

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

### **Rezoning Petition No. 2008 - 025**

**Property Owner:** Carl Ellington

**Petitioner:** Insite Properties, LLC

**Location:** Approximately 1.53 acres located on the northwest corner of East Morehead Street and Royal Court.

**Center, Corridor, or Wedge:** Corridor

**Request:** B-1, neighborhood business and B-2, general business to MUDD-O, mixed use development district, optional

### **Summary**

This proposal would allow development of a 12-story mixed use building with up to 195,000 square feet of building area on a 1.37-acre portion of the site. The proposed building would incorporate retail and restaurant uses on the ground floor with office uses above. The plan proposes an option to the MUDD standards to increase the maximum allowable height from 120 to 160-feet. The proposal also includes a small 0.16 acre parcel on the east side of Royal Court that will be used for detention and urban open space.

### **Consistency and Conclusion**

This request is consistent with the *Central District Plan* which recommends a mix of uses at this location and would be considered appropriate for approval upon resolution of the one minor site plan issue.

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

The surrounding properties are zoned MUDD, MUDD-O, B-2 and B-1 and are occupied by mixed-use development and commercial and office uses.

### **Rezoning History in Area**

The property across Royal Court was rezoned to MUDD-O under petition 2006-30 to allow 125 residential units with a maximum building height of 135-feet.

### **Public Plans and Policies**

**Central District Plan (adopted 1993).** The *Central District Plan* recommends a mix of uses at this location.

## **Proposed Request Details**

This proposal would allow development of a 12-story mixed use building with up to 195,000 square feet of building area on a 1.37-acre portion of the site. The proposed building would incorporate retail and restaurant uses on the ground floor with office uses above. The plan proposes an option to the MUDD standards to increase the maximum allowable height from 120 to 160-feet. The proposal also includes a small 0.16 acre parcel on the east side of Royal Court that will be used for detention and urban open space. The site plan also includes the following:

- # The petitioner will provide a 24-foot setback along East Morehead Street and preserve the four existing trees located in the 8-foot wide planting strip.
- # The setback along Royal Court will vary from 16 to 18-feet and will have a 6-foot wide sidewalk with an 8-foot wide planting strip.
- # The petitioner has included building elevations as part of the approval.
- # The petitioner will improve the area indicated as urban open space with large canopy trees, shrubs, lawn area, small courtyard, and path with specialty paving and benches.
- # The petitioner will provide lighting with full cut-off fixtures to direct lighting downward.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that his site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,400 trips per day. Even though this is a more intense use of the site, because there is an adequate street network in the area, we expect it to have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

**CATS.** CATS had no comments regarding this request.

**Connectivity.** Connectivity is not an issue.

**Storm Water.** Storm Water Services notes that no downstream complaints are observed. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. All other Storm Water comments have been addressed.

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

## **Outstanding Issues**

**Land Use.** This request is consistent with the *Central District Plan* which recommends mixed use development on this site.

**Site plan.** The petitioner should exclude either sheet RZ-7 or RZ-8 from the site plans since they are duplicates.