

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-29

Property Owner: Theodore A. Greve

Petitioner: Theodore A. Greve

Location: Approximately 0.47 acres located north of North Tryon Street and south of North Church Street.

Request: I-2, general industrial to MUDD-O, mixed use development district, optional request

Summary

The petition seeks to rezone approximately 0.47 acres to MUDD-O to allow a 7,500 square foot general office building to be constructed on the site. An existing 2,006 square foot building will remain on the site and the two buildings will be connected with a vestibule. The following are listed as optional requests:

- Existing building to remain with a setback of approximately 11 feet back of existing curb on West Fifteenth Street
- Allow main entrance for proposed building to be interior to the site, adjacent to the proposed parking area.
- Allow existing sidewalk and planting strip along West Fifteenth Street to remain.
- Allow the existing detached sign to be moved out of the right-of-way but to remain on the site.

Consistency and Conclusion

The development is consistent with the Transit Station Area Principles, which recommends that mixed use intensities should be a minimum of .50 floor area ratio and yield at least 50 employees per acre. The petition is not consistent with the industrial land use recommendation set forth in the Central District Plan, which is superseded by the Transit Station Area Principles. The parcel is within one quarter (1/4) mile of the proposed station, making it suitable for transit oriented development. Therefore, upon resolution of outstanding site plan issues, this petition is suitable for approval.

Existing Zoning and Land Use

The subject property is zoned I-2 and is occupied by an existing office building. Surrounding properties are zoned I-1 and developed with various industrial, warehouse and business uses.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

Transit Station Area Principles (2001). The Northeast Transit Corridor Major Investment Study (MIS) identified a potential rapid transit station at 16th Street. This parcel is within a one-quarter (1/4) mile of the proposed station, making it suitable for transit oriented development. The Transit Station Area Principles recommend that between a one-quarter (1/4) and one-half (1/2) mile walking distance from a transit station, mixed use intensities will be, at minimum, .50 FAR (net) and should yield at least 50 employees per acre.

Central District Plan (1993). The Central District Plan recommends Industrial land uses for this parcel and the surrounding area. It supports the recommendations of the North Tryon Special Project Plan, which reinforces North Tryon as an employment corridor, but recognizes the need to restrict expansion of industrial zoning into the residential neighborhoods.

Proposed Request Details

This petition seeks to allow a maximum 7,500 square foot office building to be located on the site, in addition to an existing 2,006 square foot office building. The site plan accompanying this petition contains the following details:

- The existing building will remain on the site.
- A six-foot sidewalk and eight-foot planting strip will be installed along the project frontage on North Tryon Street.
- The existing sidewalk and planting strip along West Fifteenth Street will remain.
- A five-foot wide sidewalk will be provided from the main entrance to the public sidewalk along North Tryon Street.
- Short-term and long-term bicycle parking will be provided.
- Access to the site will be provided from North Tryon Street and West Fifteenth Street.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 90 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. CDOT has no transportation issues with this petition.

CATS. There is currently transit service provided to this site.

Storm Water. Storm Water Services foresees no significant downstream impacts associated with this development and is not requesting any additional improvements beyond minimum ordinance requirements.

School Information. This non-residential petition will have no impact on the school system.

Outstanding Issues

Land Use. The development is consistent with the Transit Station Area Principles, which recommends that mixed use intensities should be a minimum of .50 floor area ratio and yield at least 50 employees per acre. The petition is not consistent with the industrial land use recommendation set forth in the Central District Plan, which is superseded by the Transit Station Area Principles. The parcel is within one quarter (1/4) mile of the proposed station, making it suitable for transit oriented development.

Site plan. The following site plan issues are outstanding:

- Specify the maximum building height.
- Amend square footage of proposed building. Incorrectly listed as 2,829 square feet.
- Specify square footage and height of existing sign on the site.
- Specify width of the existing sidewalk and planting strip along West Fifteenth Street.
- Label existing and proposed setbacks along both streets.
- Move entrance closer to North Tryon Street.
- The existing sidewalk along West Fifteenth Street should be relocated to provide the required streetscape along the new building frontage and a modified streetscape of a four-foot planting strip and a five-foot sidewalk along the frontage of the existing building.
- Provide a 14-foot building setback along West Fifteenth Street.