

REQUEST	Current Zoning: O-15(CD) (office, conditional) Proposed Zoning: MUDD-O (mixed use development, optional)
LOCATION	Approximately 3.42 acres located on the south side of Rexford Road between Coca Cola Plaza and Roxborough Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the expansion and renovation of an existing office building and the construction of a parking structure on a portion of an existing surface parking lot on a site located in the SouthPark area north of SouthPark Mall, just south of the Barclay Downs neighborhood.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Rexford Office Holdings, LLC Rexford Office Holdings, LLC John Carmichael, Robinson Bradshaw & Hinson, P.A.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 11.
STATEMENT OF CONSISTENCY	<ul style="list-style-type: none"> • The Zoning Committee found this petition to be consistent with the <i>SouthPark Small Area Plan</i>, based on information from the staff analysis and the public hearing, and because: <ul style="list-style-type: none"> • The plan recommends office or a mix of office and residential uses. • 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: <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 urban, pedestrian-oriented development; and • The petition maintains the existing SouthPark office building and enhances the pedestrian environment by updating the building facade to give the building an active street presence with the addition of a front door and outdoor seating and amenity area that connects to the sidewalk along Rexford Road, and providing pedestrian connections across Rexford Road and through the site to the Specialty Shops and adjacent parcels; and • The site plan maintains the wide setback along Rexford Road to preserve existing mature trees and provides urban open space in front of and behind the building. 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; and • Parking is accommodated through the conversion of the existing surface parking lot to the rear of the building into a structured parking facility, which allows expansion of the existing building and greater utilization of the site; <p>By a 7-0 vote of the Zoning Committee (motion by McClung seconded by Fryday).</p>

ZONING COMMITTEE ACTION	<p>The Zoning Committee voted 7-0 to recommend APPROVAL of this petition with the following modifications:</p> <p><u>Site and Building Design</u></p> <ol style="list-style-type: none"> 1. Clarified that the proposed roof sign facing Rexford Road will count towards the wall sign for that elevation. 2. Modified the location of the east/west pedestrian connection from
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adjacent to the parking structure to adjacent to the rear property line.

REQUESTED TECHNICAL REVISIONS

Land Use

3. Added to the site plan and development notes that the proposed zoning is MUDD-O (mixed use development, optional).

Site and Building Design

4. Added a label to Sheet RZ3-00 of the site plan, at the southwestern corner, stating "Striped crosswalk pedestrian connection to parcel 17708304 (final located to be determined during permitting process)."

5. Adjusted the labels for light fixtures on the conceptual renderings so they don't conflict with the development standards.

6. Deleted Note H under 2. Optional Provisions because an optional provision isn't necessary to allow seating and amenity areas within the setback.

VOTE

Motion/Second:	McClung / Fryday
Yeas:	Fryday, Majeed, McClung, McMillan, Nelson, Spencer, Sullivan
Nays:	None
Absent:	None
Recused:	None

ZONING COMMITTEE DISCUSSION

Staff provided a brief summary of the petition and the changes since the public hearing. The staff stated that the petition is consistent with the *SouthPark Small Area Plan* recommendation for office or a mix of office and residential uses.

