

REQUEST	Current Zoning: TOD-R(CD), transit oriented development – residential, conditional Proposed Zoning: TOD-MO, transit oriented development – mixed-use, optional
LOCATION	Approximately 1.14 acres located on the northwest corner at the intersection of East Worthington Avenue and Cleveland Avenue. (Council District 1- Kinsey)
SUMMARY OF PETITION	The petition proposes to allow the development of a 130-room hotel and associated accessory uses.
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bailey Family of Mecklenburg County Alpha, LLC The Raininer Group, LLC Walter Fields
COMMUNITY MEETING STATEMENT OF CONSISTENCY	Meeting is required and has been held. Report available online. This petition is found to be consistent with the <i>South End Transit Station Area Plan</i> and to be reasonable and in the public interest, based on information from the staff analysis and the public hearing by a 6-0 vote of the Zoning Committee (motion by Commissioner Allen seconded by Commissioner Labovitz).

ZONING COMMITTEE ACTION	The Zoning Committee voted 6-0 to recommend APPROVAL of this petition with following modifications: <ol style="list-style-type: none"> 1. Clarified the note regarding permitted uses to reflect a hotel as the principle use with the associated accessory uses. 2. Reworded the purpose note to read "...for a hotel with up to 130 rooms and associated accessory uses and parking as more specifically defined below." 3. Provided an architectural details note describing the building materials and percentages of such materials that generally reflects the provided building elevation.
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VOTE	Motion/Second: Allen/Ryan Yeas: Dodson, Allen, Ryan, Eschert, Zoutewelle, Labovitz Nays: None Absent: Low and Walker Recused: None
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ZONING COMMITTEE DISCUSSION Staff presented the petition to the Zoning Committee and noted the outstanding issues had been addressed. One Commissioner stated she felt the project would have minimal impact on adjacent properties and the traffic. There was not further discussion on this petition.

STAFF OPINION Staff agrees with the recommendation of the Zoning Committee.

FINAL STAFF ANALYSIS
(Pre-Hearing Analysis online at www.rezoning.org)

PLANNING STAFF REVIEW

- **Background**
 - Petition 2006-162, approved in 2007, rezoned the subject property from B-1 (neighborhood business) to TOD-R (CD) (transit oriented development - residential, conditional). The approved site plan allows for the development of a building, up to five stories tall, with a maximum of 80 condominium units. Parking is provided in a parking structure below the building at a minimum of one space per bedroom.

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Permitted use is a hotel with associated accessory uses.
 - Architectural standards note describing the proposed building materials and percentages of each material to be used.
 - Structured parking provided below ground.
 - Typical elevations representing the overall scale, character, and quality of the building.
 - Building height of three stories along Cleveland Avenue and five and six stories along Worthington Avenue and the northwestern property line.
 - Access to the site provided via a one-way entrance on Cleveland Avenue that exits on East Worthington Avenue.
 - Optional provisions include:
 - Modification of the standards relating to the development and design of facilities for valet parking, by locating the valet parking between the building and the street along East Worthington Avenue.
- **Public Plans and Policies**
 - The *South End Transit Station Area Plan* (2005) recommends mixed transit supportive development. The property is located within ½-mile walk of the East/West Transit Station.
 - This petition is consistent with the *South End Transit Station Area Plan*.
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DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No comments received.
 - **Charlotte Department of Neighborhood & Business Services:** No issues.
 - **Transportation:** No issues.
 - **Charlotte Fire Department:** No issues.
 - **Charlotte-Mecklenburg Schools:** Non-residential petitions do not impact the number of students attending local schools.
 - **Charlotte-Mecklenburg Storm Water Services:** No issues.
 - **Charlotte-Mecklenburg Utilities:** No issues.
 - **Engineering and Property Management:** No issues.
 - **Mecklenburg County Land Use and Environmental Services Agency:** No comments received.
 - **Mecklenburg County Parks and Recreation Department:** No issues.
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ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

- **Site Design:** The following explains how the petition addresses the environmentally sensitive site design guidance in the *General Development Policies-Environment*.
 - The project is developing on an infill lot and makes use of existing infrastructure
 - The project provides a transit supportive design.
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OUTSTANDING ISSUES

- No issues.
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Attachments Online at www.rezoning.org

- Application
- Pre-Hearing Staff Analysis
- Site Plan
- Community Meeting Report
- Rezoning Locator Map
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools Review
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Land Use and Environmental Services Agency Review
- Mecklenburg County Parks and Recreation Review

Planner: John Kinley (704) 336-8311