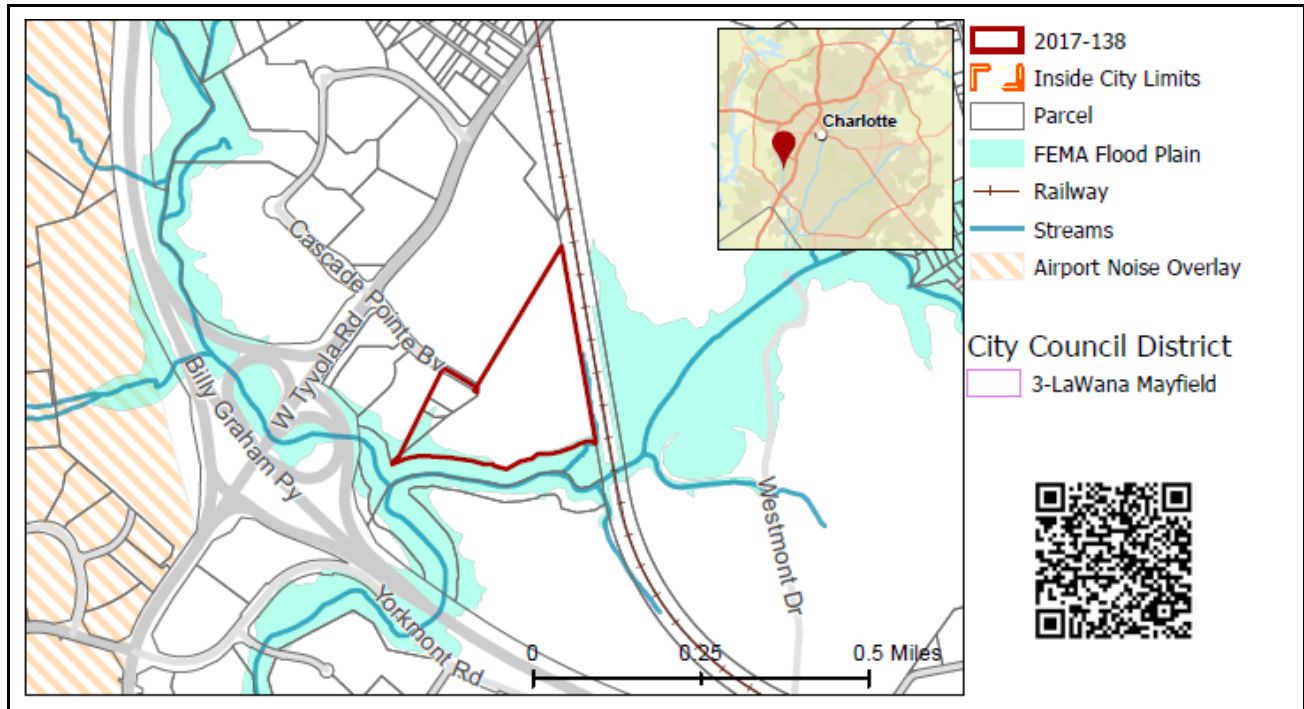


REQUEST

Current Zoning: I-1(CD), light industrial, conditional
Proposed Zoning: I-1(CD) SPA, light industrial, conditional, site plan amendment with five-year vested rights

LOCATION

Approximately 4.3 acres located south of Cascade Point Boulevard, north of Billy Graham Parkway and east of West Tyvola Road. (Council District 3 - Mayfield)



SUMMARY OF PETITION

The petition proposes to allow the development of a vacant parcel for a hotel with 200 rooms or 75,000 square feet of office uses.

PROPERTY OWNER

LakePointe Corporate Center Associates and CK LakePointe Corporate Center Associates

**PETITIONER
AGENT/REPRESENTATIVE**

AGS Hotels NC, LLC
DPR Associates, Inc.

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 0

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of outstanding issues related to site design and technical revisions.

Plan Consistency

The petition is consistent with the *Central District Plan*, recommendation for a mix of office, residential, and retail uses as amended by petition 2002-074.

Rationale for Recommendation

- The subject site is located off Cascade Pointe Boulevard, adjacent to the U.S. Department of Veterans Affairs Health Care Center.
- The site provides a lodging service for the various large office and medical uses in the area.
- The proposal will provide for additional vehicular and pedestrian connections in the area.

