

PRE-HEARING STAFF ANALYSIS
Rezoning Petition No. 2007 - 107

Property Owner: Bank of America, N.A.

Petitioner: Lincoln Harris LLC

Location: Approximately 5.60 acres located on the northeast and northwest corner of North College Street and East Trade Street.

Center, Corridor or Wedge: Center

Request: UMUD, uptown mixed use district and UMUD-O, uptown mixed use district optional to UMUD-O, uptown mixed use district optional with a UMUD-O S.P.A., uptown mixed use district optional site plan amendment

Summary

This request will address improvements associated with the construction of the Ritz Carlton and adjacent office tower and façade improvement to Founders Hall along North College Street. The request includes options to allow building, overhead pedestrian bridge and open space encroachments into the setback along North College Street and to allow reduced exterior urban open space requirements.

Consistency and Conclusion

This request is consistent with the *Center City 2010 Vision Plan*, which encourages unique and quality architecture in the Center City and therefore is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned UMUD and UMUD-O and are occupied by office and commercial uses.

Rezoning History in Area

The property to the south was rezoned to UMUD-O under petition number 2004-28 to allow a mix of uses with up to 250,000 square feet of floor area.

Public Plans and Policies

Center City 2010 Vision Plan (adopted 2000). This plan recommends unique and quality architecture in the Center City. The Winter Garden being proposed as part of this project will add a new Center City landmark to College Street. The unique glass structure will open infuse design character, art and connectivity to an existing bland streetscape.

Overstreet Walkway Policy (adopted 2000). This policy highlighted numerous conditions under which additions to the walkway system should be prohibited. The connection being sought by this rezoning is not one of these prohibited conditions. The new Winter Garden will connect the open space in Founders Hall with a new public space in the Ritz Carton Hotel. The glass enclosure will enable pre-function space for the Performing Arts Center and similar community gatherings.

Proposed Request Details

This request will address improvements associated with the construction of the Ritz Carlton and adjacent office tower and façade improvements to Founders Hall along North College Street. The request includes the following options:

- The encroachment into the setback of some improvements associated with the overhead pedestrian bridge connecting Founders Hall and the Ritz Carlton along North College Street.
- The encroachment into the North College Street setback with the extension of the Winter Garden area.
- The encroachment into the North College Street setback with improvements associated with the new façade for Founders Hall.
- Modifications to the urban open space requirements to allow more than 30% of the total required open space to be enclosed.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site is located in Uptown and the site does not change the allowed UMUD uses, so trip generation is not calculated.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and blockage. This site drains to a stream listed as impaired by the NC Division of Water Quality. No additional requirements are needed at this time.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the *Center City 2010 Vision Plan*, which encourages unique and quality architecture in the Center City

Site plan. There are no outstanding site plan issues.