



Charlotte-Mecklenburg Planning, Design, & Development

DATE: December 20th, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning Director

SUBJECT: Administrative Approval for Petition No. 2014-002 The Rainier Group, LLC

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- Allows an increase of 5 five hotel rooms per section 6.207 for an overall total of 135 rooms.
- Modification to the proposed building elevations.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

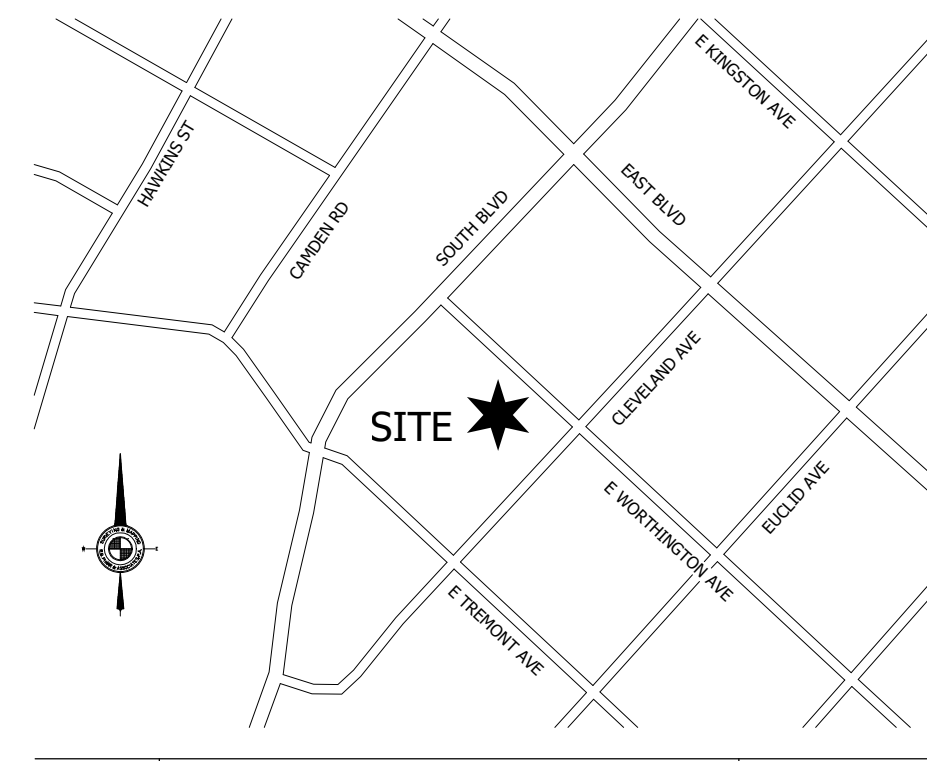
Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.

Site Data Table:

Tax Parcel No.: 12105509, 14, 30, 31, 32, 33, 34, 35
 Site Area: 1.14 Acres
 Existing Zoning: TOD-R (CD)
 Proposed Zoning: TOD-M-O
 Proposed FAR: 1.6
 Building Floor Area: 83,697 sq. ft.
 Parking will exceed or meet minimum and maximum parking standards
 Proposed Use: See Below
 Parking: 124 Spaces

03 SITE DATA

scale: NTS



02 VICINITY MAP

scale: NTS

**Worthington Avenue at Cleveland
 Conditional Development Standards**

General Provisions.

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the development of a tract of land included in the South End Transit Station Area Plan generally at the corner of Worthington Avenue and Cleveland Avenue. This development will provide the location for a hotel with up to 135 rooms along with customary compatible and ancillary uses and customarily incidental accessory uses and parking as more specifically defined below in the Permitted Use section. To achieve this purpose, the application seeks to rezone the site from the current TOD-R (CD) zoning to TOD-M-O.

Optional Request

The Petitioner seeks approval of an optional request to modify the standards relating to the development and design of facilities for valet parking. The Petitioner seeks approval to be able to locate valet parking between the building and the street along East Worthington Avenue as generally depicted on the site plan.

Permitted Uses

Uses allowed on the property included in this Petition will be a hotel of up to 135 rooms as a principal use and any or a combination of customary compatible uses including a hotel, restaurant including both take-out and catering services, bar, spa including services such as salon and massage services, health club or fitness center including recreational and exercise equipment, pool, hot tub, and other services and facilities, retail uses, office uses, personal service uses, meeting, event, and conference facilities, roof-top gardens and activity spaces, outdoor seating, along with incidental accessory uses and parking facilities.