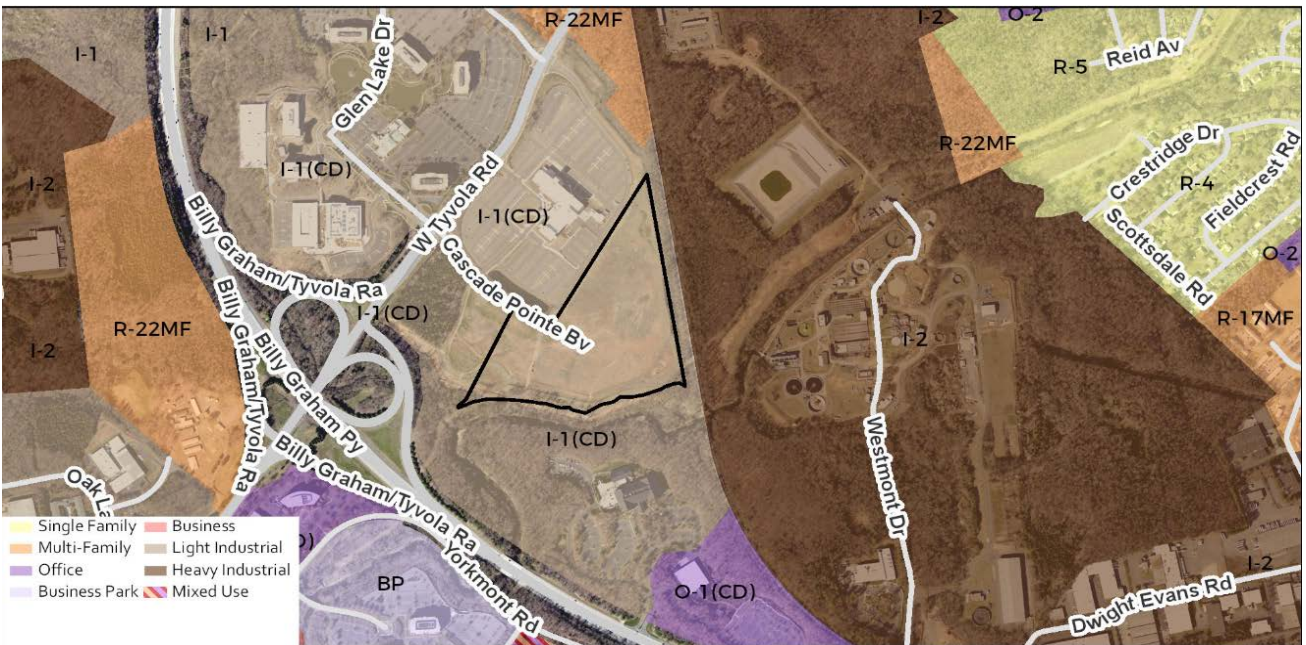
PLANNING STAFF REVIEW

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows the development of a hotel with 200 rooms or office building up to 75,000 square feet for office use.
- Dedication of 60 feet of right-of-way for a new public street.
- Maximum height of the proposed structure six stories and 80 feet.
- Building elevations of the proposed hotel building.
- Architectural features and notes include the following:
 - A combination of doors and windows for a minimum of 40 percent of each frontage elevation.
 - A minimum of 30 percent masonry material such as brick or stone.
 - Building elevations shall not have expanses of blank walls greater than 20 feet in all directions.
 - Combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other elements.

Existing Zoning and Land Use



- The subject site was rezoned by petition 2002-074 to I-1(CD) light industrial, conditional to allow the development of 1,365,000 square feet of office, 70,000 square feet of retail and 475 hotel rooms.
- Surrounding properties are zoned I-1 (CD) light industrial, conditional and I-2 (general industrial) developed with office building (VA Building), City of Charlotte Water Treatment Plant, Billy Graham Library, and vacant land.



The subject property is vacant.



The Charlotte Veterans Health Care Center is located to the north and east of the site.

