

April 4, 2017

REQUEST	Current Zoning: O-15(CD) (office, conditional) Proposed Zoning: MUDD(CD) (mixed use development, conditional)
LOCATION	Approximately 1.07 acres located on the north side of Rexford Road near the intersection of Roxborough Road and Rexford Road. (Council District 6 - Smith)
SUMMARY OF PETITION	The petition proposes the redevelopment of a parcel presently developed with a vacant bank branch in the SouthPark area for a standalone office building with an accessory garage.
PROPERTY OWNER	Bank of North Carolina
PETITIONER	Manna Capital, LLC
AGENT/REPRESENTATIVE	Ronald S. Melamed, Moore & Van Allen, PLLC
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 10
STATEMENT OF CONSISTENCY	• 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: • 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: • 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 new office building will enhance the pedestrian environment by providing an active use oriented to the public sidewalk with parking to the rear on Rexford Road, eliminating an existing bank drive-through and existing parking between the building and street; and • The site plan provides a wide setback along Rexford Road to preserve existing mature trees and provide added green space. This is consistent with other recently approved rezoning's and supports the concept of a "green ribbon" along streets in the SouthPark area, as discussed in the recent Urban Land Institute study; and • The development provides a transition in development intensity from the existing office buildings west of the site to the residential condominium development east of the site with the following provisions: • Limits the maximum building height of one-story (maximum of 40-feet) and 6,650 square feet. The office building west of the site is five-stories and 76,620 square feet. The existing condominium buildings on the other side of the site are two stories and range in size from approximately 5,000 square feet up to approximately 13,000 square feet. • Provides a 10.5-foot wide "Class C" buffer with a minimum six-foot tall screen wall along the eastern property line abutting the condominiums. • Proposes the area to the rear of the site, between the office building parking lot and the condominiums, to be utilized for possible tree save.

By a 6-0 vote of the Zoning Committee (motion by Fryday seconded by Wiggins).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with the following modifications: The following items have been addressed: <u>Site and Building Design</u> 1. Clarified under "Permitted Uses" Note 3b that both buildings will not contain habitable space in the attics. 2. Split "Architectural Standard" Note 5a into two notes, one dealing with materials and exhibits and one dealing with the wall.
VOTE	Motion/Second: Spencer / Fryday Yeas: Fryday, Majeed, McClung, Spencer, Watkins, Wiggins Nays: None Absent: Lathrop Recused: None
ZONING COMMITTEE DISCUSSION	Staff provided a brief summary of the petition. Staff noted that the petition is consistent with the adopted land use plan and there were no outstanding issues. There was no further discussion.
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:

- Allows the redevelopment of the site for an office building with up to 6,650 square feet, as well as a detached, accessory garage up to 1,450 square feet on the rear of the site.
- Specifies the maximum building height limited to 40 feet as measured by the Ordinance and 65 feet to the weather vane feature at the top of the building. Specifies the maximum height in stories as one story with a basement. Limits the height of the garage to 28 feet and one story.
- Provides a 30-foot setback from the existing/future back of curb along Rexford Road.
- Provides access to the site from a driveway off Rexford Road and a cross-access easement, subject to the approval of the owner of the adjacent office building to the west.
- Specifies the permitted building materials and provides annotated elevations depicting architectural elements to be utilized.
- Provides a 10.5-foot "Class C" buffer along the eastern property line. Specifies that the existing wall along the eastern property line is to remain with the possibility that it could be replaced or extended with a serpentine masonry wall a minimum of six feet in height.

• **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**

- This petition proposes a 6,650-square foot office building along Rexford Road in the SouthPark Area. It is constructing new sidewalk and planting strip along with a new driveway. The daily vehicle trips generated by this rezoning will be less than what was generated with the prior use.
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Prior Use: 470 trips per day (based on 3,148-square foot bank branch).
 - Entitlement: 470 trips per day (based on 3,148-square foot bank under Petition 1977-001).
 - Proposed Zoning: 170 trips per day (based on 6,650-square foot office).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **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 in the western corner of the parcel.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
 - **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 Neighborhood & Business Services Review
 - Charlotte Fire Department Review
 - Charlotte-Mecklenburg Storm Water Services Review
 - Charlotte Water Review
 - Engineering and Property Management Review
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Mecklenburg County Parks and Recreation Review
 - Transportation Review

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