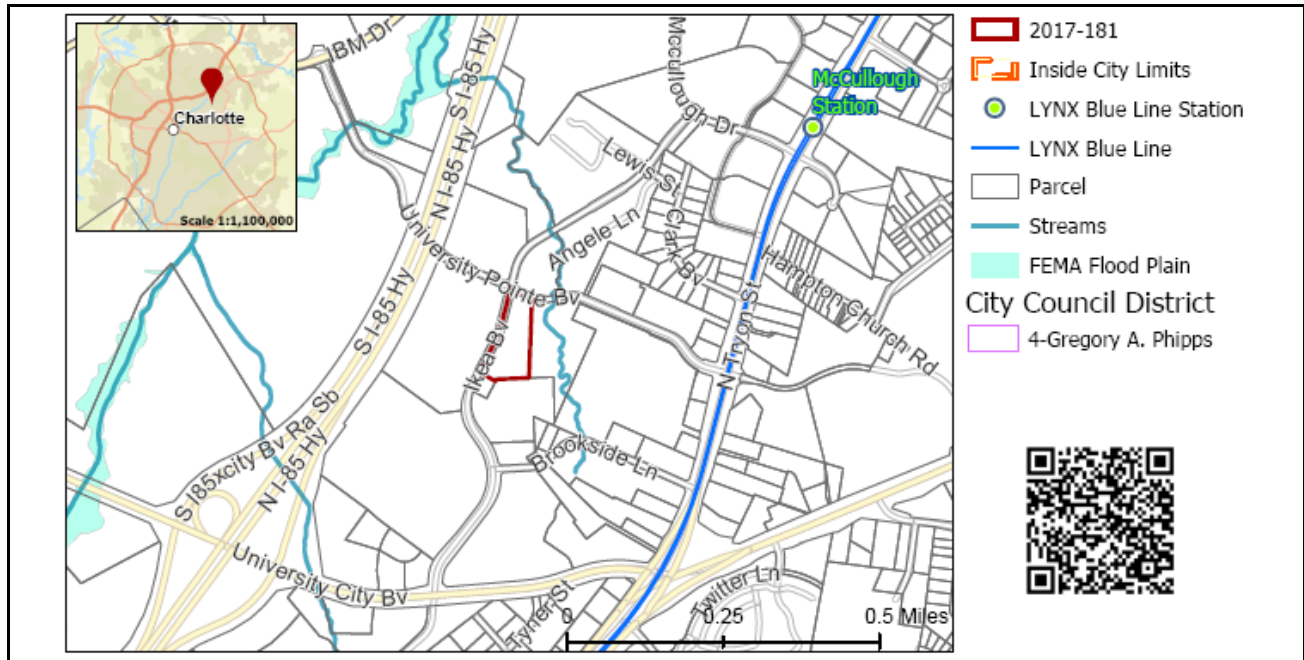


REQUEST Current Zoning: CC (commercial center)
 Proposed Zoning: CC SPA (commercial center, site plan amendment)

LOCATION Approximately 3.58 acres located on the west side Ikea Boulevard and south of University Pointe Boulevard.
 (Council District 4 - Phipps)



SUMMARY OF PETITION The petition proposes a site plan amendment to allow a hotel on the vacant property in the Belgate Development. This additional hotel would allow a total of three hotels within the overall Belgate development.

PROPERTY OWNER DDR Belgate, LP
PETITIONER Dakota Legacy Group
AGENT/REPRESENTATIVE Collin Brown and Bailey Patrick, Jr., K&L Gates, LLP

COMMUNITY MEETING Meeting is required and has been held. Report available online.
 Number of people attending the Community Meeting: None.

**STAFF
 RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is consistent with the *University City Area Plan*, which recommends office, civic, institutional, retail, and hotel/motel uses, and residential dwellings up to 22 units per acre.

