

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-045

Property Owner:	Euclid, LLC.
Petitioner:	Euclid, LLC.
Location:	Approximately 1.01 acres located on the west side of Euclid Avenue between McDonald Avenue and East Tremont Avenue.
Center, Corridor or Wedge:	Corridor
Request:	O-2, office and O-2(HD-O), office historic district overlay to TOD-R(CD), transit oriented development residential, conditional and TOD-R(CD)(HD-O), transit oriented development residential conditional, historic district overlay.

Summary

This request would allow the development of 82 condominium units on 1.01 acres at an overall density of 81.2 dwelling units to the acre.

Consistency and Conclusion

This request is consistent with the *South End Transit Station Area Plan* and, therefore, would be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned B-2, O-2, TOD-R(O), and R-5 and are occupied by business, office, and residential uses.

Rezoning History in Area

The property to the south was rezoned under petition 2005-17 to TOD-R(O) to allow 30 condominiums on .45 acres at an overall density of 67 units to the acre.

Public Plans and Policies

South End Transit Station Area Plan (adopted 2005). This plan recommends this site develop with transit supportive uses. The plan implementation section calls for rezoning to a transit supportive zoning classification as part of Group IV rezonings. Group IV properties generally abut the Dilworth neighborhood, and will receive particular scrutiny in order to ensure compatibility with the adjacent neighborhood.

Proposed Request Details

This request would allow the development of 82 condominium units on 1.01 acres at an overall density of 81.2 dwelling units to the acre. The site plan also includes the following:

- # The building height will not exceed four stories.
- # A courtyard will be provided along Euclid Avenue.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 310 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 340 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of erosion and flooding. Additional Storm Water comments are attached.

School Information. CMS estimates that the number of school children generated under the existing zoning would be one and that under the proposed zoning it would be four, for a net increase of three. See attached memo for details.

Outstanding Issues

Land Use. There are no outstanding land use issues this request is consistent with the *South End Transit Station Area Plan*.

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

- # The petitioner should include building elevations for all four sides of the building.
- # The petitioner should remove Sheet RZ-1 from the rezoning request.
- # The petitioner should address all Storm Water Services issues.