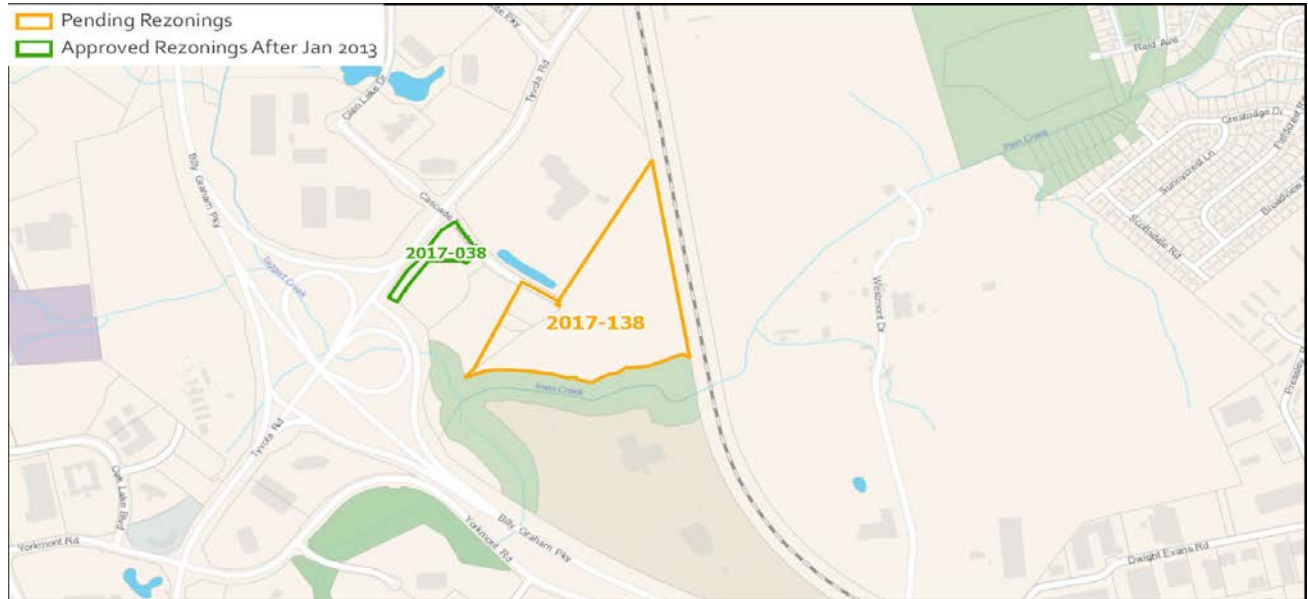


Irwin Creek Greenway borders the site to the south.



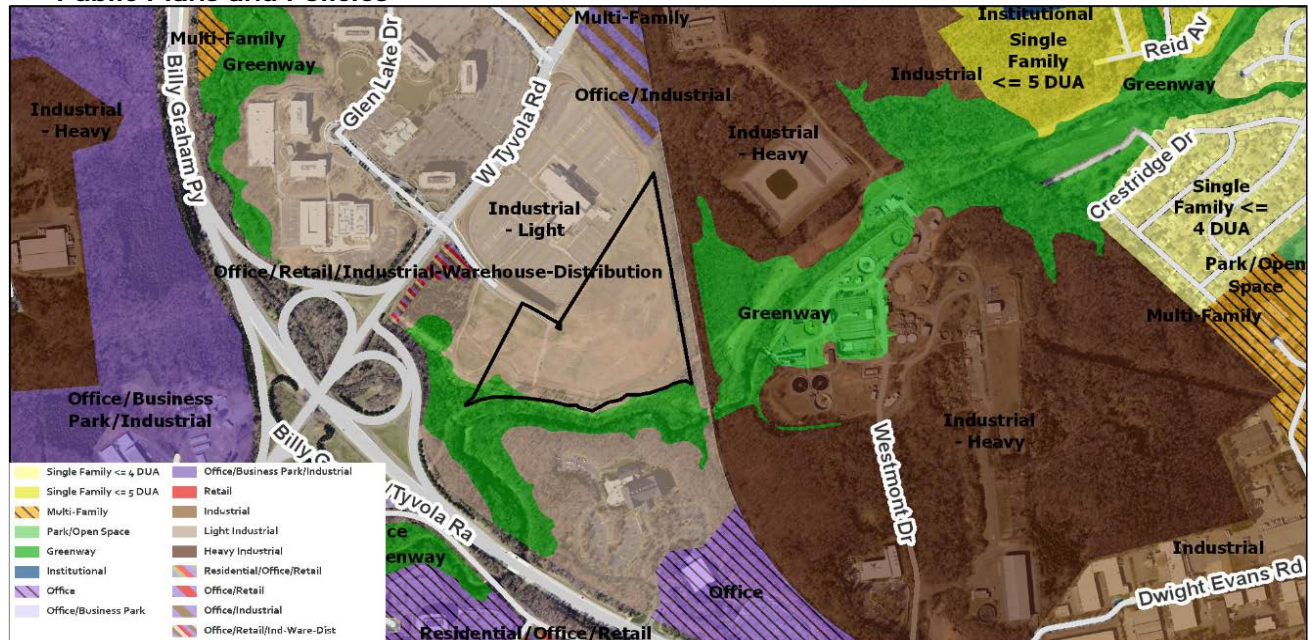
The Lake Pointe office park is located to the west.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2017-038	Rezoned 2.12 acres to I-1(CD) SPA (light industrial, conditional, site plan amendment) to allow the development of 10,000 square feet for retail, office, and EDEE (eating/drinking/entertainment establishments)	Approved

