

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2008-097**

**Property Owner:** City of Charlotte

**Petitioner:** City of Charlotte

**Location:** Approximately 2.28 acres located on southeast corner of S. McDowell Street and W Stonewall Street

**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 Charlottetown Avenue/ 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 property 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 site to the north are zoned UMUD. Interstate 277 adjoins the property to the south.

### **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.