

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2004-05

Property Owner: Candace Ellis and Joseph Urban

Petitioner: Candace Ellis and Joseph Urban

Location: Approximately 3.4 acres located on the north side of Shopton Road, across from the intersection with Sandy Porter Road.

Request: B-1, neighborhood business to B-2(CD), general business conditional district.

Note: A revised site plan was not submitted at the time of this analysis therefore this request should be deferred for 30-days.

Summary

This petition proposes to rezone 3.4 acres from B-1 to B-2(CD) to allow up to 37,000 square feet of gravel area for sales and outside storage of motor vehicles, boats, jet skies and RV's and a garage for repairs.

Conclusion

The Westside Strategic Plan recommends this site develop as Business/Office Park and Industrial in the long term. This request is not consistent with the Westside Strategic Plan which recommends this area not develop with non-residential uses until a buyout of the adjoining residential development by the airport or a private developer occurs. The current Southwest District Plan recommends a combination of business and multi-family at this site. There are presently numerous site plan issues outstanding.

Existing Zoning and Land Use

The property to the east is zoned B-1 and is occupied by a single-family residence while the property to the west is also zoned B-1 and is vacant. The properties to the north are zoned R-3 and are either occupied by single-family residences or are vacant. The property to the south across Shopton Road is zoned I-1(CD) and is vacant.

Rezoning History in Area

The properties on the southeast corner of Steele Creek Road and Shopton Road were rezoned to I-1(CD) under petition 2002-05 to allow 500,000 square feet of office/flex, a 200-room hotel and 47,000 square feet for retail/restaurants on 48.83 acres.

Public Plans and Policies

Westside Strategic Plan (adopted June 2000). The Westside Strategic Plan recommends Business/Office Park and Industrial uses at this location for the long term. However it also recommends that in the short term this site should remain as single-family neighborhoods until a buyout of the entire area can be accomplished. No rezonings to non-residential designations should occur within or adjacent to residential areas until the neighborhoods are bought as a whole by the airport or a private developer. The current Southwest District Plan recommends a combination of business and multi-family at this site.

Proposed Request Details

This petition proposes to rezone 3.4 acres from B-1 to B-2(CD) to allow up to 37,000 square feet of gravel area for sales and outside storage of motor vehicles, boats, jet skis and RV's and a garage to for repairs.

Public Infrastructure

Roads. Shopton Road is a minor thoroughfare with no future improvements scheduled.

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 30 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 130 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Transit. This site is presently not served by transit.

Connectivity. Connectivity will not be required.

Storm Water. Storm Water Services notes that no significant downstream impacts due to drainage are foreseen due to the rezoning of this parcel.

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

Outstanding Issues

Land Use. The Westside Strategic Plan recommends this site develop as Business/Office Park and Industrial in the long term. This request is not consistent with The Westside Strategic Plan which recommends this area not develop with non-residential uses until a buyout of the adjoining residential neighborhood by the airport or a private developer occurs. The current Southwest District Plan recommends a combination of business and multi-family uses at this site.

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

- The outside storage may require the I-2(CD) zoning category.
- The petitioner needs to note if the site is in the watershed area.
- The R-3 parcel to the rear should be included in the petition or it will be landlocked and a non-conforming parcel.
- The existing and proposed square footage should be noted along with parking requirements.
- The access point should be removed from the buffer.
- Storm water detention should be shown on the plan.
- Detached signage should be limited to four feet in height and 50 square feet in size.
- No wall “Pak” type lighting should be allowed.
- Note that future amendments to the rezoning plan will be allowed per section 6 of the Zoning Ordinance.
- A 33-foot class “B” buffer will be required and could increase to a 49-foot class “A” if the I-2(CD) district is required.
- The parking and existing structure are not allowed in the required buffer and may require a variance.
- The petitioner should dedicate and convey additional right-of-way along Shopton Road to total 35-feet from the centerline prior to the issuance of a building permit.
- A 5-foot sidewalk should be shown from the proposed building to the sidewalk along Shopton Road.
- The type of fence along Shopton Road should be indicated.
- An 8-foot high solid wood fence should be provided around the perimeter of the site to screen outside storage.
- The driveway connection must be brought up to CDOT standards.
- Landscaping should be added along Shopton Road for additional screening.