Transportation

- The site will have access to Worthington Avenue and to Cleveland Avenue as generally depicted on the concept plan for the site. These connections will be private driveways. The exact design detail of the driveways will be determined during the development review process.
- Parking areas are generally depicted on the concept plan for the site.
- Service and deliveries to the site for any vehicle larger than a passenger van will be limited to the hours of 7:00 a.m. to 7:00 p.m. except in case of emergency.
- The Petitioner will install signage at the exit drive from the site onto Worthington Avenue directing traffic to South Boulevard.

Architectural Standards

The development of the site will be governed by the district regulations of the Zoning Ordinance for the TOD-M district. The Petitioner has also provided typical elevation images of the building and the parking structures that represent the overall scale, character, and quality of the building proposed to be constructed on the site. The Petitioner reserves the right to make minor architectural changes to these building design but the overall design and construction character will be as illustrated. Building materials for the hotel exclusive of windows, doors, soffits, and architectural ornamentation will be composed of a variety of material including a minimum of 45% brick and 15% Cast stone and a maximum of 20% stucco or synthetic stucco. The parking deck wall on the south side of the site will be designed to include architectural elements from the building and to screen the cars in the deck from view from the public street. The building will be limited to 5 levels. The maximum building height, measured from the finished first floor elevation will be limited to 41 feet to the roof deck of the 3rd floor, to 52 feet to the roof deck of the 4th floor, and to 62 feet to the roof deck of the 5th floor. The Petitioner will install a five foot wide planting strip along the property line between the property to be rezoned and 1920 Cleveland Ave., adjacent to the parking structure. The five foot planting strip shall be landscaped with a minimum of 4 inch caliper small maturing trees no less than 27 feet on center and plantings of shrubs on each side of each tree and landscaping of the remaining five foot strip area along the common boundary line. A required exit stair serving the Parking Structure will extend into the setback along the rear of the parking deck. An illustration of the landscaping has been included in the site plan materials.

