



Design Review

DAVIDSON HYATT PLACE HOTEL

(Name of Project)

Development Process

Date Completed	Outline of Steps & Checklist
COND. USE REZONING	<input checked="" type="checkbox"/> 1. Initial Meeting
12/28/17	<input checked="" type="checkbox"/> 2. Application and Fee
	<input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
	<input type="checkbox"/> 5. Design Review Board Approval
	<input type="checkbox"/> 6. Building Construction Documents
	<input type="checkbox"/> 7. Site and Landscape Construction Documents
	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
	<input type="checkbox"/> 9. Building Permit Approval
	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
	<input type="checkbox"/> 12. Certificate of Occupancy

** For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



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Application Requirements

Date Received

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ General Statement of Intent
(Use, building type, approx. square footage, height, design features)
- ☒ Statement of Compliance with Section 2
- ☒ Master Plan or Conditional Planning Area
(Including all documents, plans, maps, and conditions of approval)
- ☒ Environmental Inventory in accordance with Section 14.15.1
(Including adjacent properties and buildings) INCLUDED W/ CONDITIONAL USE APPROVAL
- ☐ General Description
(Including a description and color photographs to existing / adjacent site)
- ☒ Site Schematic Design in accordance with Section 14.15.7 PART OF CONDITIONAL USE SUBMITTAL
- ☐ Building Schematic Design in accordance with Section 14.15.3
(Including rendered elevations of each façade per 14.15.3 C)
- ☒ Landscape Schematic Design in accordance with Section 14.15.5 AS PRESENTED FOR CONDITIONAL USE SUBMITTAL
- ☒ Building Perspective
- ☐ Building Materials/Colors
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.



Applicant's Signature

12.27.17

Date



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Contact Information

Applicant's Information

Name:

NISH PATEL

E-Mail:

NISH@BEACONIM6.COM

Mailing Address:

6428 BANNINGTON RD. #B

CHARLOTTE, NC 28226

Business Phone:

704-752-7901

Mobile Phone:

704-363-1230

Property Owner's Information

(If Different from Applicant)

Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:

Architect's Information

Name of Firm:

THE RBA GROUP

Architect's Name:

DAVE MALUSHIK

E-Mail:

DAVE@THERBAGROUP.COM

Mailing Address:

122-B WEST BLAND ST

CHARLOTTE NC 28203

Business Phone:

704-344-9098

Mobile Phone:

704-975-5960



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Project Description

Application Date:

12.27.17

Project Location:

127 & 151 DAVIDSON GATEWAY RD

Tax Parcel(s):

00323190 & 00323191

Planning Area:

CONDITIONAL

Overlay District:

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of Intent:

TO DEVELOP A COMMERCIAL HOTEL ON THE 2.1 ACRES (COMBINED) SITE. THE HOTEL WILL BE APPROX. 74,500 SF - 4 STORIES WITH 115+/- ROOMS AND A GROUND FLOOR RETAIL SPACE FOR LEASE.

Project Details:

• Project Type:



Individual Bldg.



Master Plan



Conditional Planning Area



Sign

• Building Type:



Detached House



Townhouse



Attached House (Tri- or Quadplex)



Institutional



Live/Work



Multi-family (Apts., Condos, Flats)



Workplace



Storefront



Accessory Structure

• Use(s):

HOTEL / RETAIL RESTAURANT

• Height & Stories:

49' & FOUR STORIES

• Square Footage:

74,500 SQUARE FEET

• Building Materials:

BRICK, STUCCO (E.I.F.S) & ALUMINUM WINDOW AND ENTRANCE SYSTEMS

Architectural Features:

ACTIVE STREET LEVEL FACADE / PEDESTRIAN SCALE / ENTRY PLAZA - URBAN MASSING ACCENTUATED BY MATERIALS / PARAPET CAPPED WITH ORNATE CORNICE

Existing Site Conditions:

PREVIOUSLY UNDEVELOPED SITE WITH SOME EXISTING PAVED AREAS USED FOR PARKING

See 14.12.2.D



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Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted

ALLOWED PER
CONDITIONAL USE



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet



Meets Open Space Criteria



Does Not Meet



Meets Density Criteria



Does Not Meet



Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)



Existing Industrial Campuses Criteria (4.6)



Renovation of Existing Structures Criteria (4.7)



Section 8 Parking & Driveways



Section 9 Tree Preservation, Landscaping & Screening



Section 10 Lighting



Section 22 Local Historic District Guidelines