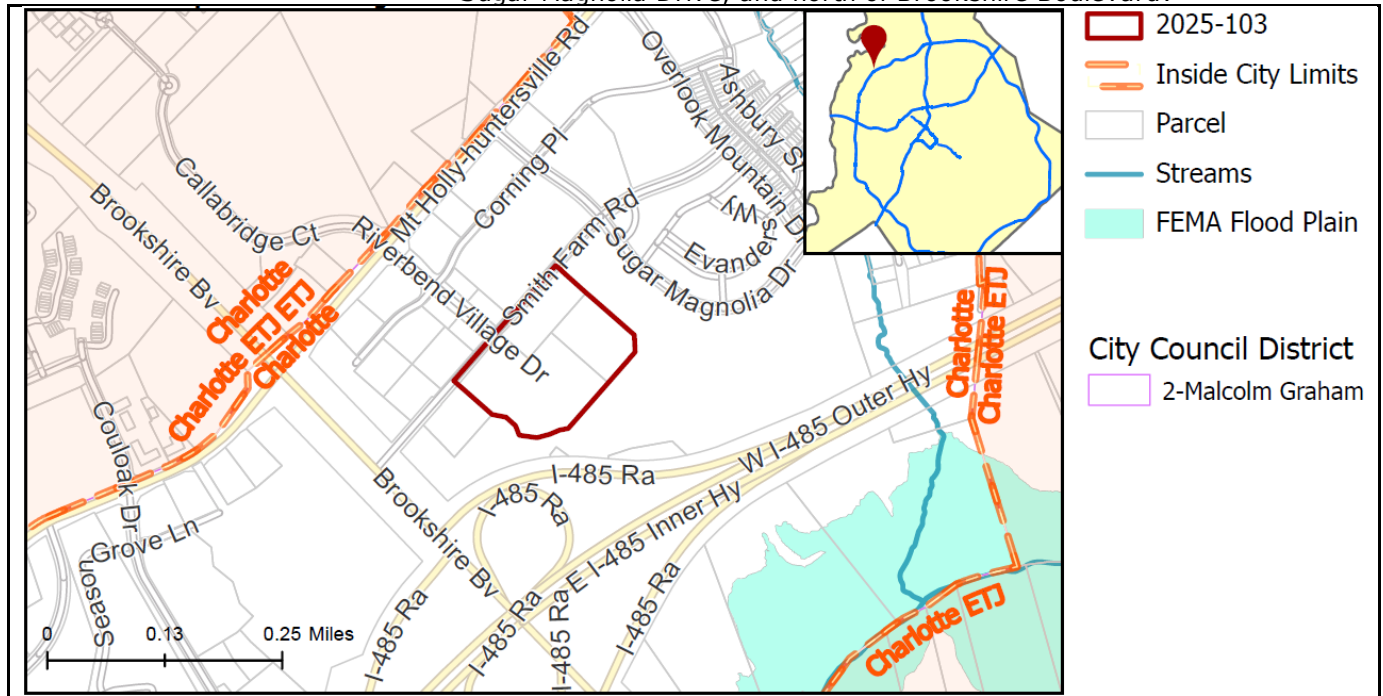


REQUEST

Current Zoning: CC (Commercial Center)

LOCATION

Proposed Zoning: CC SPA (Commercial Center, site plan amendment)
Approximately 11.78 acres located east of Smith Farm Road, south of Sugar Magnolia Drive, and north of Brookshire Boulevard.



SUMMARY OF PETITION

The petition proposes a site plan amendment to petition 2016-128 to eliminate a proposed hotel use and increase the amount of office and retail square footage as well as add a drive-through facility. The site is currently undeveloped.

PROPERTY OWNER

Novant Health

PETITIONER

Pappas Properties

AGENT/REPRESENTATIVE

John Floyd, Moore & VanAllen

COMMUNITY MEETING

Meeting is required and has been held. Report available online.

Number of people attending the Community Meeting: 2

**STAFF
RECOMMENDATION**

Staff recommends approval of this petition upon resolution of an outstanding issue related to transportation.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for the Community Activity Center Place Type.

