

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-30**

**Property Owner:** Royal Court, LLC

**Petitioner:** Royal Court, LLC

**Location:** Approximately 0.70 acres located southwest of East John Belk Freeway and northeast of East Morehead Street

**Request:** MUDD, mixed use development district to MUDD-O, mixed use development district – optional request.

#### **Summary**

The petition requests to rezone 0.70 acres from MUDD to MUDD-O to allow an increase in height from the district's maximum of 120 feet to 140 feet. A 125 unit condominium complex with a 151 space parking garage is proposed for the site. The following is listed as optional request:

- Increase the allowable height from the MUDD district maximum of 120 feet to 140 feet.

#### **Consistency and Conclusion**

This petition is consistent with the Central District Plan, which recommends a mixture of office, commercial and multi-family housing uses for this site and the surrounding area. The proposed 20 foot increase in height is not a major increase and does not negatively impact the surrounding uses, which are predominantly non-residential. This petition is considered appropriate for approval.

#### **Background**

Petition 2005-37 rezoned the subject property from B-1 and B-2 to MUDD.

#### **Existing Zoning and Land Use**

The subject property is zoned MUDD and developed with a residential quadraplex, and office buildings. North of East Morehead Street exists business, office, utility uses and vacant lots in B-1, B-2, UMUD, MUDD and MUDD-O zoning. South of East Morehead Street exist business, office, residential uses and vacant lots in R-5, R-8, O-2 and B-1 zoning districts.

#### **Rezoning History in Area**

There have been no recent rezonings in the immediate area.

#### **Public Plans and Policies**

**Central District Plan (1993).** The Central District Plan recommends mixed uses for this site and the surrounding area. The plan envisions this area developing with a mixture of office, commercial, and multi-family housing.

### **Proposed Request Details**

This petition seeks to allow an increase in height from the MUDD district's maximum of 120 feet to 140 feet. A 125 unit condominium complex with a 151 space parking garage is proposed for the site. The site plan accompanying this petition contains the following details:

- The condominium building will consist of 13 stories with two stories below the grade of Royal Court.
- The 151 space parking garage will consist of two full levels below the grade of Royal Court and one-half level at grade.
- On-street parking on the project side of Royal Court and Vance Street will be utilized.
- One point of vehicular access from Royal Court and Vance Street into the proposed parking garage will be permitted. New driveways are limited to one per adjacent street.
- Bicycle parking will be provided.
- An 8-foot planting strip and 6-foot sidewalk will be provided along the frontage of Royal Court and Vance Street.
- Any detached lighting will be limited to a maximum height of 15 feet and be fully shielded.
- Roof top mechanical equipment shall be screened from public view.

### **Public Infrastructure**

- **Traffic Impact / CDOT Comments.** Under the existing MUDD zoning this site could generate a range between 220 and 790 trips per day. Under the proposed MUDD conditional zoning the site could generate approximately 730 trips per day. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** There is currently transit service provided to this site.

**Connectivity.** There are no connectivity issues associated with this petition.

**Storm Water.** Storm Water Services foresees no significant downstream impacts associated with this development and is not requesting any additional improvements beyond minimum ordinance requirements.

**School Information.** This rezoning to increase the height maximum will not impact the school system.

### **Outstanding Issues**

**Land Use.** This petition is consistent with the Central District Plan, which recommends a mixture of office, commercial and multi-family housing uses for this site and the surrounding area. The proposed 20 foot increase in height is not a major increase and does not pose a problem as there are few residential uses in close proximity to the site.

**Site plan.** There are no outstanding site plan issues associated with this petition.