STAFF OPINION

Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
 (Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Proposed Request Details**
 The site plan accompanying this petition contains the following provisions:
 - Maintains and renovates the existing 70,454-square foot (per tax records) office building for office use and allows a minor expansion for a maximum of 77,000 square feet in total. The proposed expansion will connect the building to a proposed parking structure.
 - Limits the maximum building height to four stories, not to exceed 70 feet in height.
 - Proposes the construction of a parking structure not to exceed 46 feet in height.
 - Provides vehicular access via the existing drives from Rexford Road and cross access drives connecting to Morrison Boulevard.
 - Commits to providing a pedestrian crossing from the site to the north side of the Rexford Road.
 - Commits to providing a minimum five-foot pedestrian connection through the site from Rexford Road to the abutting properties south and southeast of the site. Another connection is provided through the site from the eastern property line to the western property line.
 - Provides annotated conceptual building elevations. Notes that the tree motif and green wall depicted on the rear elevation are optional elements.
 - Specifies that expansion and renovation of the building may not occur simultaneously with the construction of the parking structure.
 - Provides an eight-foot planting strip and six-foot sidewalk along the site's frontage. The sidewalk may meander to preserve existing trees provided a minimum eight-foot planting strip is maintained.
 - Provides a minimum building setback of 40 feet from the back of the existing curb. An outdoor amenity area containing hardscape elements such as tables and seating shall be located within the 20 feet of the setback closest to the face of the building.
 - Commits to provide additional landscaping along Rexford Road as generally depicted on the site plan and consistent with the provisions included for the recent rezoning for the hotel east of the site.
 - Specifies that freestanding lighting will be fully capped, shielded and downwardly directed, and

that the maximum height shall not exceed 34 feet including the base. Freestanding lighting on the top level of the structured parking facility is limited to 24 feet including the base.

- Requests the following optional provisions:
 - Allow wall signs installed on the building to have up to 200 square feet of surface area per wall or 10% of the wall area to which they are attached, whichever is less.
 - Allow a ground mounted monument sign with a maximum height of six feet and 36 square feet in area, which may be located within the setback.
 - Allow one roof sign installed on the Rexford Road elevation on the top portion of the curtain wall in the location designated as “proposed signage” on the conceptual elevation with a maximum sign area of 200 square feet. If installed, this sign will be in lieu of a wall sign on the Rexford Road elevation of the building.
 - Allow the building entrance requirements of Section 9.8506(2)(H), which specifies that building entrances must be recessed into the face of the building, to not apply to the building.
 - Allow the parking structure requirements of Section 9.8506(2)(A), which specifies that the first floor of all buildings including structured parking be designed to encourage and complement pedestrian scale activity, to not apply because the proposed parking structure is behind the building. Notwithstanding the foregoing, a minimum 42-inch tall crash wall will be provided to screen cars parked in the structured parking facility.
 - Allow an outdoor seating and amenity area to be permitted within the first 20 feet of the 40-foot setback closest to the face of the building.
- **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**
 - The site is on a local street and the current site plan commits to four pedestrian connections to adjacent parcels including a mid-block pedestrian crossing on Rexford Road. These pedestrian connections will greatly improve the pedestrian connectivity in this area. CDOT is supportive of the community request to combine or coordinate use of the westernmost driveway with the adjacent property owner.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 1010 trips per day (based on 70,454 square feet of office).
 - Entitlement: 1010 trips per day (based on 70,545 square feet of office).
 - Proposed Zoning: 1080 trips per day (based on 77,000 square feet of office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Housing and Neighborhood Services:** No issues
- **Charlotte Fire Department:** No on-street parking on roads less than 26 feet clear width.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **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 within the rezoning boundary and an existing ten-inch gravity sewer main located within the rezoning boundary along the southern boundary.
- **Engineering and Property Management:**
 - **Arborist:** No issues.
 - **Erosion Control:** No issues.
 - **Land Development:** No issues.
 - **Storm Water Services:** No issues.
 - **Urban Forestry:** Site must comply with the Tree Ordinance.

- **Mecklenburg County Land Use and Environmental Services Agency:** Development of this site may require submission of an asbestos Notification of Demolition and Renovation to Mecklenburg County Air Quality (MCAQ). A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ. Because the proposed development will likely attract commuter trips, MCAQ recommends that the petitioner provide “preferred” (attractive, conveniently located, or reduced cost) parking for “Clean Commuters” (carpool, vanpool, hybrid vehicles and/or electric vehicles).
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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Attachments Online at 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 Housing and Neighborhood Services Review
 - Charlotte Fire Department Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Park and Recreation Review
 - Transportation Review

Planner: John Kinley (704) 336-8311