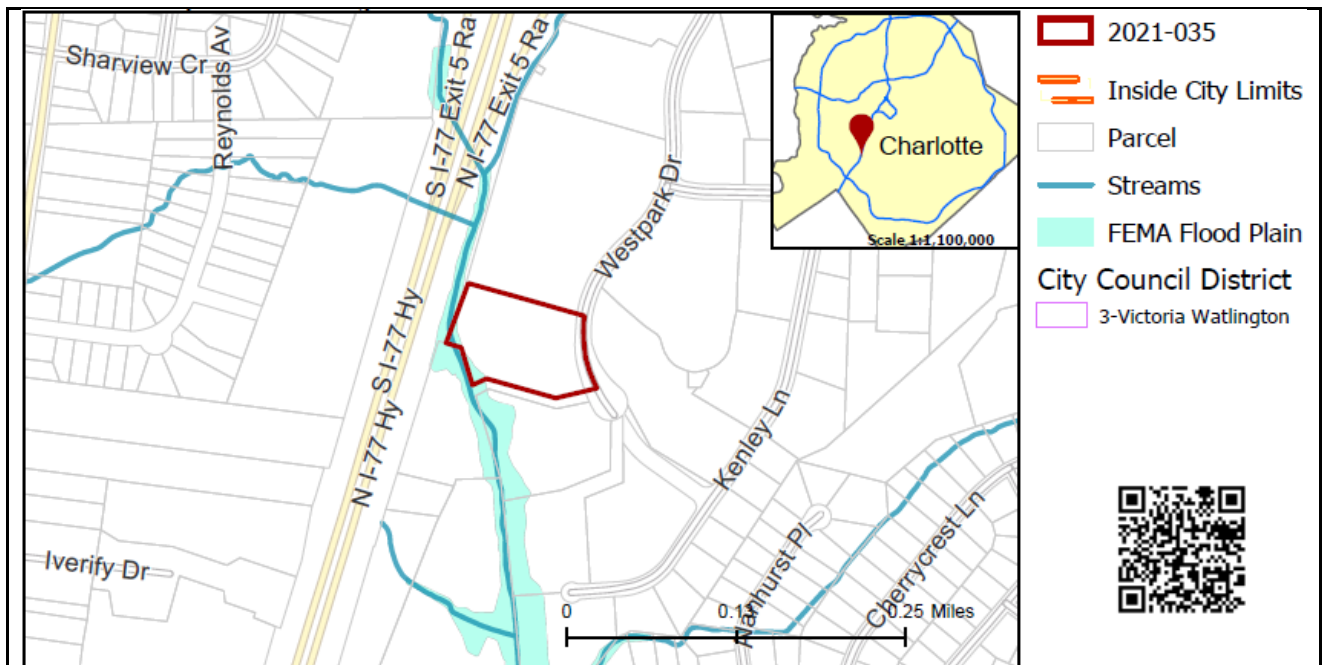


REQUEST

Current Zoning: I-1 (light industrial) and I-2 (general industrial)
Proposed Zoning: MUDD-O (mixed use development district, optional)

LOCATION

Approximately 3.99 acres located on the west side of Westpark Drive, east of Highway 77, south of Tyvola Road and west of Old Pineville Road



SUMMARY OF PETITION

The petition proposes adaptive reuse of the existing 116 unit hotel and parking for 116 residential dwelling units.

PROPERTY OWNER

WestPark Charlotte, LLC

PETITIONER

Argosy Real Estate Partners IV, LLC

AGENT/REPRESENTATIVE

Keith MacVean, Moore Van Allen

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.

Plan Consistency

The petition is **inconsistent** with the *Tyvola & Archdale Transit Station Area Plan* recommendation for office, industrial-warehouse-distribution uses.

Rationale for Recommendation

- The petition proposes adapted reuse of the existing hotel structure for multi-family residential use or continued use for a hotel.
- The residential use supports the surrounding office, industrial and distribution uses and nearby commercial uses by providing housing opportunities for potential employees of the businesses.
- The site is .85 mile from the Tyvola transit station via Griffith Road and Old Pineville Rd.

The approval of this petition will revise the adopted future land use as specified by the *Tyvola & Archdale Transit Station Area Plan*, from office, industrial-warehouse-distribution uses to residential/office/retail use for the site.

