
REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC SPA, commercial center, site plan amendment
LOCATION	Approximately 8.5 acres located on the north side of Interstate 485 between Johnston Road, Toringdon Way, and North Community House Road. (Council District 7 - Driggs)
SUMMARY OF PETITION	This petition proposes a site plan amendment to a portion of a unified development to allow: <ul style="list-style-type: none">• an additional 10,000 square feet of office space,• the consolidation of two office buildings into one,• relocation of a 120-room hotel, and• 13,000 square feet of additional retail space.
STAFF RECOMMENDATION	Staff recommends approval of the petition upon resolution of outstanding issues. The petition is consistent with the <i>South District Plan</i> as amended by previous petitions.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Toringdon Future Development, LLC Trinity Capital Advisors, LLC Jeff Brown and Keith MacVean/Moore & Van Allen
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 2

PLANNING STAFF REVIEW

• Background

- The subject property was part of a larger rezoning in 1999 for the Toringdon development, Petition 1999-88, that rezoned 172 acres on the east and west corners of the intersection of Johnston Road and Interstate 485 from R-3 (single family residential) to CC (commercial center) to allow a mixed use development with office, retail, hotel and residential uses. Subsequent site plan amendments that included the subject property are as follows:
 - Petition 2003-048 amended 36.6 acres of the previously approved plan and added 0.784 acres which were rezoned from R-3 (single family residential) to CC (commercial center) to allow 675,000 square feet of office, 27,000 square feet of retail and one outparcel, and added 50 residential units.
 - Petition 2005-126 amended 36.6 acres to add 7,000 square feet of office space, 38,312 square feet of retail space within office buildings, and up to 90 multi-family residential units.
 - Petition 2008-040 amended 36.6 acres to increase retail space from 5,762 to 8,200 square feet, and increased the number of residential units from 140 to 260.
 - Petition 2010-035 amended 37.3 acres to allow relocation of 240 previously approved multi-family residential units, a decrease in the approved retail space by 52,000 square feet, an increase of office space by 38,000 square feet, and the addition of a 120-room hotel.

• Proposed Request Details

The site plan amendment contains the following changes:

- Consolidation of two office buildings into one building which is limited to eight stories.
- Increase of general and medical office space from 190,000 square feet to 200,000 square feet.
- Addition of 13,000 square feet of retail, restaurant, bank/financial institution, and personal services uses in a new building up to two stories located at the corner of Community House Road and the internal private drive.
- Relocation of an approved six-story, 120-room hotel from an internal location to frontage along North Community House Road.
- Additional retail/personal services/restaurant uses may be located within office buildings, provided that the additional uses will not occupy more than 50 percent of the ground floor area of such office buildings.

- The number of principal buildings located on the site is limited to seven.
- Two uses with accessory drive-through windows may be established in Development Area C as part of a building designed for more than one tenant or more than one use. The uses with an accessory drive-through window(s) will be limited to a bank/financial institution or a limited service restaurant (defined as a restaurant primarily serving items such as coffee, ice cream, yogurt, juices, bagels, muffins, pastries, sandwiches and similar foods that do not require on-premise cooking of food beyond heating) that does not exceed 2,500 square feet.
- Accessory drive-through windows located within Development Area C may not have more than three lanes in total.
- Buildings located along the internal private drive will be designed with building facades that face the internal private drive having a minimum of 50 percent fenestration, and will have at least one operable pedestrian entrance from the building to internal private drive.
- Expanses of blank walls greater than 20 feet will not be allowed.
- Buildings constructed in Area C will be designed to have the appearance of a multi-story building.
- Buildings within Development Areas A, B, and C that have frontage on Community House Road or the private drive indicated on the Technical Data Sheet will be designed to address the abutting street or drive and will have an entrance that faces the public street, except that buildings with frontage on two streets may have an entrance on only one street.
- Buildings located within Development Area B will not orient the service side of such buildings to Community House Road, and the buildings constructed within Development Area A will not orient the service side of the building to the internal private drive.
- **Existing Zoning and Land Use**
 - The subject property is currently vacant. The remainder of the unified development located north of the site on both sides of Toringdon Way is developed with office uses and a shopping center in CC (commercial center) zoning. A hotel, a private school, and a public school exist across North Community House Road on either side of Endhaven Lane in property zoned MX-2 (mixed use) and R-3 (single family residential). A golf course exists south of Interstate 485 in O-3(CD) (office, conditional) zoning.
- **Rezoning History in Area**
 - Pending Petition 2013-098 seeks to rezone 10.3 acres located on the south side of Endhaven Lane and the north side of Interstate 485 from R-3 (single family residential) to UR-3(CD) (urban residential, conditional) to allow 200 multi-family units at a density of 19.4 units per acre. The petition is scheduled for decision in March 2014.
 - Petition 2011-044 rezoned 520 acres bounded by Interstate 485, Ballantyne Commons Parkway, Rushmore Street and Community House Road from BP(CD) (business park, conditional) and R-3 (single family residential) to BP(CD) (business park, conditional) and O-3(CD) (office, conditional) to allow for additional development and redevelopment within the Ballantyne Corporate Park, which included 1,060,000 square feet of office, 100 hotel rooms, and 600 residential units.
- **Public Plans and Policies**
 - The *South District Plan* (1993) as amended by previous rezonings recommends mixed use residential, office, and retail uses on the subject property.
 - The petition is consistent with the *South District Plan*.

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
- **Charlotte Department of Neighborhood & Business Services:** No issues.
- **Transportation:** No issues.
 - **Vehicle Trip Generation:**
 - Current Zoning: 3,270 trips per day.
 - Proposed Zoning: 6,750 trips per day.
 - **Connectivity:** No issues.
- **Charlotte Fire Department:** No comments received.
- **Charlotte-Mecklenburg Schools:** This site plan amendment will not impact the number of students attending local schools.

- **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - This site meets minimum ordinance standards.

OUTSTANDING ISSUES

- The petitioner should:
 1. Add a note that requires the drive through lanes to be located internally between the two buildings. Specify that the development can be phased as long as a drive through is not stand alone, and require a solid building edge to extend the length of the drive through.
 2. Add a note that prohibits vehicular parking and maneuvering between the building and a public or internal street.
 3. Building edges need to relate to uses across the internal street. Provide detail on how this edge will be treated.
 4. Add a note committing to provision of aesthetical treatment at the corner of Community House Road and the internal private drive with an architectural feature and/or green space.
 5. Add note requiring buildings located along the internal private drive to be designed with building facades that face the internal private drive and to have a minimum of 50 percent fenestration.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Community Meeting Report
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte-Mecklenburg Storm Water Services Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

Planner: Sonja Sanders (704) 336-8327