

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-096

Property Owner: City of Charlotte

Petitioner: City of Charlotte

Location: Approximately 10.84 acres located on the northwest, northeast, and southeast quadrant of the I-277 / South Boulevard Interchange

Center, Corridor, or Wedge: Center

Request: Establishment of UMUD, uptown mixed-use development district zoning

Summary

The subject properties are right-of-way that is being released due to the realignment of the South Boulevard / Caldwell Street / Interstate 277 interchange. As right-of-way, the area does not currently have a zoning designation.

Consistency and Conclusion

The adopted plans show the subject properties as part of the road network. The proposed UMUD zoning is consistent with the established land use policies for the surrounding properties. Therefore, staff is recommending approval of this petition.

Existing Zoning and Land Use

The properties adjoining the northern site are zoned UMUD with a small area of UMUD-O between the light rail line and S. College Street. The properties adjoining the southern portion of the rezoning are zoned B-2 and UMUD.

Rezoning History in Area

No rezonings have occurred in the immediate area within the past five (5) years.

Public Plans and Policies

Center City Plan (2000). This plan shows the subject property as part of the road network and therefore does not indicate a recommended land use.

Proposed Request Details

This is a conventional zoning with no associated site plan.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT does not have any transportation issues with this petition. Driveway access to the parcel(s) will be reviewed by CDOT and NCDOT during the commercial building/driveway permit process.

CATS. CATS did not comment on this petition.

Storm Water. Storm Water Services reports no outstanding issues with this petition.

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

Outstanding Issues

Land Use. The proposed zoning is consistent with the established land use policies for this area.

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