Rationale for Recommendation

- The petition is a site plan amendment (SPA) requesting to eliminate the 200-room hotel use and permit the conversion of the hotel's square footage into additional office, medical office, and retail square footage, and to add a financial institution use with an accessory drive-through.
- The site is located within the existing Riverbend Village development which contains a variety of retail, restaurant, office, and personal

service uses as well as adjacent to a development with a mix of multi-family residential uses.

- The Community Activity Center (CAC) Place Type supports the development of office, medical, retail, and financial institution uses as they provide essential goods and services to nearby residents.
- The CC (Commercial Center, conditional) zoning district from the Legacy Zoning Ordinance is intended to accommodate a wide range of commercial and service uses that serve a broad area and are located at the intersection of major thoroughfares. The site is located within a ¼-mile of both the Interstate I-485 interchange with Brookshire Boulevard and the intersection of Brookshire Boulevard and Mount Holly-Huntersville Road.
- The site plan amendment does not significantly alter the previously approved rezoning, petition 2016-128, and its subsequent Administrative Amendments.
- The Riverbend development is the terminus of the 88x express bus providing commuter access to Uptown. As well as within a ¼-mile of the CATS number 1 and 18 local buses providing transit access between the Callabridge Commons Walmart and the Charlotte Transportation Center (CTC) and the Rosa Parks Community Transit Center.
- The petition could facilitate the following *2040 Comprehensive Plan* Goals:
 - 1: 10-Minute Neighborhoods

PLANNING STAFF REVIEW

• Background

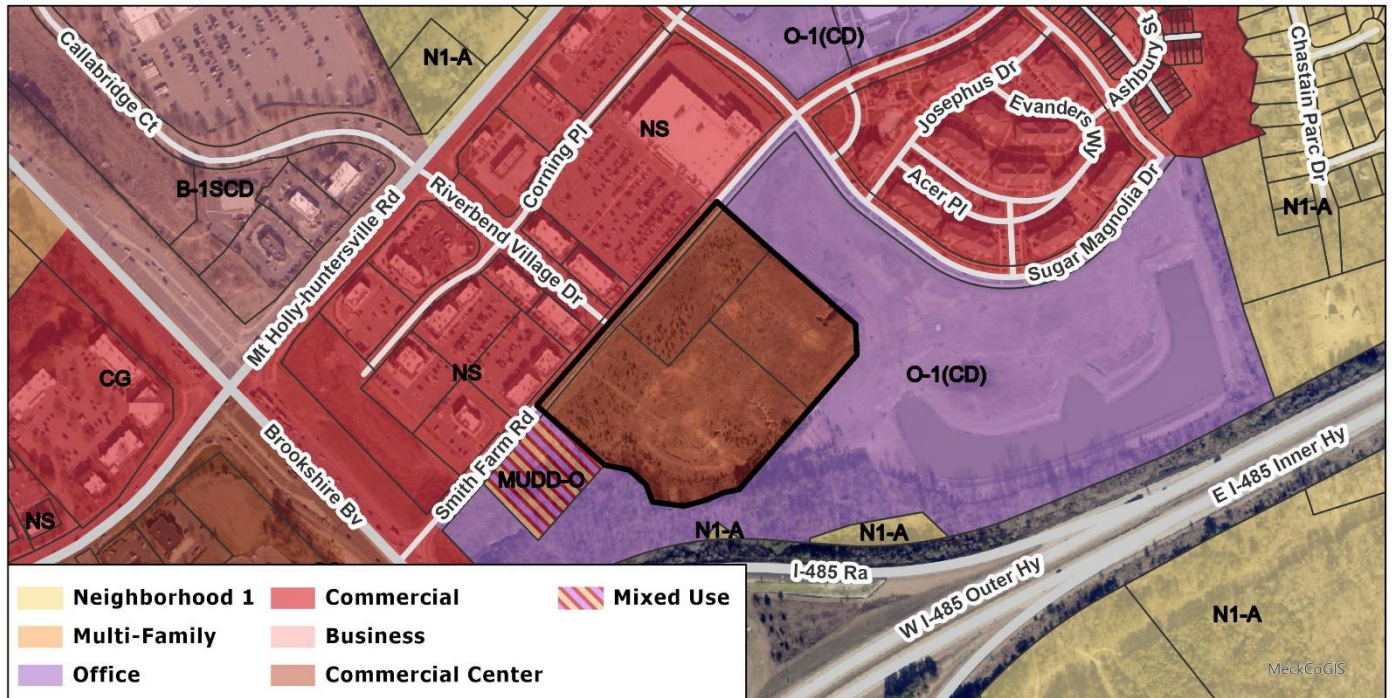
- In 2016 (petition 2016-128), the 11.78-acre subject site, part of the Riverbend Village development, was rezoned to CC LWPA (Commercial Center, Lake Wylie Protected Area Overlay) to allow for the development of a 200-room hotel, 9,000 square feet of mixed-use/retail, and 60,000 square feet of entertainment space.
 - The plan has undergone several subsequent administrative amendments. The subject site currently permits a 200-room hotel, 69,000 square feet of retail, EDEE (eating, drinking, and entertainment establishments), general/medical office, and up to 15,000 square feet of medical office potentially transferred from Development Area E of the Riverbend development plan.

