



Zoning Committee

REQUEST

Current Zoning: O-15(CD) (Office, Conditional)

LOCATION

Proposed Zoning: RAC(EX) (Regional Activity Center, Exception)

Approximately 15.98 acres located along the north side of Rexford Road, south of Wickersham Road, and west of Colony Road. (Council District 6 - Bokhari)

PETITIONER

Childress Klein

**ZONING COMMITTEE
ACTION/ STATEMENT
OF CONSISTENCY**

The Zoning Committee voted 7-0 to recommend APPROVAL of this petition and adopt the consistency statement as follows:

To Approve:

This petition is found to be **consistent** based on the information from the staff analysis and the public hearing, and because:

- The *2040 Policy Map* (2022) recommends the Regional Activity Center Place Type.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The site is designated as the Regional Activity Center (RAC) Place Type by the *2040 Policy Map*. The RAC Place Type calls for a mix of uses such as office, multi-family residential, and retail and is characterized by urban form with mid-to high-rise commercial and residential buildings.
- The site is currently developed with two aging office buildings, one of which will be retained, and most of the site's land area is built as underutilized surface parking lots.
- The site is primarily surrounded by nonresidential developments and the immediate area has relatively little housing. The proposed plan would increase the number and variety of housing types in the area.
- Three public benefits are proposed as part of this Exception (EX) request under the categories of sustainability, public amenity, and city improvements including: a commitment that new residential buildings will be built to National Green Building Standards

- (NGBS), or equivalent. A publicly accessible open space, that exceeds the ordinance requirements, will be constructed. And dedication of funds to a community organization to be used for public improvements.
- The site is within a short walk, bike, or bus ride of dining, shopping, and groceries within the surrounding Regional Activity Center.
 - The site is adjacent to the proposed route of the SouthPark Loop trail.
 - The site is served by the number 20 CATS local bus providing service between the Charlotte Transit Center and Quail Corners Shopping Center. The site is also located within walking distance of the SouthPark Community Transportation Center providing service to the 19, 28, 30, 57 CATS buses.
 - The petition could facilitate the following *2040 Comprehensive Plan Goals*:
 - 1: 10-Minute Neighborhoods
 - 4: Trail & Transit Oriented Development
 - 5: Safe & Equitable Mobility

Motion/Second: Shaw / Sealey
 Yeas: Shaw, Sealey, McDonald, Neeley, Winiker, Stuart, Blumenthal
 Nays: None
 Absent: None
 Recused: None

ZONING COMMITTEE DISCUSSION

Staff provided a summary of the petition and noted that it is consistent with the *2040 Policy Map*.

Commissioner Shaw asked about the height restrictions, specifically for blocks 1 and 4 of the site plan, for the RAC district under the UDO. Staff stated that blocks 1 and 4 will follow the requirements of the UDO, and that the area is primarily nonresidential. Staff stated that there was a recent rezoning at the corner of Roxborough and Colony Roads that allows for up to 190 feet in height and the existing AC Hotel is a little over 100 feet in height. Staff feels that the allowed height is appropriate for the area and clarified that the base maximum height in the RAC district is 150 feet and with bonus provisions it could reach 275 feet.

Commissioner Shaw asked about the office to residential conversion and timeline. Staff stated that an office to residential conversion is not permitted within the first five years from rezoning approval. But this would give the petitioner time to assess the office market and would prevent the site from immediately becoming primarily residential.

Chairperson Blumenthal asked about the rate of conversion rights and how the square footage is calculated. Staff stated that the conversion allowances would be based on gross square footages of the building.

Chairperson Blumenthal asked about the outstanding issue on the pre-hearing staff analysis regarding the number of public benefits. Staff stated that the petitioner committed to dedicating funds to a community organization to be used for public improvements which would satisfy a city improvement public benefit.

There was no further discussion of this petition.

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PLANNER