Rationale for Recommendation

- The requested hotel use and the allowed office conversion are consistent with the adopted area plan.
- The proposed hotel use complements the existing office and retail development, and is an appropriate element in the mix of uses on and around the site in the Belgate Development.
- The proposed building will use similar exterior materials to those in the development, which will complement the overall intent of the Belgate Development.
- The new hotel will maintain pedestrian interconnectivity with other buildings in the Belgate Development through an internal sidewalk system, which will connect to the public sidewalks.

- Architectural standards concerning building materials, windows, street facing doors, and limitations on blank walls are provided.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan amendment contains the following changes:

- Allow one hotel, with up to 110 rooms, on Parcel B-3. Hotel may not be an extended stay hotel.
- Allowance for conversion of hotel rooms to office, at a rate of 250 square feet of office space for each hotel room not constructed, up to a maximum of 21,770 ~~25,000~~ square feet of office space if less than the permitted number of hotel rooms are developed.
- Minimum primary building height of 22 feet.
- Maximum building height of 72 feet or six stories.
- Hotel located along Ikea Boulevard will have at least one architecturally prominent and publically accessible pedestrian entrance to the hotel from Ikea Boulevard, which will be open during regular business hours and provide access to the hotel's ground floor lobby area and other amenities.
- Pedestrian scaled decorative lighting fixtures will be installed along the site's frontage along Ikea Boulevard.
- Building will be designed to avoid the appearance of a long continuous building wall, and to break up visual mass and bulk. This will be achieved by implementing a combination of design techniques as indicated on the site plan.
- Ground floor fenestration commitments.
- Brick or stone commitments on the facades of first/ground floor of the building along all streets
- Multi-story buildings shall have a minimum of 20% transparency on all upper floors.
- Building elevations shall not have expanses of blank walls greater than 20 feet in all directions and include architectural features.
- Building elevations shall be designed with vertical bays or articulated architectural features.
- At least one operable door fronting Ikea Boulevard will be provided.
- The proposed building will be architecturally integrated to complement the overall intent of the Belgate Development by using similar exterior materials.
- Building will be sited with an emphasis on maintaining pedestrian interconnectivity with other buildings throughout the Belgate Development and through parking areas.
- Building elevations are provided reflecting four-story building and annotated to specify building materials.

- **Existing Zoning and Land Use**



- The subject property is zoned CC (commercial center) and is vacant. The subject property identified as Development Area B3 was rezoned via Petition 2008-059 as a part of the overall 168-acre Belgate Development site, which allowed retail and office uses on Parcel B3.
- Surrounding uses within the Belgate Development include retail, hotel, and eating/drinking/entertainment establishment uses in CC (commercial center) zoning.



The subject property is vacant.



Across Ikea Boulevard from the property is a shopping center.