• Proposed Request Details

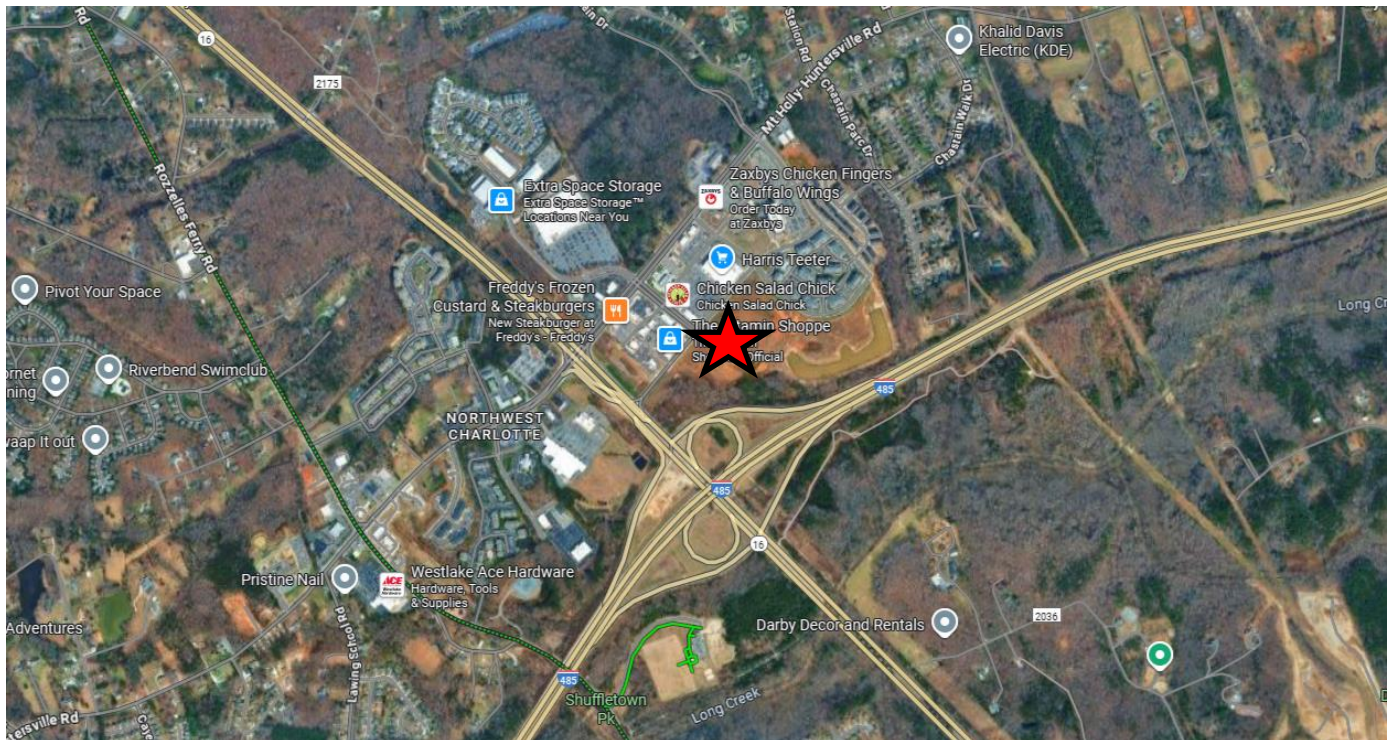
The site plan amendment contains the following changes:

