

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2004 - 129

Property Owner: RBC Corporation

Petitioner: RBC Corporation

Location: Approximately 4.7 acres located on several city blocks northeast of the intersection of Stonewall and South Church Streets, including a narrow strip on the north side of Stonewall between South Tryon and South College Streets.

Request: UMUD, uptown mixed-use development district to UMUD, uptown mixed-use development district optional.

Summary/Proposed Request

The Wachovia mixed use project is a unique development of interconnected buildings on three different City blocks. This rezoning request affects each of these three sites.

The petitioner is seeking a reduction in the building setback for the Afro-American Center on Stonewall Street. They would like to be allowed to locate their building columns in the 12'-0" setback at grade and have the building cantilever 4'-0" into the setback. The building cantilever would be at a height of 14'-0" at Tryon Street to 18'-0" at College Street above the sidewalk.

The second request is to allow underground parking and free air vents to be located in the 12'-0" setback along Church Street. The encroachment would be designed to allow enough spacing for underground utilities and street trees to be planted.

The third request is to allow theater service vehicles to maneuver in the right-of-way on Church Street. The maneuvering would allow service vehicles to back into the loading docks.

The petitioner may introduce other requests at the public hearing.

Conclusion

Staff has worked with the petitioner to minimize the impact of the project on the pedestrian environment. The setback of the Afro-American Center on Stonewall will be designed with pedestrian lighting, paving, building architecture, and landscaping to minimize the pedestrian discomfort created by locating the building closer to the curb. The requests allow for conceptual consistency with adopted plans. Staff continues to work with the architectural teams involved with the improvements. Therefore, this request would be considered appropriate for approval upon definition and resolution of the specific options being requested and resolution of outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned UMUD and UMUD-O and are occupied by mixed use developments.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Center City 2010 Vision Plan (adopted 2000). This plans vision for the Uptown is to have a variety of living, entertainment and cultural choices. To accomplish this unique projects are encouraged.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that there is no change in the potential number of trips generated by this Uptown site under the proposed zoning. Additional CDOT comments are attached.

CATS. CATS acknowledges the petitioner's willingness to preserve CATS bus stops in and around the site.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services request that the petitioner add the following note to the plan.

- The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

School Information. The school planning staff did not comment on this petition.

Outstanding Issues

Land Use. This petition is consistent with the Center City 2010 Vision Plan, which envisions a variety of living, entertainment and cultural choices in Uptown.

Site plan. The following site plan issues are still outstanding:

- The site plan should show all specific areas that the optional provision will be utilized and describe in detail the type of options needed.
- CDOT issues should be addressed.
- Storm Water issues should be addressed.