

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-063

Property Owner: The Trustees of Central Piedmont Community College

Petitioner: The Trustees of Central Piedmont Community College

Location: Approximately 4.00 acres located on the west side of North Kings Drive between Elizabeth Avenue and East 7th Street.

Center, Corridor or Wedge: Corridor

Request: O-2, office and B-2 to MUDD, mixed use development district.

Summary

This petition proposes to rezone approximately 4.00 acres to facilitate development of the site for a culinary arts building associated with Central Piedmont Community College.

Consistency and Conclusion

The proposal is consistent with the *Central District Plan* and the *Transit Station Area Principles*. Therefore upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The petitioned parcel is zoned O-2 and B-2. An assortment of small commercial office buildings on the site has been demolished. A parking lot used for the college is remaining on the site. The main campus of CPCC lies to the southeast. A Duke Power electrical substation is adjacent to the western boundary of the subject property. The property adjoins the John Belk Freeway (I-277) and the East 5th Street ramp to Independence Boulevard to the north and east.

Rezoning History in Area

The main campus to the east of the subject property was rezoned from R-22MF, O-2 and B-2 to MUDD (CD) under petition number 2001-25. There have been no other recent rezonings in the immediate area.

Public Plans and Policies

Central District Plan (1993). The subject site is within the *Central District Plan*, adopted in 1993. The adopted future land use is shown as Institutional for the portion of the site currently zoned B-2 and greenway for the portion zoned O-2.

Southeast Transit Corridor Draft Environmental Impact Statement (underway). The subject site is located within the Southeast Transit Corridor. A number of alternative locations for a transit station to serve the CPCC campus in this area are still under consideration in the Draft Environmental Impact Statement (DEIS). The subject property is within ¼-mile radius of all the alternative station locations under consideration. The Transit Station Area Principles (2001) would therefore be applicable.

Transit Station Area Principles (2001). The *Transit Station Area Principles*, which are part of the *General Development Policies*, apply to the site. The *Transit Station Area Principles* encourage a mixture of complementary transit-supportive uses and increased land use intensity. For non-residential development, the principles recommend a minimum floor area ratio (FAR) of .75 within ¼ mile walking distance of a transit station and .50 within ½-mile walking distance. For residential development, the principles recommend a minimum of 20 dwelling units per acre within the ¼-mile walk area, and 15 dwelling units per acre within the ½-mile walk area. The *Transit Station Area Principles* give consideration to “special generators” such as educational facilities as appropriate uses to be located within or adjacent to station areas.

Proposed Request Details

This is a conventional rezoning request with no associated site plan.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT staff stated by-right B-2, O-2, and MUDD zoning districts all allow a considerable amount/type of development. For this reason it would be difficult for CDOT to determine a potential trip generation for this petition. However, given the intended use (Central Piedmont Community College) and the transportation network in the area, we expect that any increase in traffic resulting from development under the proposed zoning should only have a minor impact on the surrounding thoroughfare system.

CDOT staff is requesting this petition be converted to a conditional rezoning for the following reasons (see attached memo for additional information):

- This petition needs to be converted to a conditional petition. The Center City transportation Plan shows an extension of 5th Street from McDowell Street to Kings Drive, using part of the existing ramp under the John Belk Freeway to Independence Boulevard. Additionally, the Little Sugar Creek Greenway will cross this site. These corridors need to be preserved.
- Tax parcel data shows that part of this property extends into the I-277/Independence Boulevard interchange. Any property within the control-of-access (C/A) limits needs to be dedicated to NCDOT.

CATS. CATS staff noted the Locally Preferred Alternative (LPA) alignment of the Southeast Corridor Rapid Transit Line is proposed to traverse through the petitioner's property along the proposed extension of 5th Street. Thus, CATS requests that the petitioner convert the rezoning request to a conditional rezoning and provide a site plan for review. Their memo is attached.

Connectivity. The petitioner has expressed a willingness to dedicate right-of-way for 5th Street Extension. CDOT staff prefers such dedication to occur within the context of a conditional site plan.

Storm Water. Storm Water Services staff indicated this site drains to a stream listed as impaired by the NC Division of Water Quality. They are requesting conversion of this petition to a conditional plan that would include additional measures to address storm water issues. Their memo is attached.

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

Outstanding Issues

Land Use. There are no outstanding land use issues regarding this request.

Site plan. There is no site plan associated with this petition