- Proposes to eliminate the 200-room hotel use.
- Proposes to increase the permitted square footage of general/medical office, retail, EDEE, bank, personal services, and childcare center from 69,000 square feet to 130,900 square feet.
- Proposes to permit 19,600 square feet of retail, EDEE, bank, and personal services, and eliminate the potential 15,000 square feet of medical office transferred from Development Area D.
- Adds a free-standing bank with an accessory drive-through facility.

• **Existing Zoning**



The site is currently zoned CC (Commercial Center). It is adjacent to properties zoned NS (Neighborhood Services, conditional) to the northwest, within the Riverbend shopping center, and MUDD-O (Mixed-Use Development District, optional) to the southwest. These adjacent properties are all part of the same rezoning plan as the subject site, petition 2016-128. The properties surrounding the site to the south, east, and north are zoned O-1(CD) (Office, conditional) and are part of rezoning petition 2019-064.



The site (indicated by the red star above) is located on the east side of Smith Farm Road, a private street within the Riverbend Village development. Smith Farm Road connects Brookshire Boulevard, approximately 1/8-mile southwest of the site to Sugar Magnolia Drive, about 400 feet northeast of the site. The site is also located approximately 1/8-mile southeast of Mount Holly-Huntersville Road via Riverbend Village Drive and is 1/4-mile north of Interstate I-485 at the Brookshire Boulevard interchange. The site is situated within a large commercial area containing retail, restaurant, and office uses, is located southwest of a primarily residential area with a mix of multi-family housing.



View of the site looking southeast from Smith Farm Road, a private street within the Riverbend Village development. The site is vacant and a portion of rezoning petition 2016-128 that governs the development of Riverbend Village.



View of retail development along Riverbend Village Drive, northwest of the site. The site is zoned NS (Neighborhood Services, conditional) and is a portion of the same rezoning petition, 2016-128.



View looking southeast from Mount Holly-Huntersville Road of drive-through restaurants within the Riverbend Village development. The development pattern in the area is largely commercial.



View looking northwest from Smith Farm Road of grocery, retail, and vehicle fueling facility uses with the Riverbend Village development.

