

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

### **Rezoning Petition No. 2007-088**

**Property Owner:** Charlotte Mecklenburg Board of Education and the City of Charlotte

**Petitioner:** Spectrum investment Services, Inc.

**Location:** Approximately 11.33 acres located on the west side of S. McDowell Street between E 2<sup>nd</sup> Street and E 3<sup>rd</sup> Street

**Center, Corridor or Wedge:** Center

**Request:** UMUD, uptown mixed-use district to UMUD-O, uptown mixed-use district optional

### **Summary**

This petition proposes to rezone approximately 11.33 acres for the development of a mixed-use complex. The optional requests are for loading areas, sidewalks, parking, signage, and other related standards.

### **Consistency and Conclusion**

This petition is consistent with the *Center City 2010 Vision Plan* and is appropriate for approval upon resolution of the outstanding site plan issues.

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

The properties surrounding the site are zoned UMUD and are developed with office, motel, educational and recreational uses.

### **Rezoning History in Area**

There have been no rezonings in the immediate area in the past five (5) years.

### **Public Plans and Policies**

**Center City 2010 Vision Plan (2000).** This plan promotes the construction of “workforce housing” on government-owned land and encourages dense, multi-family housing construction inside the freeway and along key highway corridors. The plan recommends residential and urban school uses for the Board of Education property and residential and neighborhood park uses for Marshall Park.

## **Proposed Request Details**

The site plan associated with this petition allows any use permitted in the UMUD district. The site consists of three building/parking envelopes and a future park envelope. The optional provisions requested are for:

- Vehicular/truck maneuvering, loading in area and Street B
- Interim private streets
- Outdoor dining activities and sidewalk seating areas along and within the internal street rights-of-ways
- Angled/diagonal/parallel parking
- Setbacks and sidewalks
- Street trees
- Signage
- Lighting
- Easements/air rights for buildings along Linear Park
- Access locations
- Modifications with the authority of Planning Director.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT comments are forthcoming.

**CATS.** CATS did not have comments on this petition.

**Storm Water.** Storm Water Services is requesting their normal provisions to address storm water quality and peak/volume controls. (See attached memo.)

**School Information.** This petition will not affect the school system.

## **Outstanding Issues**

**Land Use.** The proposed land use is consistent with the adopted *Center City 2010 Vision Plan*.

**Site plan.** The following site plan issue is outstanding:

- The site plan should show the width of the planting strip and sidewalk along Martin Luther King Jr. Boulevard.
- Storm Water issues should be addressed.
- Staff cannot recommend approval of the options provision to allow two 25-foot tall 100-square foot ground mounted signs.
- Section C.7(c) is unclear. The plan should clarify what the total allowed wall signage per building wall will be.