

REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC SPA, commercial center, site plan amendment
LOCATION	Approximately 1.72 acres located on the south side of Smith Corners Boulevard near the intersection of West W. T. Harris Boulevard and Statesville Road.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a site plan amendment to one parcel within a unified development to allow a 52,500 square foot hotel. The maximum 150,000 square feet previously approved for the remainder of the unified development will remain unchanged.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding site plan issues. The petition is consistent with the <i>Northlake Area Plan</i> .
Property Owner	CentDev Northlake, LLC
Petitioner	YM Management Group, LLC
Agent/Representative	Teresa Hawkins
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - A maximum of 52,500 square feet permitted on Parcel D.
 - A four-story hotel consisting of 82 rooms.
 - An eight-foot planting strip and six-foot sidewalk along Smith Corners Boulevard.
 - A six-foot planting strip and five-foot sidewalk along the abutting internal driveway.
 - A five-foot internal sidewalk that connects to the public sidewalk.
- **Existing Zoning and Land Use**
The subject property is the only undeveloped parcel in the Smith Corners unified development. The remaining parcels within the development are zoned CC and developed with commercial uses. Surrounding properties on both sides of Statesville Road are zoned I-1 and I-2. To the west, properties are primarily developed with various retail, restaurant, and hotel uses while properties on the east contain warehouse and office uses. Parcels to the north are vacant.
- **Rezoning History in Area**
Recent rezonings in the area include: Petition 2005-033 rezoned 15 acres, including the subject property, to CC. Petition 2007-029 approved a site plan amendment to the same 15 acres to allow an increase from 140,000 to 150,000 square feet. Petitions 2008-001 and 2008-091 rezoned approximately 13 acres on the east side of Statesville Road from I-2 to I-1.
- **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recognizes the existing CC zoning on the site and recommends retail uses for the property.
 - This petition is consistent with the *Northlake Area Plan*.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 8,800 trips per day.
Proposed Zoning: 8,900 trips per day.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **CATS:** No issues.
 - **Connectivity:** No issues.
 - **Neighborhood and Business Services:** No issues.
 - **Schools:** CMS does not comment on non-residential petitions.
 - **Park and Recreation:** No comments received.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** Remove the portion of the sentence which states that storm water runoff from this development will be managed by the existing off-site shared regional detention facility.
 - **LUESA:** No issues.
 - **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies*.
 - The site meets minimum ordinance requirements.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Amend Part II (B) to state that the site plan amendment applies only to Parcel D and proposes a maximum of 52,500 square feet. Specify that the remainder of the unified development will have a maximum of 150,000 square feet.
 2. Specify the meeting room capacity.
 3. Show and label solid waste and recycling area.
 4. Provide a parking count and shared parking agreement if the total number of required parking spaces are not provided solely on this site.
 5. Label Parcel D/Envelope #5.
 6. Address Storm Water comments.
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Attachments Online at www.rezoning.org

- Application
- CATS Review
- CDOT Review
- Charlotte Fire Department Review
- CMU Review
- Community Meeting Report
- LUESA Review
- Neighborhood and Business Services
- Site Plan
- Solid Waste
- Storm Water Review