

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

**Rezoning Petition No. 2007-29**

**Property Owner:** CentDev Northlake, LLC

**Petitioner:** CentDev Northlake, LLC

**Location:** Approximately 14.63 acres located on Smith Corners Boulevard, northeast of the W. WT Harris Boulevard / Interstate 77 interchange

**Request:** CC SPA, commercial center site plan amendment

**Summary**

This petition proposes to amend the site plan approved in 2005 (05-33) by increasing the number of building pad envelopes and increase the maximum square footage from 140,000 square feet to 150,000 square feet.

**Consistency and Conclusion**

This petition is consistent with the *Northeast District Plan* and is appropriate for approval upon resolution of the outstanding site plan issues.

**Existing Zoning and Land Use**

The site is currently zoned CC which allows up to 140,000 square feet of retail. The land surrounding the petitioned site along Smith Corners Boulevard is zoned I-1, light industrial. There are several restaurants, a convenience store, a hotel and furniture showrooms are located long Smith Corners Boulevard. Across Statesville Road the properties are zoned I-2. Across Interstate 77 the properties are zoned CC for the development of North Lake Mall.

**Rezoning History in Area**

The most recent rezoning in the immediate area was in 2005 for the petitioned site. The site plan associated with the petition indicates a maximum retail/commercial square footage of 140,000. Parking will not be permitted between the buildings and Smith Corners Boulevard. Lighting will be designed so that illumination does not extend past any property line. Uses will not include restaurants with drive through windows. In 2002, the properties for North Lake Mall were rezoned from R-3 and B-1SCD to CC. The conditions included: a mall component, a village retail component, and a perimeter commercial component. Total square footage is 1,750,000 square feet plus 600 hotel rooms that may be converted to additional retail square footage.

**Public Plans and Policies**

**Northeast District Plan (1996)** as amended by rezoning petition 2005-033, is the adopted land use policy for the area and recommends retail land uses at this location.

**Northlake Area Plan.** The subject parcels fall within the current *Northlake Area Plan* planning initiative (anticipated completion in 2007). Planning for this area is currently underway. As of January, 2007, future land use recommendations and plan specific design guidelines have not been developed.

### **Proposed Request Details**

The site plan accompanying this petition shows the maximum building size of 150,000 square feet. One new building on the northern side of the property is shown and another building on the north side has been reconfigured and enlarged. All of the notes from the previously approved site plan are on the proposed site plan.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 8,450 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 8,800 trips per day. The transportation improvements previously required and constructed with this development have mitigated the impact on the surrounding thoroughfare system. The proposed development will have a minor additional impact. CDOT has no transportation issues with this petition.

**CATS.** CATS did not comment on this petition.

**Storm Water.** The petitioner shall include the following notes on the petition:

- Petitioner shall provide necessary engineering calculations to show that the off-site shared regional detention facility storm water management system is sized appropriately to handle the additional run-off from the proposed development. If the engineering calculations indicate that the storm water run-off management system was not designed for the proposed development of this rezoning petition, the petitioner shall take necessary measures to address storm water runoff for detention and/or water quality.

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

### **Outstanding Issues**

**Land Use.** The request is consistent with the *Northeast District Plan* (1996) for future retail in the subject area.

Typically, Planning Department staff would recommend delay of a petition and/or site plan amendment that affects an area currently under study. While land use recommendations have not been developed for the *Northlake Area Plan (anticipated completion in 2007)* it is envisioned that future development of the subject area will likely remain retail in nature. Therefore, staff feels this is an appropriate future use for the subject parcels.

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

- All Storm Water Services comments should be addressed.