
REQUEST	Current Zoning: TOD-R(CD), transit oriented development – residential, conditional Proposed Zoning: TOD-MO, transit oriented development–mixed, 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.
STAFF RECOMMENDATION	Staff recommends approval of this petition upon resolution of outstanding issues. This petition is consistent with the <i>South End Transit Station Area Plan</i> .
PROPERTY OWNER PETITIONER AGENT/REPRESENTATIVE	Bailey Family of Mecklenburg County Alpha, LLC The Raininer Group, LLC Walter Fields
COMMUNITY MEETING	Meeting is required and has been held. Report available online.

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 uses include any or a combination of the following uses: a hotel, restaurant with take-out and catering services, bar, spa, health club, fitness center, pool, other services and facilities, retail, office, personal service uses, meeting, event, and conference facilities, roof-top gardens, and accessory uses. 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.
 - **Existing Zoning and Land Use**
 - The property is currently vacant and located just outside of the Dilworth Historic District Overlay. Prior uses include auto-oriented businesses, such as a taxi service.
 - The property surrounding the site is primarily zoned B-1 (neighborhood business) with two adjacent parcels zoned TOD-M (transit oriented development – mixed-use), and one zoned NS (neighborhood services). Current land uses adjacent to the site include a mixture of business and office uses. There is a mixed-use development located to the south, across Cleveland Avenue.
 - **Rezoning History in Area**
There have been a number of rezonings north, west and south of the subject petition to allow for transit oriented developments within the East/West Boulevard transit station area.
 - **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 South End 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.
 - **Vehicle Trip Generation:**
Current Zoning: A wide range of trip generation based on the current zoning classification.
Proposed Zoning: 760 trips per day
 - **Connectivity:** 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.
 - **Urban Forestry:** No comments received.
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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.

OUTSTANDING ISSUES

- The petitioner should:
 1. Clarify the note regarding permitted uses to reflect a hotel as the principle use with the associated accessory uses.
 2. Reword 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. Provide an architectural details note describing the building materials and percentages of such materials that generally reflects the provided building elevation.
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Attachments Online at www.rezoning.org

- Application
- Community Meeting Report
- Site Plan
- Rezoning Locator Map
- Charlotte Department of Neighborhood & Business Services Review
- Transportation Review
- Charlotte Fire Department Review
- Charlotte-Mecklenburg Schools
- Charlotte-Mecklenburg Utilities Review
- Engineering and Property Management Review
- Mecklenburg County Parks and Recreation Review

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