

***PRE-HEARING STAFF ANALYSIS**

Rezoning Petition No. 2006-82

Property Owner: Merrifield Partners

Petitioner: Value Place, LLC

Location: Approximately 2.5 acres located on the north side of Mallard Oaks Drive, west of John Adams Road

Request: O-1(CD), office, conditional district to O-1(CD) S.P.A., office, conditional district, site plan amendment

Summary

This petition proposes a site plan amendment to the existing conditional site plan for Petition 98-03(c) to allow a total of 113 hotel rooms. The existing petition, 98-03(c) allows one or two hotels containing no more than 180 rooms, in the aggregate, with the option that, should fewer than 180 hotel rooms be developed on the site, general office space may be developed at a rate of 300 square feet of office space for each hotel room eliminated, up to a maximum of 54,000 square feet of additional general office space. The total 5.5 acre site has been reconfigured into two tracts and approximately 25,000 square feet of office space has been allocated to the one tract, leaving a remainder of 96 hotel rooms for the subject property. This petition seeks an additional 17 hotel rooms, resulting in a total of 113 hotel rooms.

Consistency and Conclusion

The petition is consistent with the Northeast Area Plan, which recommends mixed use development consisting of office and up to 100,000 square feet of retail land uses on the subject property. Currently, 96 hotel rooms are permitted on the site. This petition seeks an additional 17 hotel rooms, resulting in a total of 113 hotel rooms. Therefore, upon resolution of outstanding site plan issues, this petition is considered appropriate for approval, from a land use perspective.

Background

The subject property was rezoned via Petition 98-03(c) as a part of approximately 11.3 acres located on the north side of Mallard Creek Church Road between Interstate 85 and John Adams Road from R-3 to B-1(CD) and O-1(CD).

Existing Zoning and Land Use

The subject property is zoned O-1(CD) and is vacant. Adjacent properties located east of Interstate 85 are zoned R-3, R-8MF(CD), R-12MF(CD), RE-3(CD), O-1(CD) and B-1(CD) and developed with single family dwellings, a residential condominium development, or are vacant. R-3, RE-3(CD) and R-20MF zoning exists on the west side of Interstate 85 and properties are vacant.

Rezoning History in Area

Petition 2000-31 established City zoning jurisdiction, RE-3(CD) zoning, in a recently established City Extra Territorial Jurisdiction area for approximately 21.7 acres located on the northwest corner of Mallard Creek Church Road and I-85. Petition 99-91(c) rezoned approximately 11.4 acres located on the southeast corner of Galloway Road and John Adams Road from R-3 to R-8MF(CD). Petition 99-40(c) rezoned approximately 24.6 acres located on the northeast corner of John Adams Road and Mallard Creek Church Road from R-3 to O-1 (CD) and B-1 (CD). Approximately 57.3 acres on the east side of Mallard Creek Church Road, east of John Adams Road were rezoned from R-3 to R-12MF(CD) and B-1(CD), via petition 99-13(c).

Public Plans and Policies

Northeast Area Plan (2000). The Northeast Area Plan recommends mixed uses consisting of office and retail land uses on the subject property. Retail uses not to exceed 100,000 square feet.

Proposed Request Details

This petition proposes a site plan amendment to the existing conditional site plan for Petition 98-03(c) to allow a total of 113 hotel rooms. The site plan accompanying this petition contains the following provisions:

- A 75-foot Class B buffer will be provided abutting the R-3 zoning to the north.
- The northernmost 50 feet of the 75-foot buffer will remain undisturbed, except a pedestrian pathway may be installed.
- No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas or setbacks.
- A six-foot high wooden fence will be erected just south of the 50-foot wide undisturbed portion of the buffer area.
- The maximum height of any freestanding lighting fixture shall not exceed 30 feet in height.
- One detached monument sign will be permitted, not to exceed 50 square feet in area and seven feet in height.
- One access point to the site will be provided to Mallard Oaks Drive.
- Dumpster areas will be enclosed on three sides by a brick wall with a wooden, hinged gate.
- All mechanical equipment, including roof top equipment, shall be screened from view from streets and adjoining properties.
- At least 75 percent of the elevations of all buildings constructed on the site will consist of brick materials.
- The design of the hotel shall incorporate interior corridors. Exterior corridors shall be eliminated.
- At the time of development of the hotel, a five-foot sidewalk and eight-foot planting strip will be constructed along Mallard Oaks Drive, from the site's proposed driveway to John Adams Road.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 720 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 640 trips per day if developed as a hotel. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to CDOT's support of the rezoning petition:

- The conditional notes need to restrict the use for this parcel to a 113-room hotel exclusively.

CATS. There is currently no CATS transit service provided to the site.

Connectivity. There are no connectivity issues associated with this petition.

Storm Water. Notes have been added to the site plan pertaining to Storm Water Quality Control and Storm Water Quality Treatment.

School Information. This nonresidential rezoning request not have an impact on the school system.

Outstanding Issues

Land Use. The petition is consistent with the Northeast Area Plan, which recommends mixed use development consisting of office and retail land uses on the subject property. Currently, 96 hotel rooms are permitted on the subject property. This petition seeks an additional 17 hotel rooms, resulting in a total of 113 hotel rooms.

Site plan. The following site plan comments are outstanding:

- Petitioner and/or property owner needs to amend petition 98-03(c), via an administrative approval, to clarify the development standards for Parcel 5.
- Roadway Improvements: Add note stating that the petitioner commits to cause the following roadway improvements to be made at its expense prior to the issuance of any certificate of occupancy for any building constructed on the site.
- Roadway Improvements: Add the following outstanding roadway improvement: Install a right-turn lane on John Adams Road leading into Mallard Creek Church Road.
- Address CDOT comment.