

November 20, 2017

REQUEST	Current Zoning: R-17MF AIR (multi-family residential, airport noise overlay) Proposed Zoning: O-2(CD) AIR (office, conditional, airport noise overlay)
LOCATION	Approximately 3.3 acres located north of Interstate 85 and south of Tuckaseegee Road across from Toddville Road. (Council District 3 - Mayfield)
SUMMARY OF PETITION	The petition proposes to construct a hotel on a vacant parcel of land north of Interstate 85, east of Little Rock Road and west of Mulberry Church Road.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Royal Panthera LLC Royal Panthera, LLC Michael Newman
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 5

STAFF RECOMMENDATION	Staff recommends approval of this petition. <u>Plan Consistency</u> The petition is consistent with the office/business park land use recommendation for the site, as per the <i>Westside Strategic Plan</i>. <u>Rationale for Recommendation</u> • The property is located north of Charlotte-Douglas International Airport and within the "Combined 1996 Noise Exposure/Noise Compatibility Program Noise Contours" which identifies the day/night average sound level at 65 decibels, and which is not conducive to residential development. • The proposed hotel use is consistent with the office/business park land use recommended for this site as per the <i>Westside Strategic Plan</i> and is more compatible with the airport functions than multi-family residential. • The rezoning proposes improvements to the site which include landscaping along Queen City Drive which is a frontage road for Interstate 85 and buffers adjacent to the existing single family homes. • The proposal also commits to an internal street that advances the City's goal for additional street network.
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PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Construction of a 139-room hotel with covered entrance, pool/patio area, and associated parking.
- Limits maximum building height to 75 feet or five floors/stories.
- Prohibits jails and prisons; armories; and land clearing and inert debris (LCID), off-site.
- Installation of a 41-foot wide Class B buffer along the north property line, and a 30.75-foot wide Class B buffer (reduced 25% with a fence) along the west side of the property line.
- Identifies proposed storm water facility location.
- Provides two ingress/egress points onto Grand Lake Drive.
- Proposes new right-of-way for Queen City Drive 40 feet from existing centerline.
- Proposes a 150-foot eastbound left-turn lane with appropriate tapers.
- Proposes that building elevations will not have expanses of blank walls greater than 20 feet in all directions, and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- Proposes 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.
 - Proposes that multi-story buildings have a minimum of 20% transparency on all upper stories.
 - Improves Grand Lake Drive to meet 57-foot wide Local Office/Commercial Wide Road design.
 - Installation of a six-foot wide sidewalk and eight-foot planting strip along Queen City Drive, and an eight-foot wide sidewalk and 14-foot planting strip along west side of Grand Lake Drive.
 - Notes dedication and fee simple conveyance of all rights-of-way to the City/NCDOT as identified will be completed before issuance of building certificate of occupancy.
 - Notes all proposed transportation improvements identified on the plan will be constructed and approved before issuance of building certificate of occupancy.
- Existing Zoning and Land Use**
 - The subject site is currently undeveloped and surrounded by residential, institutional, retail, and industrial uses.
 - North are single family residential homes, religious facilities, community park, and undeveloped land zoned R-3 LLWA AIR (single family residential, Lower Lake Wylie Protected Area, Airport Noise Overlay) and R-17MF AIR (multi-family residential, Airport Noise Overlay).
 - East are undeveloped acreage, hotels, and commercial uses zoned R-17MF (multi-family residential), R-17MF AIR (multi-family residential, Airport Noise Overlay), O-1(CD) AIR (office, Airport Noise Overlay), B-2 AIR (general business, Airport Noise Overlay), and B-2(CD) AIR (general business, conditional, Airport Noise Overlay).
 - South, across Interstate 85, are a mobile home park, and office/industrial/warehouse uses zoned I-1 AIR (light industrial, Airport Noise Overlay) and I-2 AIR (general industrial, Airport Noise Overlay).
 - West are undeveloped acreage, single family homes, hotels, commercial and warehouse uses zoned R-3 LLWPA AIR (single family residential, Lower Lake Wylie Protected Area, Airport Noise Overlay), and R-17MF AIR (multi-family residential, Airport Noise Overlay).
 - See "Rezoning Map" for existing zoning in the area.
- Rezoning History in Area**
 - There have been no recent rezonings in the immediate area.
- Public Plans and Policies**
 - The *Westside Strategic Plan* (2000) recommends office/business park land uses for this site and surrounding area.
- TRANSPORTATION CONSIDERATIONS**
 - The site frontage is along a major collector between two interchanges with I-85. The current site plan commits to an internal street that advances CDOT's goal for additional network and commits to construction of the future cross section of Queen City Drive along the site frontage.
 - Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 10 trips per day (based on a single family home).
 - Entitlement: 460 trips per day (based on 56 multi-family units).
 - Proposed Zoning: 1,140 trips per day (based on hotel with 139 rooms).

