

REQUEST	Current Zoning: B-1(CD) (neighborhood business, conditional) Proposed Zoning: B-2(CD) (general business, conditional)
LOCATION	Approximately 5.52 acres located south of Interstate 485, near the intersection of WT Harris Boulevard, Treyburn Drive and Interstate 485. (Council District 2 - Austin)
SUMMARY OF PETITION	The petition proposes to allow the development of a six-story 141 room hotel and a 7,000-square foot EDEE (eating/drinking/entertainment establishment) on a vacant lot near the Wedgewood and Braemar neighborhoods.
PROPERTY OWNER	Aldi (NC), LLC
PETITIONER	Innkeeper Motor Lodge, Inc.
AGENT/REPRESENTATIVE	Walter Fields, Walter Fields Group, Inc.
COMMUNITY MEETING	Meeting is required and has been held. Report available online. Number of people attending the Community Meeting: 61

**STAFF
RECOMMENDATION**

Staff does not recommend approval of this petition.

Plan Consistency

The petition is inconsistent with the adopted neighborhood serving retail land uses per the *Northlake Area Plan*, which recognized the prior rezoning 1993-024(C) that rezoned the site to B-1(CD).

Rationale for Recommendation

- The subject property is located on Treyburn Drive at the entrance to the Braemar neighborhood.
- The previously approved conditional plan called for neighborhood serving commercial uses because of the site's location at the neighborhood entrance.
- The proposed hotel, however is a regional use that does not meet the plan objective of providing uses that serve and complement the neighborhood.
- Further, the proposed hotel height of six stories is inconsistent within the low scale character of the surrounding residential development.

PLANNING STAFF REVIEW

• **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- A 141 room hotel and a 7,000 square-foot EDEE (eating/drinking/ entertainment establishment) with allowed accessory uses.
- Prohibits an accessory drive-through for an EDEE.
- Hotel to be six stories and up to 68 feet tall.
- Site access will be via two driveways from Treyburn Drive.
- Building materials composed of brick, stone, precast concrete, synthetic stone, cementitious fiber board, stucco EIFS decorative block and or wood.
- Blank walls will not be more than 20 feet on all floors and must include both vertical and horizontal articulation.
- Prohibition on the use of vinyl or aluminum except for window trim, soffits and window trim.
- 75-foot "Class B" buffer with six-foot tall ornamental fence along the northwest property adjacent to the existing single family homes.
- Internal pedestrian connection between the proposed uses.
- Existing sidewalks to remain along Treyburn Drive and West WT Harris Boulevard.
- Pedestrian refuge island at the intersection of Treyburn Drive and WT Harris Boulevard.
- Proposed raised intersection with stamped concrete/asphalt at the intersection of Woodsedge Drive and Treyburn Drive.
- Extension of the existing thru/right-turn lane from the existing intersection of WT Harris

- Boulevard and McDonald's driveway to Treyburn Drive.
 - A note that dumpster service will be limited to the hours between 7:00 A.M. and 7:00 P.M.
 - Detached lighting limited to 26 feet in height.
 - Additional street lighting along site front on Treyburn Drive.
- **Existing Zoning and Land Use**
 - The subject site was rezoned under petition 1993-024(C) to allow the development of 55,000 square feet of non-residential uses for neighborhood serving retail. The approved plan prohibited accessory drive-through windows with EDEEs.
 - The subject site is currently vacant.
 - The properties to the east and south are zoned R-17MF(CD) (multi-family residential, conditional) and R-3 (single family) and developed with single-family homes in the Wedgewood and Braemoor neighborhood, townhomes and multi-family apartments or vacant land.
 - The site is also bounded by I-485 on the north to the west.
 - See "Rezoning Map" for existing zoning in the area.
- **Rezoning History in Area**
 - Petition 2017-009, located northwest of the site across Interstate I-485 and along WT Harris Boulevard, rezoned 2.97 acres to allow the development of 75 age-restricted multi-family dwelling units.
- **Public Plans and Policies**
 - The *Northlake Area Plan* (2008) recommends retail land uses for the subject site, per rezoning petition 1993-024(C).
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located at the unsignalized intersection of a major thoroughfare and a minor collector. CDOT continues to request construction of the standard eight-foot wide planting strip and six-foot wide sidewalk along the site's Treyburn Drive frontage. Traffic improvements included in the current site plan appear feasible but will require further evaluation during permitting to determine if they are appropriate within agency guidelines.
 - See Outstanding Issues, Notes 7 through 10.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 4600 trips per day (based on 55,000 square feet of retail).
 - Proposed Zoning: 2040 trips per day (based on 141 room hotel and 7,000 square feet of restaurant).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No issues.
- **Charlotte Department of Neighborhood & Business Services:** 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-Mecklenburg Storm Water Services:** No issues.
- **Charlotte Water:** The site has water availability for the rezoning boundary via an existing eight-inch water main located along Treyburn Drive. The site currently does not have sewer system availability.
- **Engineering and Property Management:** See Outstanding Issues, Note 11.
- **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
- **Mecklenburg County Parks and Recreation Department:** No issues.

If this petition is considered for approval the following outstanding issues should be addressed.

OUTSTANDING ISSUES

Land Use

1. Proposed hotel use is inconsistent with the surrounding residential context of the area and not appropriate in this location.
2. The proposed hotel is a regional/highway use and does not provide neighborhood retail services

to the existing developed neighborhood as previously approved under petition 1993-024(C).

Site and Building Design

3. Petitioner should reduce the height of the proposed hotel to three stories and 40 feet.
4. Petitioner should show a continuous line of screening shrubs along the property line adjacent to I-485.
5. Petitioner should provide building elevations of the proposed hotel with annotated building materials and architectural elements.
6. Petitioner should provide spacing dimensions for proposed street lighting.

Transportation

7. The petitioner should revise the site plan to replace the existing four-foot wide planting strip and four-foot wide sidewalk and provide an eight-foot wide planting strip and six-foot wide sidewalk along the site's Treyburn frontage.
8. The petitioner should revise the site plan's "Transportation" Note 3 to remove the reference to "stamped asphalt" and add ", upon CDOT approval."
9. The petitioner should revise the site plan to add a note specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued. CDOT requests right-of-way set at two feet behind back of sidewalk.
10. Petitioner should revise "Transportation" Note 4 to add ", upon NCDOT approval." and add a commitment that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.

Environment

11. Petitioner should provide wetlands letter.
-

Attachments Online at www.rezoning.org

- Application
- Site Plan
- Locator Map
- Community Meeting Report
- Department Comments
 - Charlotte Area Transit System 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

Planner: Solomon Fortune (704) 336-8326