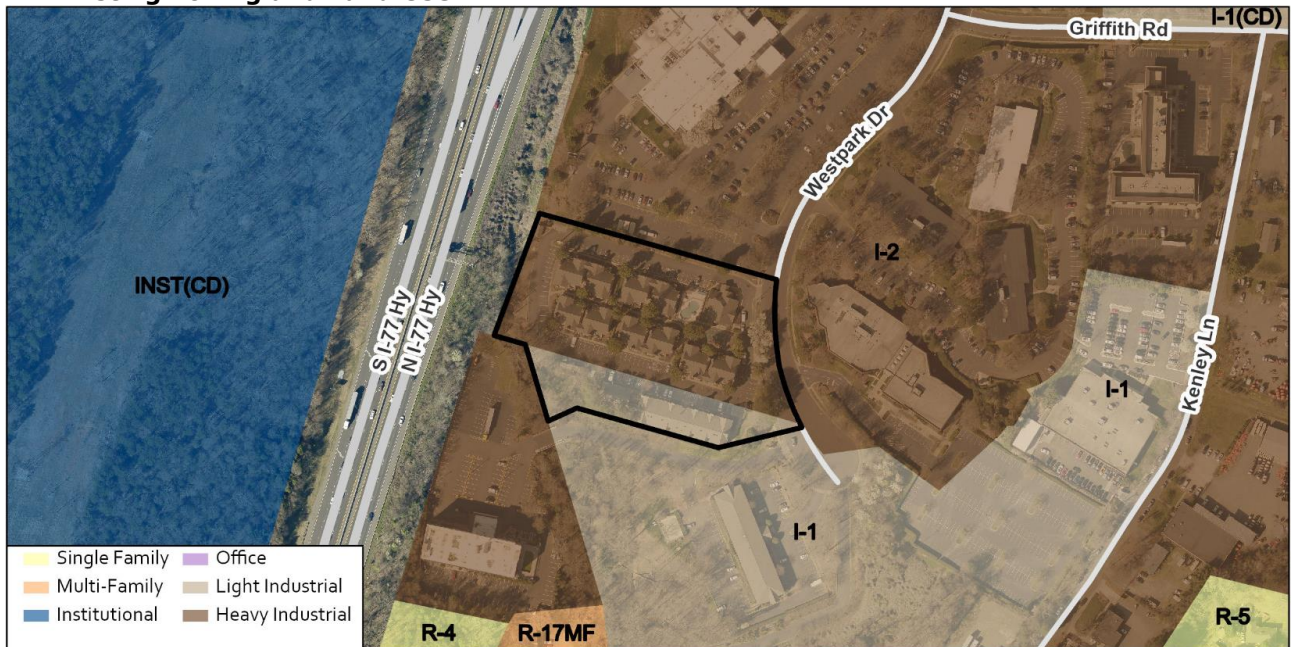
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Allows either 116 hotel rooms or 116 multi-family dwelling units. No combination of hotel units and multi-family units is permitted.
- Proposes adaptive reuse of the existing, extended stay style hotel buildings containing 116 hotel units.
- Proposes several optional provisions to facilitate the reuse of the existing buildings and parking including:
 - To allow parking and maneuvering for parking between the existing buildings and the street to remain as part of a change of use as generally depicted on the Rezoning Plan.
 - To not require the removal of existing parking or maneuvering for parking located in the required setback.
 - To maintain the existing planting strip and sidewalk along Westpark Drive. If the existing drive aisle and parking is removed the streetscape requirements of MUDD will apply.
 - To not require screening of existing parking from Westpark Drive. If the existing drive aisle and parking is removed screening as required by the Ordinance will be provided.
- Vehicular access will be provided via the existing drive on Westpark Drive.
- Specifies the removal of the existing floodlighting and replacement of lighting with full cut-off light fixtures.

• Existing Zoning and Land Use



The site is located in an area with a mixture of uses include hotels, offices, industrial, distribution, retail, and other commercial uses. The office, hotel and industrial/distribution uses in the area are located in I-1 and I-2 zoning



The site (indicated by red star) is located in an area with a mixture of uses include hotels, offices, industrial, distribution, retail, and other commercial uses. The office, hotel and industrial/distribution uses in the area are located in I-1 and I-2 zoning.



The site is developed with an extended stay style hotel.



North of the site is a hotel.



East of the site are offices.

