

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 090

Property Owner: Moody Lake Office Park Development Limited Partnership

Petitioner: Moody Lake Office Park Development Limited Partnership

Location: Approximately 6.60 acres located on the southeast corner of West Arrowhead Road and Sandy Porter Road.

Center, Corridor, or Wedge: Wedge

Request: B-1(CD), neighborhood business, conditional district and O-2(CD), office, conditional to B-2(CD), general business, conditional district and O-2(CD)S.P.A., office, conditional district site plan amendment

Summary

This request proposes to rezone to B-2(CD) and amend the O-2(CD) site plan on a 6.60 acre portion of a larger site to allow 85,000 square feet of B-2 uses, which include a hotel with up to 125 rooms, and 35,000 square feet of office uses. The plan also includes an alternate development scenario with details under the proposed plan information below.

Consistency and Conclusion

This request is consistent with the *Westside Strategic Plan*, which recognizes the existing zoning. The petitioner has added a note that an administrative approval to the existing portion of the site under petition 2006-05 will be submitted to reduce the allowable square footage so this request will result in no net increase of office or retail square footage. This request therefore, could be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The existing B-1(CD) and O-2(CD) zoning on this site is a result of petition 2006-05 which included 18.14 acres that would allow 45,000 square feet of retail uses and 245,000 square feet of office uses.

The surrounding properties are zoned R-3, O-2(CD) and B-1(CD) and are occupied by single family residential, office uses, and retail uses.

Rezoning History in Area

The property to the north across West Arrowood Road was rezoned to B-1(CD) and O-1(CD) under petition 2006-14 to allow 75,000 square feet of retail uses and a 130 room hotel or 26,000 square feet of office in lieu of the hotel.

Public Plans and Policies

Westside Strategic Plan (adopted 2000). This plan recommends office development for this site with a small retail component not to exceed 25,000 square feet, if it is well integrated with the office component. Approval of the existing petition 2006-05 has updated this adopted plan.

Southwest District Plan (adopted 1991). This plan recommends that this area develop with a mix of multi-family and single family residential. The plan also recommended a combination neighborhood office and facility, with the retail component limited to 70,000 square feet and the office component limited to 100,000 square feet, developed within the northeast quadrant of Arrowood Road Extension and the I-485 interchange.

Proposed Request Details

This request proposes to rezone to B-2(CD) and amend the O-2(CD) site plan on a 6.60 portion of a larger site to allow 85,000 square feet of B-2 uses, which includes a hotel with up to 125 rooms and 35,000 square feet of office uses. The site plan includes the following:

- The proposed 125 room (85,000 square feet) hotel and 20,000 square feet of office uses would be located on parcel “A” on the northwest portion of the site with a maximum height of 60 feet for the hotel and two stories or 24 feet for the office use. Parcel “B” would allow 15,000 square feet of office uses in a one story building.
- The plan includes alternatives to allow a 7,500 square foot building containing B-1 uses and a 15,000 square foot building containing B-1 uses on parcel “A”, and a 55,000 square-foot building containing O-2 uses on parcel “B” with a maximum height of 24 feet for all buildings.
- The petitioner will provide a 100-foot “Woodland Buffer” (minimal disturbance) along the Sandy Porter Road frontage and a 20-foot landscape buffer within a 50-foot building setback along West Arrowood Road.
- The petitioner has eliminated restaurants with drive-thru windows, convenience stores, car washes, automobile service stations, detached or multi-family dwellings, boarding houses, and funeral homes as allowed uses.
- The petitioner has added a note that an administrative approval to the existing portion of the site under petition 2006-05 will be submitted to reduce the allowable square footage so this request will result in no net increase of office or retail square footage.
- A connection will be provided through the site to connect Sandy Porter Road and Whitehall Park Drive.
- The petitioner has included a note requiring architectural review by the Planning Staff prior to the submittal for a building permit.
- The site will develop as a unified development with the property to the east under petition 2006-05.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 4,420 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,400 trips per day. This will have a significant impact on the surrounding thoroughfare system.

Therefore, CDOT requests that the developer submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. The TIS needs to be an update of the previously approved TIS for this site to determine whether there are additional impacts that need to be mitigated. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity will be provided through the site.

Storm Water. Storm Water Services notes that this site drains to a stream listed as impaired by the North Carolina Division of Water Quality. All other comments have been addressed.

School Information. This nonresidential request will not impact the school system.

Mecklenburg County Parks and Recreation. MCPR notes this request is located in the Southwest Park District. The 1999 *Mecklenburg County Greenway Master Plan* identifies Steele Creek, Coffey Creek,, Sugar Creek, Kings Branch and Little Sugar Creek as a future greenway corridors. A significant and lengthy overland connector for these greenways is envisioned for Brown-Grier Road, Arrowood Road, and Starbrook Drive.

MCPR requests that the petitioner provide a minimum 8-foot wide planting strip with an 8-foot wide sidewalk along Arrowood Road.

Outstanding Issues

Land Use. This request is consistent with the *Westside Strategic Plan*, which recognizes the existing zoning.

Site plan. The following site plan issues are still outstanding:

- The petitioner needs to clarify the allowable office and retail square footages in the development notes for both alternative development scenarios so the totals match the proposed 120,000 square foot maximum.
- The petitioner should correct conflicting notes regarding the maximum height.
- The petitioner should correct conflicting notes regarding the maximum square footages with approved petition 2006-05.
- The site plan should be revised to remove the 75-foot buffer, and the note pertaining to this buffer, on the southern portion of the site to reflect the amended application request.
- The petitioner should revise the lighting notes to indicate lighting fixtures will be shielded with full cut-off.
- The petitioner should add the definition of a “Woodland Buffer” to the site plan.
- The petitioner should revise road cross sections A-A and B-B on sheet L3 to include a 5-foot sidewalk on both sides of the road.
- The petitioner should revise the building elevations on sheet L5 to indicate building materials, and add articulation to break up the blank walls, on the building elevation looking north.
- The petitioner should address CDOT concerns.
- The petitioner should address Mecklenburg County Parks and Recreation comments.