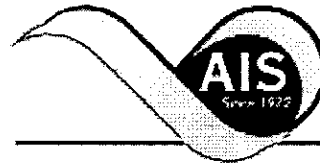




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# City of Charlotte – Planning Dept. Scanning Rezoning Files

Petition # \_\_\_\_\_

## Document type:

- Applications
- Correspondence
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  - Mapping
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- Site Plans



\* 0 0 B R E A K 0 0 \*

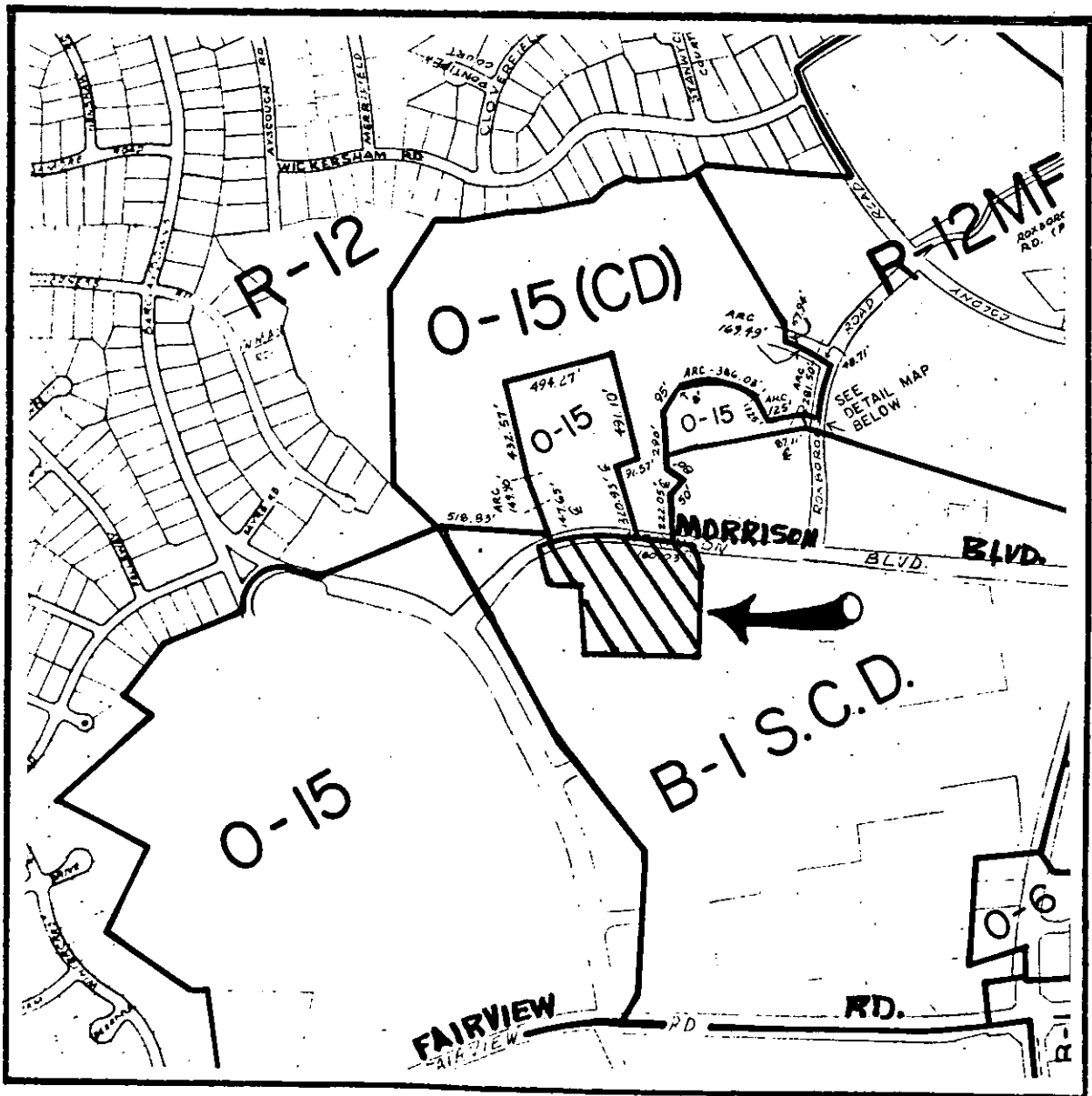
PETITIONER Guest Quarters Development Company - Charlotte

PETITION NO. 82-38 HEARING DATE June 21, 1982

ZONING CLASSIFICATION, EXISTING B-1SCD REQUESTED B-1SCD Site Plan Amendment

LOCATION A 6.57 acre site located in the northwest quadrant of the South Park Mall block with approximately 670 feet of frontage on the southerly side of Morrison Boulevard.

Acreage: 6.57



ZONING MAP NO. 27

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



Based on the above issues, facts and general findings, the following detailed findings may also be made:

1. The subject property is currently zoned B-1SCD with no use approved for the site.
2. The SouthPark area is an urban center, with a wide variety of uses developed. The SouthPark Mall is a regional shopping center containing approximately 1,000,000 square feet and The Park, across the street on Morrison Boulevard, is a large office park development which serves as the regional headquarters for several firms.
3. Because of the development activities in this area, and particularly due to the regional/office nature of the area, a hotel has often been suggested as an appropriate and needed service use at SouthPark.
4. The proposal to locate a hotel on the SouthPark block is consistent with policies contained in the SouthPark Study and it's role as an urban center.
5. It is important to realize that Morrison Boulevard is developing as an urban boulevard with an interesting streetscape/curb appeal. New development should be sensitive to that environment.
6. The conditional site plan submitted as a part of this request indicates a great deal of landscaping and that most of the hotel facility will be a maximum of five stories and a smaller portion to the rear will be a maximum of eight stories. Thus the hotel design is compatible with the urban environment and streetscape.
7. Compared to other retail or office uses which could be developed on the site, the proposed hotel compares very favorably as far as traffic generation characteristics is concerned.
8. It should be recognized that the SouthPark Mall block and area in general still has many opportunities yet for development. Therefore the most important planning issue is not whether or not development is going to occur, but how best to provide for appropriate development based on overall, publicly defined goals that are sensitively designed to be compatible with existing and anticipated land use patterns.