

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 086

Property Owner:	Citiline Resortline Properties of the Carolinas, LLC
Petitioner:	Citiline Resortline Properties of the Carolinas, LLC
Location:	Approximately 2.43 acres located on both sides of Victoria Avenue north of West 4 th Street Extension and also on the east side of South Irwin Avenue north of West 4 th Street Extension
Center, Corridor, or Wedge:	Center
Request:	UR-1, urban residential and UR-2, urban residential to MUDD-O, mixed use development district optional

Summary

This request would allow a mixed use development with a maximum of 400,000 square feet of building area. This could include a maximum of 500 residential units, a 400 room hotel, 60,000 square feet of commercial/restaurant, and 200,000 square feet of office. The plan also includes the following options to the MUDD development standards:

- An option to the 120-foot maximum height MUDD standard to allow a maximum height of 180 feet.
- An option to allow maneuvering of service vehicles in the West Fourth Street right-of-way.
- An option to allow maneuvering between the proposed building and Johnson and Wales Way if the proposed access is shifted to the north.

Consistency and Conclusion

This request, although higher than the five to eight stories recommended by the *Third Ward Land Use and Urban Design Plan*, does provide heights that transition from 180 feet along Johnson and Wales Way down to 50 feet toward the existing neighborhood along South Irwin Avenue. Therefore, from a land use perspective this request is considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned UR-1, UR-2, UR-3(CD) and UMUD and are occupied by residential uses and Johnson and Wales University.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Third Ward Land Use and Urban Design Plan (adopted 1997). This plan recommends higher densities on the site and a development plan that is oriented toward Uptown. The plan also indicates heights of five to eight stories at this location.

Center City 2010 Vision Plan (adopted 2000). This plan recommends direct input from neighborhood residents on new development. Additionally, the plan's guiding principles recommend creating a memorable city.

Proposed Request Details

This request would allow a mixed use development with a maximum of 400,000 square feet of building area. This could include a maximum of 500 residential units, a 400 room hotel, 60,000 square feet of commercial/restaurant, and 200,000 square feet of office. The plan also includes the following options to the MUDD development standards:

- An option to the 120-foot maximum height MUDD standard to allow a maximum height of 180 feet.
- An option to allow maneuvering of service vehicles in the West Fourth Street right-of-way.
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The site plan also includes the following:

- The site plan proposes a mixed use development. The area along Johnson and Wales Way will develop as residential, hotel, office, commercial/restaurant with a maximum height of 180 feet then the height will transition down to 50 feet with up to 30 residential dwellings proposed along South Irwin Avenue.
- The site will develop with a maximum of four principle buildings.
- A 20-foot wide landscaped buffer will be provided along the southern property line adjoining a single family residence.
- The petitioner will coordinate improvements to Johnson and Wales Way with CDOT.
- The petitioner has included building elevations.

Public Infrastructure

Traffic Impact / CDOT Comments. With the wide array of uses allowed in the MUDD-O zoning category, a wide range of trip generation is possible for either the existing or proposed zoning categories. Given the size of the site and the good street network CDOT feels that there should only be minimum impacts to the transportation system resulting from this rezoning.

CDOT is currently working with an engineering consultant to develop concepts for the planned redesign of Johnson and Wales Way between Trade Street and 4th Street, including a possible “road diet” for 4th Street, west of the site . This project will create a more urban designed street/intersection by eliminating the higher speed right-turning movements at Trade and 4th Streets and by realigning Johnson and Wales Way to intersect 4th Street at 90 degrees to minimize pedestrian crossing distances. This redesign could impact proposed access to this site. Additional CDOT comments are attached.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. This request will comply with the storm water post construction ordinance.

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

Outstanding Issues

Land Use. This request, although higher than the five to eight stories recommended by the *Third Ward Land Use and Urban Design Plan*, does provide heights that transition from 180 feet along Johnson and Wales Way down to 50 feet toward the existing neighborhood along South Irwin Avenue. Therefore, from a land use perspective this request is considered appropriate for approval.

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

- Note four under “Optional Development Provisions” and five (b) and (c) under “Design and Performance Standards” conflict regarding how height will be measured. The notes indicate height will be measured per the ordinance and then excludes devices used to screen structures and equipment. These devices would allow additional height as defined in the ordinance. The petitioner should exclude references to these devices.
- The petitioner should correct the lighting note to indicate all lighting fixtures will be shielded with full cut-off.
- The petitioner should label the open space on the site plan and include improvements.
- The petitioner should address CDOT comments.