

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 40

Property Owner: The Boulevard Company

Petitioner: The Boulevard Company

Location: Approximately 1.77 acres located on the west side of North Cedar Street between West 5th Street and Cates Street

Center, Corridor or Wedge: Center

Request: UR-2, urban residential to MUDD (CD), mixed use development conditional district

Summary

This petition proposes to rezone approximately 1.77 acres located on the west side of North Cedar Street between West 5th Street and Cates Street from UR-2 to MUDD (CD).

Consistency and Conclusion

The MUDD districts are very design specific. This petition does not contain adequate information to review these requirements. Therefore, staff cannot support the petition in its current form.

Existing Zoning and Land Use

The subject property is vacant and has a zoning designation of UR-2. A group home is located to the north is zoned UR-2. Elmwood Cemetery is located across North Cedar Street to the east, and is zoned UR-3. A vacant parcel is located to the south, and is zoned UR-2.

Rezoning History in Area

A tract at West 6th Street and Irwin Avenue was rezoned from UR-2 to UR-3(CD) by petition 2006-101 in 2006.

Public Plans and Policies

The *Third Ward Neighborhood Vision Plan* (2003) recommends multi-family uses (apartments) for this parcel.

Proposed Request Details

The site plan accompanying this petition shows a building envelope, the location of multiple curb cuts and building elevations.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT staff noted the site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 200 trips per day if there is a small retail or office component as permitted by MUDD. This will have a minor impact on the surrounding thoroughfare system. CDOT staff had no transportation issues with this petition.

CATS. CATS had no comment regarding this petition.

Connectivity. There are no opportunities for connectivity on the subject property.

Storm Water. Storm Water Services staff identified downstream complaints consisting of blockage and flooding. They are requesting water quantity and quality improvements and peak/volume controls.

LUESA. A creek runs along the rear of the subject property. LUESA staff has concerns relating to compliance with Surface Water Improvement and Management (S.W.I.M.) regulations. Their memo is attached.

School Information. The site plan accompanying this petition does not indicate the proposed uses. With a wide variety of uses permitted in the MUDD, the school planners did not have adequate information to evaluate the impact on the school system.

Outstanding Issues

Land Use. Staff does not support the petition in its current form as it does not contain adequate information for review.

Site plan. The following site plan issues are outstanding:

- The proposed use should be indicated on the site plan.
- The maximum building square footage should be shown.
- If overhead utilities are on the site they should be shown on the plan.
- The proposed zoning boundary line should be indicated on the site plan.
- The maximum number of stories should be indicated on the site plan.
- Details on how off-street parking will be met, and where, and how many parking spaces and bicycle spaces will be provided should be shown.
- The location of utilities, back-flow preventors, and transformers should be identified.

- The proposed service areas should be indicated.
- The bicycle parking and pedestrian circulation details should be shown on the site plan.
- The landscaping and sign plans should be shown.
- Remove note 3 on the A2 that allows too much flexibility relating to site plan and elevation changes.
- Provide a minimum 10% tree save area indicate the percentage provided.
- The Illustrative Site Plan should label the building footprint, show pedestrian entrances, and indicate the purpose of the numerous curb cuts.
- The Conceptual Elevations should be drawn to scale, delineate the based o the high rise, indicate the building materials, the height of the buildings, label the use of the middle one-level structure, identify clear glass, and identify building entrances.
- Storm water notes should be added to the development standards.
- The portion of the building located within the SWIM buffer should be removed.
- The height should be lowered from 160' to a maximum of 8 stories and 90'.