

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 152

Property Owner: Dickerson Realty Florida, Inc.

Petitioner: Dickerson Realty Florida, Inc.

Location: Approximately 0.6 acres located on the east side of South Graham Street and south of the John Belk Freeway.

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

Summary

This request would allow mixed use development on this site.

Consistency and Conclusion

This request is inconsistent with the Central District Plan, which recommends industrial uses on this site however, this property is immediately adjacent to property in common ownership recommended for transit oriented land use. Therefore, a rezoning to the MUDD district to allow unified development of the two properties could be considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned I-2 and UMUD and are occupied by industrial and mixed use development.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Central District Plan (adopted 1993). This plan recommends industrial development at this location.

Proposed Request Details

This request would allow mixed use development on this site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the I-2 and MUDD zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the Carson Boulevard light rail station, and the good street network in the South End area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

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 flooding. Attached are additional storm water comments.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. This request is inconsistent with the Central District Plan, which recommends industrial uses on this site however, this property is immediately adjacent to property in common ownership recommended for transit oriented land use. Therefore, a rezoning to the MUDD district to allow unified development of the two properties could be considered appropriate for approval.

Site plan. There is no site plan associated with this request.