
REQUEST	Current Zoning: B-1(HD-O) neighborhood business in a historic district Proposed Zoning: MUDD-O(HD-O) mixed-use development district with an optional provision in a historic district
LOCATION	Approximately 0.4 acre on the south side of East Boulevard between South Boulevard and Cleveland Avenue
CENTER, CORRIDOR OR WEDGE	Corridor
SUMMARY OF PETITION	This petition is within a historic district overlay and seeks approval for a 4.5-story hotel with up to 75 rooms.
STAFF RECOMMENDATION	Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.
Property Owner	Tower First Fund Ltd.
Petitioner	Cibix Management, Inc. for The Rainier Group, LLC.
Agent/Representative	Walter Fields – Kimley-Horn
Community Meeting	Community meeting required and held. Report online.

PLANNING STAFF REVIEW

- **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The size of the lot is 18,810 square feet and total square footage of the building (including underground parking) is about 68,000 square feet, resulting in a floor area ratio of 3.6.
- The optional provision being requested is to eliminate the required loading space. Service will be provided from the public alley at the rear of the building.
- Maximum building height is 60 feet.
- A large existing oak tree at the front of the site will be preserved.
- A minimum of 38 underground parking spaces are proposed.

- **Existing Zoning and Land Use**

Adjacent to the southeast of the subject is a two story historic structure used for office/commercial purposes. To the northwest are a two-story art gallery and a one-story pizza restaurant at the South Boulevard intersection. Across East Boulevard to the north are a gasoline station, two two-story historic houses in office/commercial uses, and two one-story contemporary office structures.

- **Rezoning History in Area**

A rezoning from R-22MF to O-2 was approved just east of this site in 2008. Several rezoning to TOD districts have been approved between here and the light rail line.

- **Public Plans and Policies**

The *South End Transit Station Area Plan* (2005) recommends Transit Supportive Development for this site. The plan implementation section calls for rezoning to a Transit Supportive zoning classification as part of Group IV rezonings. Group IV properties generally abut the Dilworth neighborhood, and will receive particular scrutiny in order to ensure compatibility with the adjacent neighborhood. This generally involves submission and approval of a conditional plan.

The property is within the *Dilworth Historic District*. One of the two structures on the property was built in 1900, and is recognized as a contributing structure. A certificate of appropriateness for demolition has been requested from the Historic District Commission (HDC), and the one-year wait is in progress. In addition to a rezoning, approval of the building plan by the Historic District Commission is required in order to build the project. HDC has granted conceptual approval of this project. Final approval is still needed if this rezoning is approved.

PUBLIC INFRASTRUCTURE (see full department reports online)**Vehicle Trip Generation:**

Current Zoning: 900 trips per day

Proposed Zoning: 600 trips per day

CDOT: CDOT notes that the driveway to the parking deck must maintain a minimum width of 20 feet. CDOT also opposes the optional provision to eliminate the off-street parking space, commenting that without it vehicles must block the alley to unload.

Charlotte Fire Department: No issues.

CATS: No comments.

Connectivity: There is concern over the availability of an alley at the rear of the site for service/deliveries.

Schools: This non-residential request will not impact the school system.

ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

Storm Water: The development will be required to meet the standards of the Post Construction Controls Ordinance (PCCO).

LUESA: LUESA is requesting the filing of a solid waste management plan to help reduce demolition and construction waste.

SITE DESIGN: The minimum ordinance standards of the PCCO and Tree Ordinance will be administered. There is no indication of additional tree save beyond the one large oak being preserved.

OUTSTANDING ISSUES

1. The petitioner's optional request to eliminate the required off-street loading space relies partially on the availability of a public alley at the rear of the site. There is an issue of whether that alley actually exists. Aerial photos indicate that a portion of it that is off-site is being used for parking. If it does exist and is available, it is only 10 feet wide. Therefore, vehicles must block the alley to provide services or deliveries. Staff cannot support the optional request without satisfactory resolution of the alley issue. An alternative loading space would be another option.
 2. LUESA's request for a solid waste management plan needs to be met.
 3. A note needs to be added to the site plan committing to a tree preservation plan undertaken by a certified arborist to preserve the large oak tree at the front of the site. The note also needs to commit to following the tree preservation plan.
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Attachments Online at www.rezoning.org

Application Form

Site Plan

CDOT Review

Storm Water Review

LUESA Review

CMPD Review

Planner: Tom Drake (704) 336-8312