DEPARTMENT COMMENTS (see full department reports online)

- Charlotte Area Transit System:** No issues.
- Charlotte Department of Housing and Neighborhood Services:** No issues.
- Charlotte-Douglas International Airport:** No comments received.
- Charlotte Fire Department:** No issues.
- Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- Charlotte Water:** Charlotte Water currently does not have water or sewer system availability for the parcel under review. The closest existing water main is located approximately 570 feet southeast of the southeastern corner of the property on Queen City Drive. The closest existing sewer main is located approximately 250 feet southeast of the southeastern corner of the property on Queen City Drive.
- Engineering and Property Management:**
 - Arborist:** Trees in the right-of-way of all public streets are protected by the Tree Ordinance. No trees can be removed from or planted in the right-of-way of all State maintained streets (Queen City Drive) without permission of NC Department of Transportation and the City Arborist's office. Trees must be planted to meet NCDOT planting guidelines. Contact Laurie Reid

(704-336-5753) at the City Arborist's office for a tree planting permit before planting trees in the NCDOT right-of-way once plans have been approved by the City.

- **Erosion Control:** No issues.
- **Land Development:** See Outstanding Issues, Note 4.
- **Storm Water Services:** No issues.
- **Urban Forestry:** No issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
- **Mecklenburg County Parks and Recreation Department:** No issues.

OUTSTANDING ISSUES

Site and Building Design

1. ~~Add the following notes to the site plan:~~

- a. ~~Building elevations shall not have expanses of blank walls greater than 20 feet in all directions, and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.~~ **Addressed.**
- b. ~~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.~~ **Addressed.**
- c. ~~Multi-story buildings should have a minimum of 20% transparency on all upper stories.~~ **Addressed**

2. ~~Show sidewalk from entrance drive sidewalk to covered entrance.~~ **Addressed**

3. ~~Revise shape of driveway to include sidewalk that connects covered entrance with sidewalk on Grand Lake Drive.~~ **Addressed.**

Environment

4. The previously added Note C under the "Environmental Features" is missing the word "not." Please revise the note to read exactly as follows: "The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Stormwater Ordinance. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points." **Addressed.**

REQUESTED TECHNICAL REVISIONS

5. ~~Add the proposed square footage of the hotel under "Development Data."~~ **Addressed.**

6. ~~Add the proposed number of hotel rooms under "Development Data."~~ **Addressed.**

7. ~~Add maximum building height and number of stories under "Development Data"~~ **Addressed.**

8. ~~Add floor area ratio (FAR) under Development Data. The O-2 zoning district allows a maximum FAR of 1.0.~~ **Addressed.**

9. ~~Revise site plan (all sheets) to note 5-foot side yard, not setback.~~ **Addressed.**

10. ~~Revise site plan (all sheets) to note 20-foot rear yard, not setback.~~ **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 Parks and Recreation Review
 - Transportation Review