

<b>REQUEST</b>	Current Zoning: B-1(HD-O) neighborhood business in a historic district Proposed Zoning: MUDD-O(HD-O) mixed-use development district with optional provision(s) in a historic district
<b>LOCATION</b>	Approximately 0.4 acre on the south side of East Boulevard between South Boulevard and Cleveland Avenue
<b>CENTER, CORRIDOR OR WEDGE</b>	Corridor
<b>SUMMARY OF PETITION</b>	This petition is within a historic district overlay and seeks approval for a 4.5-story hotel with up to 75 rooms. The requested optional provision is to allow valet parking between the building and the street.
<b>Property Owner</b>	Tower First Fund Ltd.
<b>Petitioner</b>	Cibix Management, Inc. for The Rainier Group, LLC.
<b>Agent/Representative</b>	Walter Fields – Kimley-Horn
<b>Community Meeting</b>	Community meeting required and held. Report online.

<b>ZONING COMMITTEE ACTION</b>	The Zoning Committee voted unanimously to recommend <b>APPROVAL</b> of this petition, based upon the following modifications: Petitioner submitted a new calculation of building square footage that no longer reaches the threshold for a required off-street loading space. Petitioner has agreed to LUESA's request to submit a solid waste management plan. A note has been added committing to have a certified arborist prepare a tree preservation plan for the tree identified to be saved.
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<b>VOTE</b>	Motion/Second: Lipton/Rosenburgh
	Yeas: Allen, Carter, Griffith, Johnson, Lipton, and Rosenburgh
	Nays: None
	Absent: Howard and Randolph
	Recused: None

<b>ZONING COMMITTEE DISCUSSION</b>	Staff reviewed the petition, noting that petitioner had provided a new calculation of gross floor area for the building. The gross floor area no longer exceeds the threshold for requiring an off-street loading space. However, an optional provision to allow valet parking between the building and the street has been added to the site plan.  A Committee member asked staff how a 75-room hotel could be served by only 38 parking spaces. Staff responded that the MUDD district requires only 0.5 parking spaces per room. The Committee member then asked the petitioner if they actually expected that parking ratio to work. The petitioner's agent responded that they were going to use an innovative approach where the underground parking had higher ceilings to allow "stacking" of vehicles. Another Committee member asked about the previously identified issue of having deliveries and services provided from an uncertain alley at the rear of the site. Staff responded that since there was no longer a requirement for a loading space the alley was less of a concern. A Committee member expressed the belief that these kinds of details were important.
<b>STATEMENT OF</b>	This petition is found to be consistent with the <i>South End Transit Station</i>

<b>CONSISTENCY</b>	<i>Area Plan</i> and to be reasonable and in the public interest, by a 6-0 vote of the Zoning Committee (motion by Commissioner Rosenburgh second by Griffith).
<b>STAFF OPINION</b>	Staff agrees with the recommendation of the Zoning Committee.

### FINAL STAFF ANALYSIS

(Pre-Hearing Analysis online at [www.rezoning.org](http://www.rezoning.org))

#### 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 gross floor area is stated as 49,500 square feet.
- The optional provision being requested is to allow valet parking between the building and the street.
- Maximum building height is 60 feet from the finished first floor elevation.
- A large existing oak tree at the front of the site will be preserved.  
A minimum of 38 underground parking spaces are proposed.

##### Public Plans and Policies

The *South End Transit Station Area Plan* (2005) recommends Transit Supportive Development for this site. The property is also located 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.

##### STAFF RECOMMENDATION (Updated)

Staff agrees with the recommendation of the Zoning Committee.

#### PUBLIC INFRASTRUCTURE UPDATES (see full department reports online)

**CDOT:** No issues.

**Connectivity:** No issues

**Schools:** Not applicable

#### ENVIRONMENTALLY SENSITIVE SITE DESIGN (see full department reports online)

**Storm Water:** No issues.

**LUESA:** No issues.

**Site Design:** No issues.

#### OUTSTANDING ISSUES

No outstanding issues.

**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

Application Form  
CDOT Review  
Community Meeting Report and Sign-In Sheet  
Pre-Hearing Staff Analysis  
Site Plan  
Storm Water Review

**Planner: Tom Drake (704) 336-8312**