

**\*PRE-HEARING STAFF ANALYSIS\***

**Rezoning Petition No. 2006-142**

**Property Owner:** Gordon-Conwell Theological Seminary

**Petitioner:** Gordon-Conwell Theological Seminary

**Location:** Approximately 19.3 acres located on the south side of Choate Circle west of Moss Road

**Center, Corridor or Wedge:** Wedge

**Request:** INST(CD), SPA, institutional, conditional district site plan amendment

**Summary**

The Gordon-Conwell Theological Seminary regional campus on Choate Circle is proposing to add classroom and office space. The proposed rezoning request will allow the maximum building size for the site to be increased from 31,000 to 121,000 square feet.

**Consistency and Conclusion**

The proposed request is consistent with the *South West District Plan* and upon resolution of the outstanding issues is considered appropriate for approval.

**Existing Zoning and Land Use**

The properties to the northwest and west of the site are zoned residential and are established subdivisions or are vacant. To the northeast and east the properties are zoned and used for industrial purposes. The properties to the south are located in York County, South Carolina and are part industrial in nature.

**Rezoning History in Area**

No rezonings have occurred in the immediate area in the past five years.

**Public Plans and Policies**

The *Southwest District Plan* recommends Institutional on the parcel in question. The request is consistent with the adopted land use plan.

**Proposed Request Details**

The site plan associated with the petition limits the maximum building area to 121,000 square feet. It provides that the buffers may not be reduced in width and that existing vegetation may not be removed unless to accommodate utility line and facilities. Lighting will be limited to

20-feet in height and no building will exceed 2 stories or 40-feet in height. The site takes advantage of reduce parking requirements by providing carpool parking space.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 330 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,290 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has no further transportation issues with this rezoning petition.

**CATS.** CATS did not have comments on this petition.

**Storm Water.** Storm Water Services requests that the petition include the notes in the attached memo on Storm Water Quality Treatment and Volume and Peak Control.

**School Information.** This petition will not affect the school system.

## **Outstanding Issues**

**Land Use.** The proposed request is consistent with the recommendations of the *South West District Plan*.

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

- The parking deck appears to be located in the flood plain and must be moved.
- Storm Water comments should be addressed.