Streetscape and Landscaping-Reserved

Environmental Features-Reserved

Parks, Greenways, and Open Space-Reserved

Fire Protection-Reserved

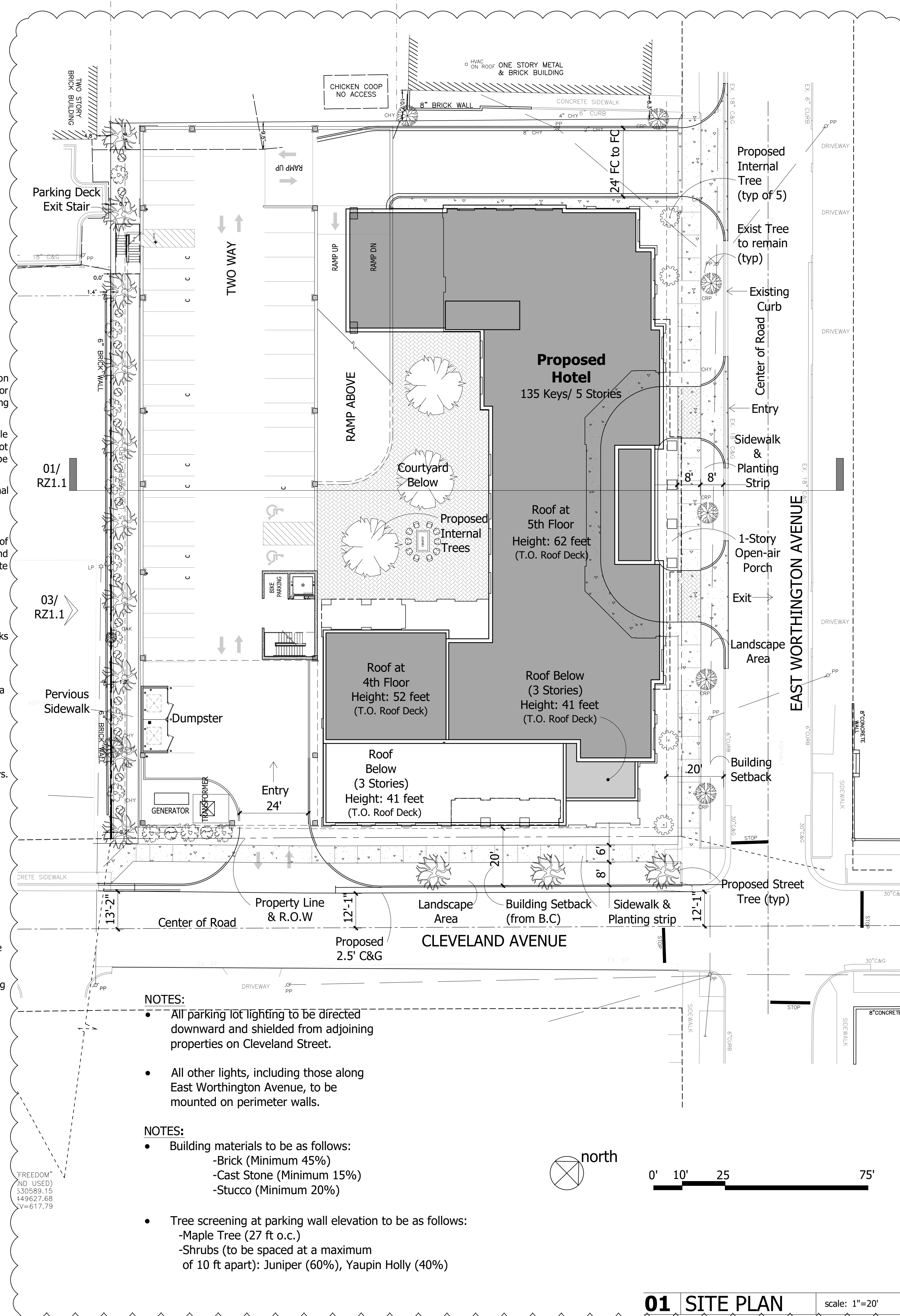
Signage-Reserved

Lighting

Freestanding lighting on the site will utilize full cut-off luminaires and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. Lighting for the parking areas will utilize fully shielded full cutoff luminaires and be directed away from Cleveland Avenue and properties along Cleveland Avenue.

Phasing-Reserved

Initial Submission- 10/28/13
 Revised per staff comments 12-20-13, 1.2
 Revised per staff analysis and DCDA- 1-24-14, 1.4
 Revised per community and staff comments- 2-21-14, 1.7



- NOTES:**
- All parking lot lighting to be directed downward and shielded from adjoining properties on Cleveland Street.
 - All other lights, including those along East Worthington Avenue, to be mounted on perimeter walls.

- NOTES:**
- Building materials to be as follows:
 - Brick (Minimum 45%)
 - Cast Stone (Minimum 15%)
 - Stucco (Minimum 20%)
 - Tree screening at parking wall elevation to be as follows:
 - Maple Tree (27 ft o.c.)
 - Shrubs (to be spaced at a maximum of 10 ft apart): Juniper (60%), Yaupin Holly (40%)

01 SITE PLAN

scale: 1"=20'



ODA
 overcash demmitt

2010 south tryon st. suite 1a
 charlotte north carolina 28203
 office .704.332.1615
 web .www.odarch.com



Attached to Administrative
 Approval
 Solomon A. Fortune

For Public Hearing
 Petition No.
 2014-002

Admin. Amend. Application	: 2018.9.18
Admin. Amend. Applicaton	: 2018.10.14
Admin. Amend. Applicaton	: 2018.11.20
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ILLUSTRATIVE
 PLAN & NOTES

