

REQUEST	Current Zoning: R-17MF, multi-family residential and I-1, light industrial and NCDOT right-of-way to be abandoned Proposed Zoning: BD(CD), distributive business, conditional
LOCATION	Approximately 4.18 acres located on the west side of Statesville Road between Twin Lakes Parkway and Future Interstate 485.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a four story, 119 room hotel, with a maximum of 68,000 square feet. The petition seeks to abandon and establish zoning for 1.62 acres of right-of-way along the old alignment of Statesville Road. The potential abandonment area has been included in the rezoning petition.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. The petition is consistent with the <i>Northlake Area Plan</i> .
Property Owner	Malcolm B. and Frances A. Blankenship, and NCDOT
Petitioner	Sherpa Land Company, LLC
Agent/Representative	Stuart Mullen
Community Meeting	Meeting is required and has been held. Report available online.

PLANNING STAFF REVIEW

- **Proposed Request Details**
The site plan accompanying this petition contains the following provisions:
 - Approximately 1.6 acres will be added to the site with the abandonment of the old alignment of Statesville Road (Highway 21) right-of-way.
 - Maximum building square footage of 68,000.
 - Maximum building height of four stories (45 feet).
 - Maximum of 119 rooms.
 - Freestanding lights will not exceed 30 feet in height and will be shielded with full cut-off fixtures.
 - Roof mounted mechanical equipment will be screened from view at grade level of existing and proposed Statesville Road.
 - Access to the site will be provided by a driveway that connects to the new alignment of Statesville Road.
 - Landscaped setbacks will be provided along Interstate 485 and the new alignment of Statesville Road.
 - A sidewalk connection will be provided from the building to the new alignment of Statesville Road.

- **Existing Zoning and Land Use**
The subject property is zoned R-17MF and I-1 and is vacant. The site is bordered to the north by the proposed Interstate 485. Adjacent properties to the west are zoned BD and I-1 and are vacant. Properties to the south and across Statesville Road are zoned I-1, I-2 and BP and are developed with industrial warehouse uses or are vacant.

- **Rezoning History in Area**
There have been no recent rezoning in the immediate area.

Public Plans and Policies

The Northlake Area Plan (2008) recommends office/retail/industrial-warehouse distribution uses. The area plan states that any one or a combination of these uses is appropriate.

- This petition is consistent with the Northlake Area Plan.

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PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 800 trips per day.
Proposed Zoning: 700 trips per day.
 - **CDOT:** Requests a 10- foot multi-use path outside of and parallel to the new alignment of Statesville Road.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** No issues.
 - **Schools:** CMS does not comment on nonresidential petitions.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** Mecklenburg County Solid Waste requests the petitioner submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 - **SITE DESIGN:**
 - Facilitates the use of alternative modes of transportation by 1) providing a sidewalk connection to the proposed Statesville Road and 2) providing bicycle parking.
 - Reduces ground level temperatures by screening parking with landscaping.
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OUTSTANDING ISSUES

- The petitioner should:
 1. Label the setbacks along Interstate 485 and the new alignment of Statesville Road.
 2. Show dumpster location.
 3. Indicate total site area as 4.18 acres.
 4. Correct maximum square footage discrepancy as noted under Project Data and Note 2 under Permitted Uses.
 5. Specify actual floor area ratio.
 6. Add a note that the petitioner will submit a Solid Waste Management Plan prior to initiating land clearing, demolition and/or construction activities.
 7. Specify the width of all sidewalks.
 8. Label all streets.
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Attachments Online at www.rezoning.org

- Application
- CDOT Review
- LUESA Review
- Site Plan
- Storm Water Review

| **Planner:** Sonja Sanders (704) 336-8327