

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-35

Property Owner: June Allen

Petitioner: June Allen

Location: Approximately 6.77 acres located on the north side of Albemarle Road between N. Sharon Amity Rd and Central Ave.

Request: O-1, office to B-1 (CD) neighborhood business, conditional

Summary

This petition proposes to rezone a 6.77 acre existing development to permit the establishment of a retail furniture store in two buildings on the site. The total square footage of the two buildings is 79,911 square feet.

Consistency and Conclusion

This proposal to rezone property along Albemarle Road from O-1 to B-1(CD) is inconsistent with the adopted land use plan which recommends mixed use development for the Albemarle Road Corridor. Although this request is inconsistent with the adopted land use plan, this request may be considered appropriate for approval upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned R-17MF, O-1, O-2, B-2(CD), B-1(CD) and O-15(CD) and are occupied by multi-family dwellings, office uses, a shopping center and financial institutions.

Rezoning History in Area

A portion of Eastland Mall, on the north side of Central Avenue, was rezoned from B-1SCD to MUDD-O under petition 2003-38 to facilitate development near the Burlington Coat Factory section of the mall. The adjacent property to the east was rezoned from O-1 to B-2 (CD) under petition 2005-16 to allow an AAA Car Care facility.

Public Plans and Policies

Eastland Area Plan (adopted 2003) recommends single family, multi-family, office and retail land uses for the subject property. The plan specifically states that Albemarle Road will be revitalized into an attractive pedestrian-friendly corridor with a mix of retail, office, residential, and civic uses. The plan encourages limiting retail square footage and encourages office, residential and civic uses.

East District Plan (adopted 1990) recommends multi-family land uses for the subject property.

Proposed Request Details

This petition proposes to rezone an existing development to permit 79,911 of vacant office space to be converted to a retail furniture store.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT staff noted this site could generate approximately 1,400 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,800 trips per day (the 4,600 trips per day mentioned in our last memo was incorrect). This will have a significant impact on the surrounding thoroughfare system. However, because this site has access to a private street that connects to both Albemarle Road and Central Avenue, the impact is better distributed.

CDOT staff has two requests critical to their support of this rezoning request. CDOT staff also requested the petitioner to commit to build a 6-foot sidewalk along the Albemarle Road site frontage. A request was also made for a 6-foot planting strip and 5-foot sidewalk along the private street linking Albemarle Road to Central Avenue.

CATS. CATS had no comments on this petition.

Connectivity. This is an existing development with limited opportunities for additional connectivity.

Storm Water. Storm Water Services staff identified downstream complaints consisting of erosion and blockage. They requested conditional notes relating to water quality control, water quantity control, volume and peak controls would be established for the site.

School Information. This petition is non-residential in nature and will not impact school enrollment.

Outstanding Issues

Land Use. Although inconsistent with the adopted land use plan, this request may be considered appropriate with a conditional plan that limits retail uses to a furniture store only.

Site plan.

- Staff requests that any freestanding signs be monument style, with a maximum height of 5 feet, and a maximum area of 50 square feet.
- Staff requests that any new lighting will be fully shielded. New freestanding lights will not exceed 25 feet in height.
- Staff requests that the petitioner install a pedestrian walkway from Central Avenue to the main store entrance.
- Staff requests the addition of a note limiting uses to those allowed in the O-1 district and retail use as a furniture store only.
- Staff requests the addition of a site data table to the plan.