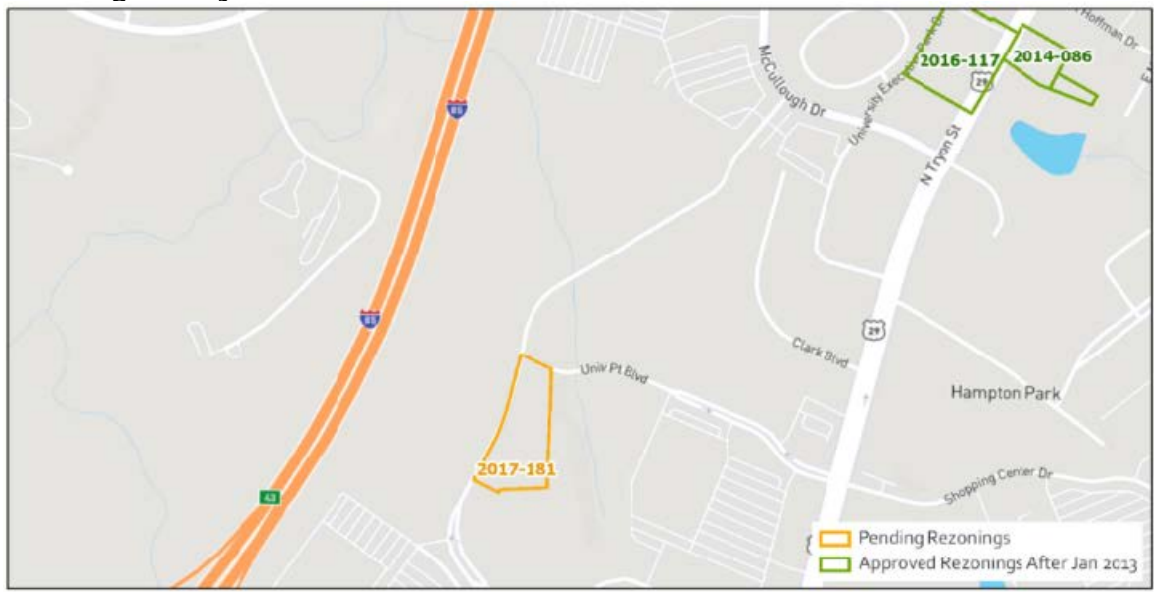


To the south is the Ikea retailer.



To the east is the Walmart shopping center.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2016-117	Approximately 4.51 acres located on the west side of North Tryon Street to TOD-M(CD) (transit oriented development – mixed-use, conditional) to allow up to 280 multi-family dwelling units and a minimum of 5,000 square feet of ground floor area devoted to non-residential uses permitted in the TOD-M (transit oriented development – mixed-use) district.	Approved
2014-086	Approximately 1.83 acres located on the east side of North Tryon Street between McCullough Drive and Ken Hoffman Drive from INST (institutional) and I-2(CD) (general industrial, conditional) to TOD-M (transit oriented development - mixed-use) to allow all uses permitted in the TOD-M (transit oriented development - mixed-use) district.	Approved

- **Public Plans and Policies**



- The *University City Area Plan* (2015) recommends moderate density residential up to 22 dwelling units per acre, office, civic, institutional, retail, and hotel/motel uses.
- **TRANSPORTATION CONSIDERATIONS**
 - The site allocates entitlements within an approved development (via Petition 2008-59) and there is no change in overall trips entitled to the site (20,300 trips per day). The existing infrastructure developed and constructed to support the overall site entitlements can support this adjustment of location of existing entitlements without further study or improvement.
 - **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 0 trips per day (based on entitlements vacant lot).
 - Entitlement: 20,300 trips per day (based on Petition 2008-59 entitlements).
 - Proposed Zoning: 20,300 trips per day (based on proposed hotel and office entitlements).

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 on-street parking. Dead end access exceeding 150 feet requires approved Fire Department turnaround.
- **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
- **Charlotte Water:** No comments submitted
- **Engineering and Property Management:**
 - **Arborist:** No comments submitted.
 - **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 comments submitted.

OUTSTANDING ISSUESSite and Building Design

1. ~~Amend Note 2(a)(ii) as follows: If one hotel is not developed on Parcel B-3 or the hotel is developed with less than 250 total hotel rooms then additional office floor area may be developed in lieu of the undeveloped hotel rooms at the rate of 250 square feet of office space for each hotel room that is not constructed, up to a maximum of approximately 21,770 square feet of additional office space.~~ **Addressed**
2. ~~Clarify the proposed number of hotel rooms.~~ **Addressed**
3. ~~Add a note that the "proposed new hotel located along Ikea Boulevard will have at least one architecturally prominent and publically accessible pedestrian entrance to the hotel from Ikea Boulevard. This entrance will be open during regular business hours and will provide access to the hotels ground floor lobby area and other amenities."~~ **Addressed**

REQUESTED TECHNICAL REVISIONSLand Use

4. ~~Amend the Site Data Table to provide the correct acreage, existing zoning, proposed zoning, proposed use, and maximum building height in feet and stories for only the portion of Parcel B3 that is being rezoned.~~ **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
 - Engineering and Property Management Review
 - Erosion Control
 - Land Development
 - Storm Water
 - Urban Forestry
 - Mecklenburg County Land Use and Environmental Services Agency Review
 - Transportation Review

Planner: Sonja Strayhorn Sanders (704) 336-8327