

REQUEST	Current Zoning: CC, commercial center Proposed Zoning: CC SPA, commercial center, site plan amendment
LOCATION	Approximately 2.60 acres located northwest of the intersection of East Independence Boulevard and Sardis Road North.
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition proposes a site plan amendment to combine two lots to allow for a 56,710 square foot hotel. The proposed maximum square footage is approximate to what is currently allowed. In addition, permitted uses will no longer include retail and restaurants with drive-thru windows.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of the outstanding issues. The petition is consistent with the <i>East District Plan</i> and the <i>Transit Station Area Principles</i> .
Property Owner	Independence Hospitality, Inc.
Petitioner	HK Patel
Agent/Representative	Monte J. Moreschi
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:
 - A 56,710 square foot hotel.
 - An average building height of 55 feet.
 - Proposed floor area ratio (FAR) of 0.50.
 - Petitioner agrees to reserve the right-of-way shown for the proposed interchange and to dedicate the same to the State of North Carolina at no cost upon construction of the interchange.
 - Petitioner agrees to abandon the driveway onto East Independence Boulevard upon implementation of the freeway concept.
 - A 36-foot landscaped setback adjacent to East Independence Boulevard.
 - Internal sidewalk connections along or stubbed to portions of private streets/driveways.
 - Signage limited to one 50 square foot ground mounted sign, with a maximum height of four feet.
- **Existing Zoning and Land Use**
The subject property is zoned CC and is vacant. Properties on the west side of East Independence Boulevard are zoned CC, B-2(CD), BD, B-1SCD and I-1 and are developed with business, restaurant, hotel and industrial uses. Properties on the east side of E. Independence are zoned R-4, R-12MF(CD) and R-17MF and developed with single family or multi-family land uses or are vacant.
- **Rezoning History in Area**
The most recent rezoning in the area was Petition 1998-011, which included the subject property in a seven acre area that was rezoned from B-1SCD to CC. The site plan allowed up to 470 hotel rooms or 152,000 square feet of retail space including restaurants, in up to four buildings.
- **Public Plans and Policies**
 - *East District Plan* (1990) recommends retail land use for the subject property. Additionally, the site is within a proposed transit station area in the Southeast Transit Corridor. A hotel is an appropriate use in a station area according to the *Transit Station Area Principles* (2001).
 - The petition is consistent with the *East District Plan* and the *Transit Station Area Principles*.
 - The subject property is within the *Independence Boulevard Area Plan* currently underway.

PUBLIC INFRASTRUCTURE (see full department reports online)

- **Vehicle Trip Generation:**
Current Zoning: 2,600 trips per day.
Proposed Zoning: 1,100 trips per day.
 - **CDOT:** No issues.
 - **Charlotte Fire Department:** No comments received.
 - **CATS:** No comments received.
 - **Connectivity:** Connectivity is proposed via a private drive that connects to Sardis Road North and an existing driveway access to East Independence Boulevard. There is an existing system of internal private driveways and proposed sidewalk connections to abutting properties and potentially to East Independence Boulevard.
 - **Schools:** CMS does not comment on nonresidential petitions.
-

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Storm Water:** No issues.
 - **LUESA:** No issues.
 - **SITE DESIGN:**
 - Facilitates the use of alternative modes of transportation by: 1) providing internal sidewalk connections to abutting office and commercial uses and potentially providing access to the public sidewalk along East Independence Boulevard; and 2) being located within one-quarter mile of a proposed transit station, which promotes walking and transit use.
 - Reduces ground level temperatures by screening parking with landscaping and providing an 8-foot planting strip along a private driveway.
-

OUTSTANDING ISSUES

1. The petitioner should label the sidewalk width surrounding building.
 2. The petitioner should specify maximum building height.
 3. The petitioner should clearly delineate and label the boundaries of the rezoning area.
 4. The site plan should indicate the number of parking spaces required and provided.
 5. The petitioner should amend Note 11 to state that the petitioner agrees to dedicate and convey, prior to the issuance of a building permit, any right-of-way necessary for the widening of East Independence Boulevard and the construction of the interchange at Sardis Road North.
 6. A note should be added that six foot sidewalk with eight foot planting strip will be provided to East Independence Boulevard if permission is granted from property owner.
 7. The petitioner should specify how detached sign will be illuminated.
-

Attachments Online at www.rezoning.org

Application Form
CDOT Review
Community Meeting Report
LUESA Review
Site Plan
Storm Water Review

Planner: Sonja Sanders (704) 336-8327