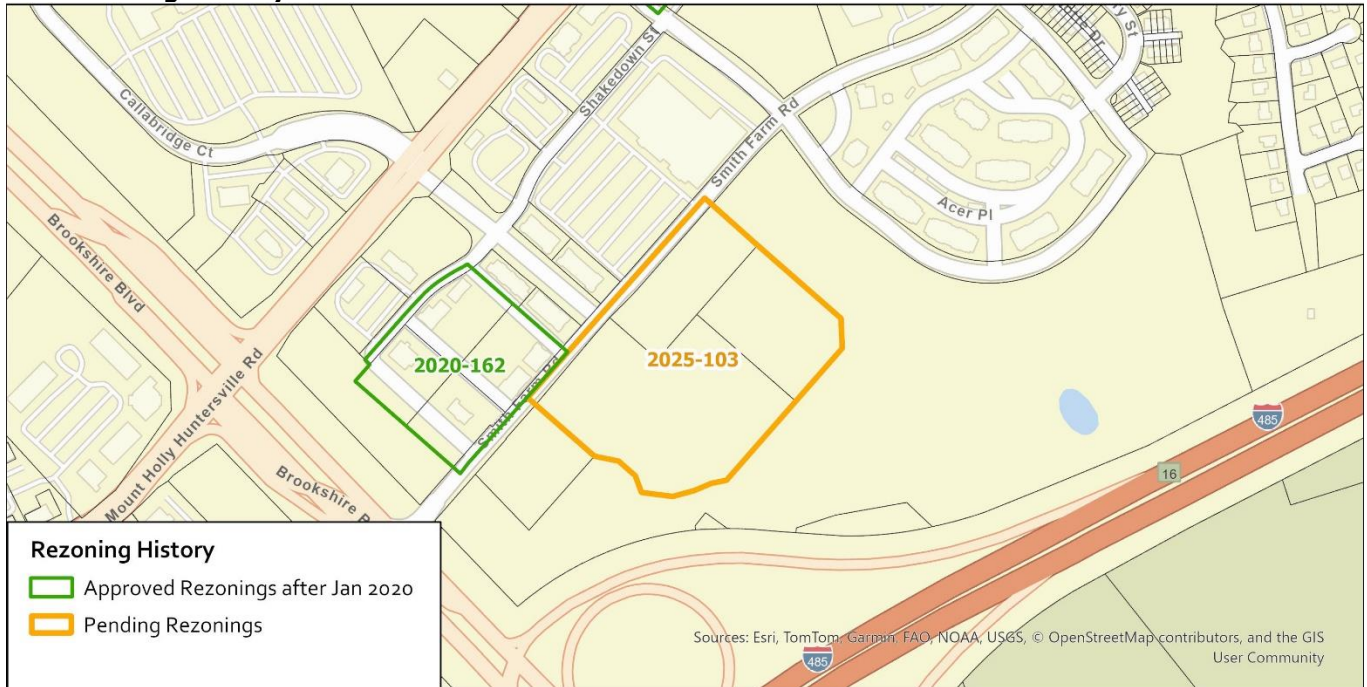


View looking east on Sugar Magnolia Drive of multi-family residential development located a few hundred feet northeast of the subject site.



View of a recently developed office building located north of the site. The general area of is heavily commercial with office, restaurant, and retail uses near a mix of multi-family residential uses.

- Rezoning History in Area**



Petition Number	Summary of Petition	Status
2020-162	Rezoned 6.11 acres from NS (Neighborhood Services, conditional) to NS SPA (Neighborhood Services, conditional, site plan amendment) along the northwest side of Smith Farm Road to allow for an additional drive-through use on the site.	Approved

- Public Plans and Policies**



- The 2040 Policy Map (2022) calls for the Community Activity Place Type for this site.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Smith Farm Road, a privately maintained local street, south of Sugar Magnolia Drive, a City-maintained local street. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to labeling Smith Road as "Private Street".

- **Active Projects:**

- N/A

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning: CC

Existing Use: N/A trips per day (based on vacant).

Entitlement: 6,940 trips per day (based on 200 hotel rooms, 15,000 sq.ft. retail, 69,000 sq.ft. office).

Proposed Zoning: CC SPA. 5,732 trips per day (based on 19,600 sq.ft. retail, 111,300 sq.ft. medical office).

DEPARTMENT COMMENTS

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** Accessible water system infrastructure for the rezoning boundary via an existing 8-inch water distribution main along Smith Farm Rd. Accessible sanitary sewer system infrastructure for the rezoning boundary via an existing 8-inch gravity sewer main located along Smith Farm Rd. See advisory comments at www.rezoning.org
- **Erosion Control:** No comments submitted.
- **Long Range Planning:** See advisory comments at www.rezoning.org
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Urban Forestry / City Arborist:** No outstanding issues.

REQUESTED TECHNICAL REVISIONS PRIOR TO PUBLIC HEARINGTransportation

1. CDOT: Label Smith Farm Road on the site plan as "Private Street".

Additional information (department memos, site plans, maps etc.) online at www.rezoning.org

Planner: Maxx Oliver 704-336-3818