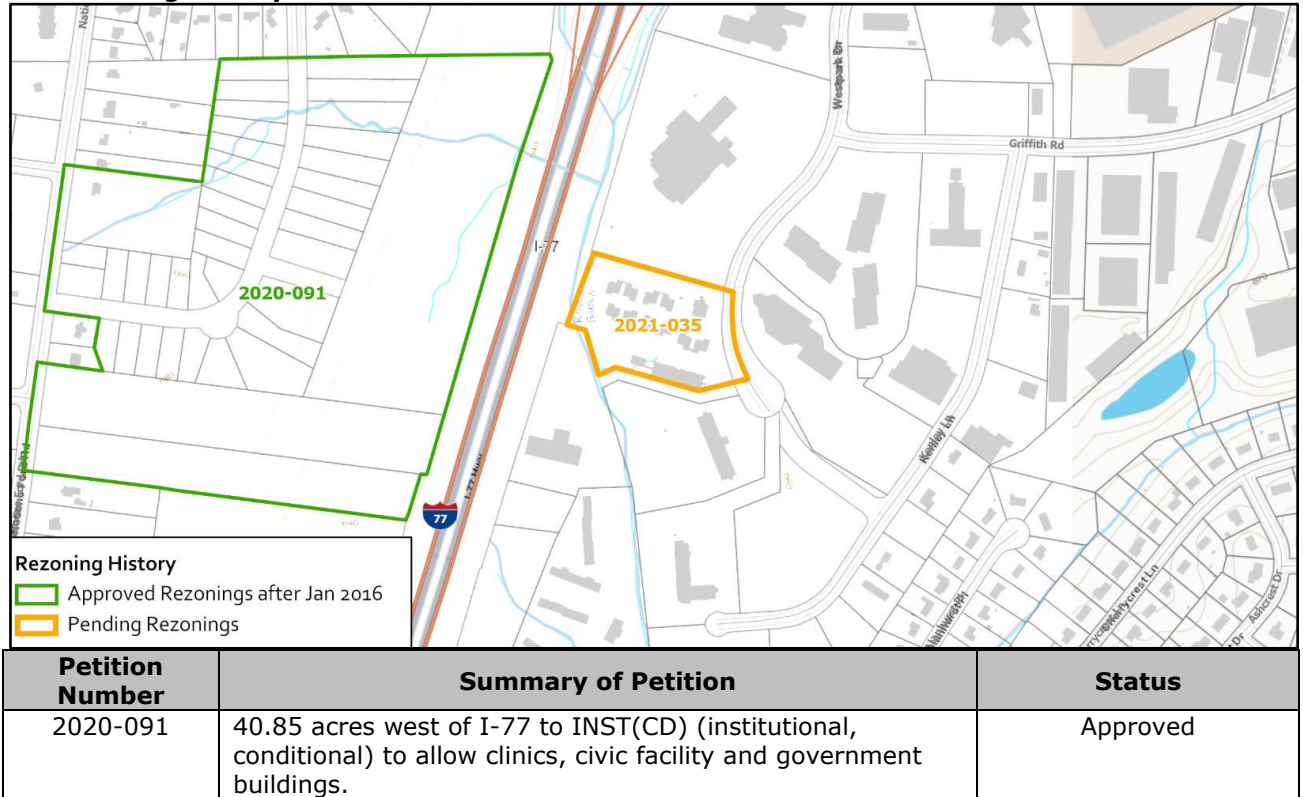


South of the site are hotels.