RZ1.0

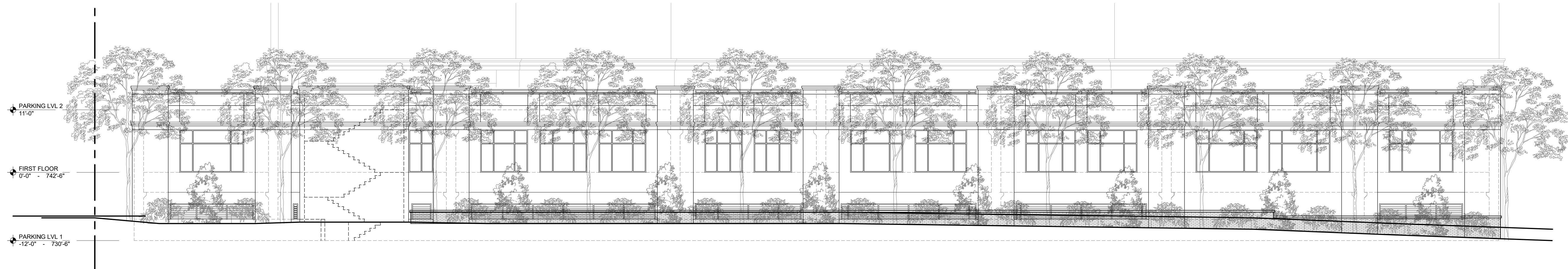
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 ODA No. dwgs/132741-site.dwg



03 CLEVELAND & WORTHINGTON INTERSECTION scale: NTS



02 WORTHINGTON VIEW scale: NTS



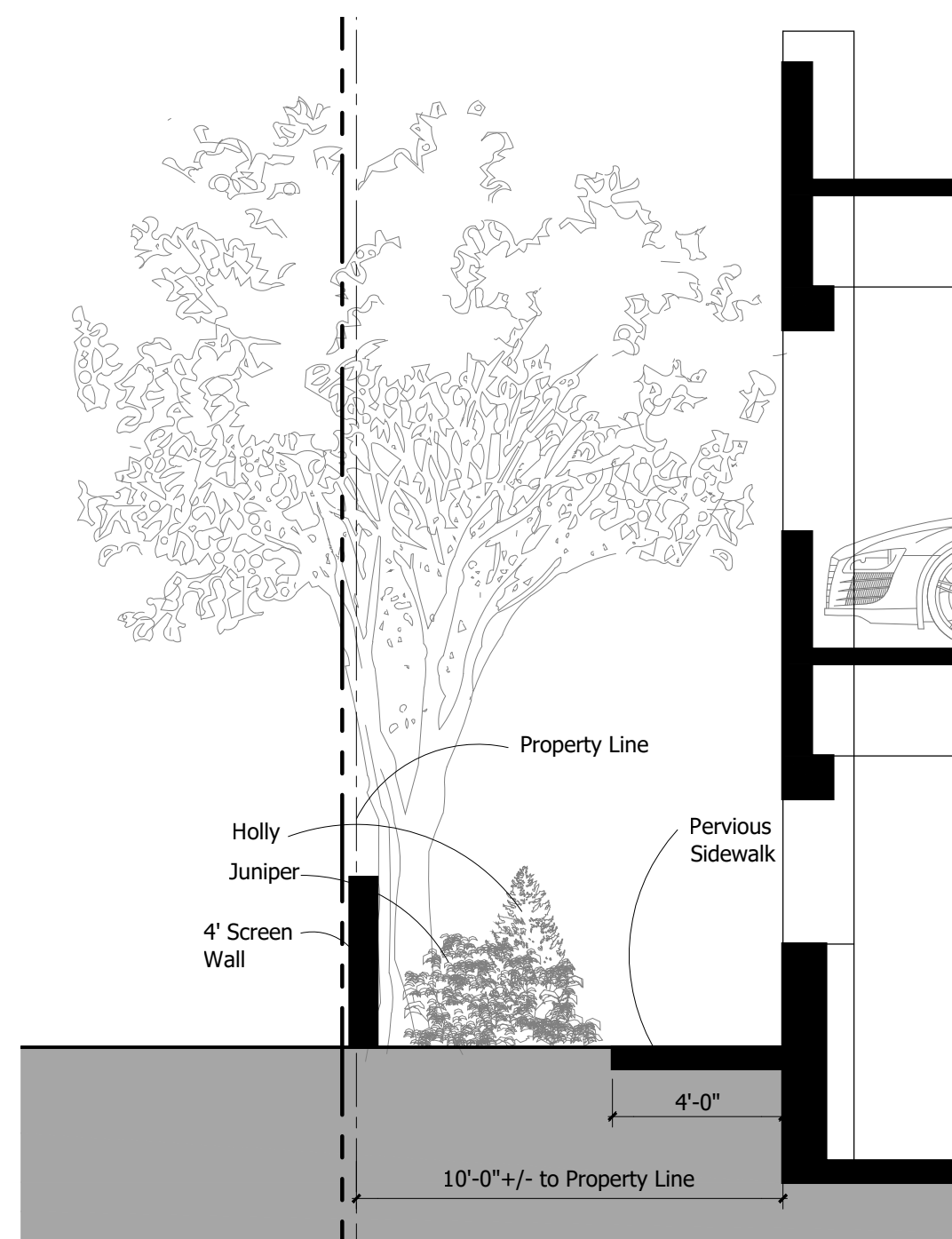
03 PARKING SCREEN WALL ELEVATION scale: 1"=10'