• **Public Plans and Policies**



- The *Central District Area Plan* (1990) recommends a mix of office, residential, and retail uses.
- **TRANSPORTATION CONSIDERATIONS**
 - The site is located on a local street. The current site plan commits to construction of a public street as envisioned by the original rezoning. Other transportation infrastructure already in place as part of the overall planned development is adequate to support this proposed project.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on vacant land).
 - Entitlement: 160 trips per day (based on 46,000 square feet of warehouse uses).
 - Proposed Zoning: 1,630 trips per day (based on a 200 room hotel).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No outstanding issues.
- **Charlotte Fire Department:** No outstanding issues.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** The site does not have water system infrastructure accessible via a water distribution main. The closest water distribution main is approximately 595 feet northwest of the property along Cascade Pointe Boulevard. Sewer system availability for the rezoning boundary is an eight-inch gravity sewer main located along the western side of the rezoning boundary and existing 24-inch and 54-inch gravity sewer mains located along the Southern border of the rezoning boundary.
- **Engineering and Property Management:**
 - **Arborist:** Trees cannot be removed from or planted in the right of way of all City of Charlotte maintained streets. Contact Laurie Reid (704-336-5753) at the City Arborist's office to discuss trees species to be planted in the right of way on a City of Charlotte maintained street; species must be approved before planting.
 - **Erosion Control:** No outstanding issues.
 - **Land Development:** No outstanding issues.
 - **Storm Water Services:** No outstanding issues.
 - **Urban Forestry:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** No outstanding issues.
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.

OUTSTANDING ISSUESSite and Building Design

1. Provide building elevation along Cascade Pointe Boulevard and label building materials on all elevations.
2. Show and label the:
 - width of proposed sidewalk connection to Cascade Pointe Boulevard.
 - width of new planting strip and sidewalk along the new public street.
3. Clarify if the site can have an office building or office uses.
4. Modify and clarify Note 6.A under Architectural Standards to read "all sides of the building will be articulated with doors and windows toward the public or private streets".
5. Modify and clarify note 6.D under Architectural Standards that "Direct pedestrian connections shall be provided from street facing doors with architectural features".
6. Modify and clarify note 6.G under Architectural Standards that "buildings will be a minimum height of 22 feet".
7. Modify and clarify note 6.H under Architectural Standards that "multi-story buildings will have a minimum of 20 percent transparency on all upper stories."

REQUESTED TECHNICAL REVISIONSSite and Building Design

8. Provide metes and bounds for the proposed development area.
9. Remove five year vested rights from the application and site plan.
10. Remove the note "hotel parcel two by others" on the adjacent property.
11. Remove Note "3. Purpose" as the information in this note is covered in Note "2. General Provisions B."
12. Clarify the note on the site plan referencing "Hotel Parcel Three see related notes this sheet" as there do not appear to be notes regarding this on the site plan.

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-Mecklenburg Schools Review
- Charlotte Water Review
- Engineering and Property Management Review
 - City Arborist
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review
- Transportation Review

Planner: Solomon Fortune (704) 336-8326