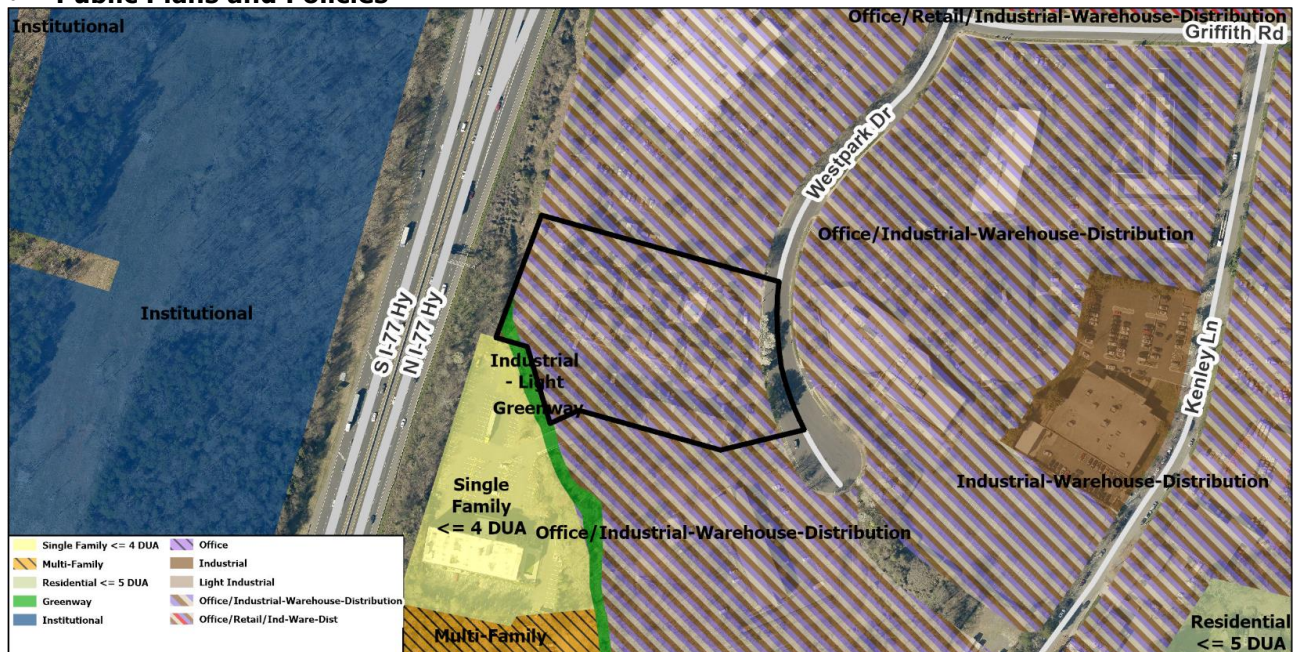


West of the site is I-77.

• Rezoning History in Area



• Public Plans and Policies



- *Tyvola & Archdale Transit Station Area Plan* (2008) recommends office, industrial-warehouse-distribution uses.

• TRANSPORTATION SUMMARY

- The site is located on a City-maintained local road (Westpark Drive). The trip generation for existing uses is at 885 vehicle trips per day, and the trip generation for the proposed uses will not exceed 885 vehicle trips/day, showing a zero-net change in trips. The site plan proposes to maintain the existing sidewalk along the site's frontage. CDOT has no outstanding issues with this petition.

- **Active Projects:**
 - Planned Westpark Dr extension to Kenley Ln (not funded).
- **Transportation Considerations**
 - ~~See Requested Technical Revisions, Note 1.~~ Addressed
- **Vehicle Trip Generation:**
 - Current Zoning:
 - Existing Use: 885 trips per day (based on 116 hotel rooms).
 - Entitlement: 180 trips per day (based on warehousing use).
 - Proposed Zoning: 885 trips per day (based on 116 hotel rooms).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No outstanding issues.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 0 students, while the development allowed under the proposed zoning may produce 38 students. Therefore, the net increase in the number of students generated from existing zoning to proposed is 38 students.
 - The proposed development is projected to increase the school utilization over existing condition (without mobile classroom units) as follows:
 - Montclair Elementary from 73% to 76%
 - Alexander Graham Middle remains at 112%
 - Myers Park High remains at 121%.
- **Charlotte Water:** Charlotte Water has accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main located along West Park Street. Charlotte Water has sanitary sewer system infrastructure accessible for the rezoning boundary via an existing 15-inch gravity sewer main located along the center of the parcel. See advisory comments at www.rezoning.org
- **City Arborist:** No outstanding issues.
- **Erosion Control:** No outstanding issues.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No outstanding issues.
- **Stormwater Services Land Development Engineering:** ~~See Requested Technical Revisions, Note 2.~~ Addressed
- **Storm Water Services:** ~~See Requested Technical Revisions, Note 2.~~ Addressed
- **Urban Forestry:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS

Transportation

1. ~~Label and dimension the curb and gutter from the centerline on the site plan. The future location of curb and gutter is located 20.5 feet from the centerline to back of curb.~~ Addressed

Environment

2. ~~Show and label 100 PCSO and SWIM buffer along the rear of the site.~~ Addressed

See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: John Kinley (704) 336-8311