NOTES:

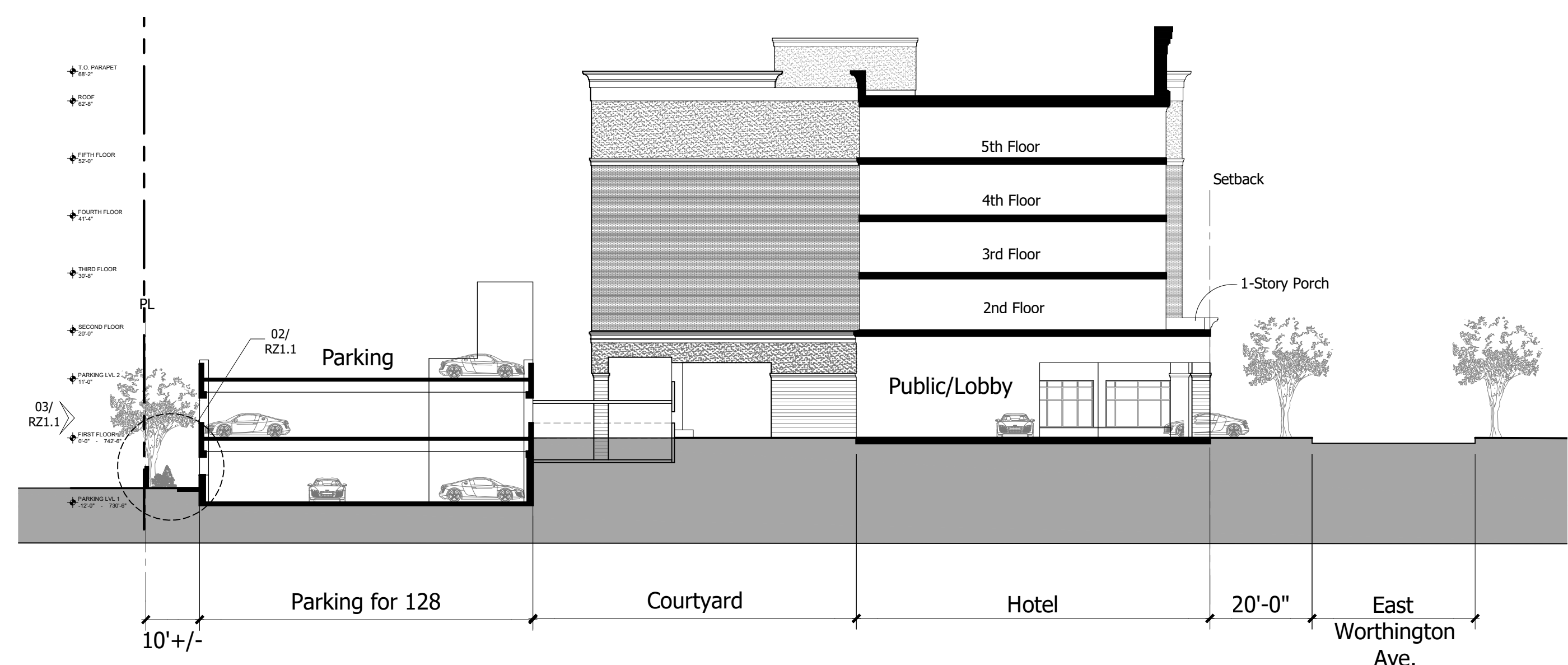
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Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune



02 SIDEWALK SECTION scale: 1/4"=1'



01 SITE SECTION scale: 1"=20'



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ENTIRE SHEET REVISED

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Petition No.
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ILLUSTRATIVE
PLAN & NOTES

RZ1.1