls
 - Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
 - Buildings should be a minimum height of 22 feet.
 - Building elevations above ground floor should have a minimum transparency of 20% per floor.

The petitioner has responded that many, if not most of these requested changes are appropriate for retail uses but not for hotel uses. Petitioner has included a number of additional architectural conditions consistent with hotel design and the building placement on the site. Petitioner has provided the following language:

The development of the site will be governed by the district regulations of the Zoning Ordinance for the O-1 district. The first floor of the building elevations will be designed to encourage and complement pedestrian activity by providing windows and/or doors and other architecturally articulated facades that prevent expanses of solid walls that exceed 20 feet in length. Direct pedestrian connections will be provided from main entrances to sidewalks on adjacent streets as generally depicted on the site plan. The height of the buildings will be limited to 3 stories. Buildings that do not present either a front or side toward a public street shall have four sided architecture with the same level of architectural treatment and interest as the entry side of the building. Building elevations will be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.

REQUESTED TECHNICAL REVISIONS

8. ~~Label zoning of abutting parcels.~~ Addressed
9. ~~Under Development Summary, note maximum building height and number of stories.~~ Addressed

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System Review
 - Charlotte Department of Housing and Neighborhood Services Review

- Charlotte Fire Department Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Claire Lyte-Graham (704) 336-3782