

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 quadrplex, 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.