

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-044

Property Owner: Donald P. Renaldo

Petitioner: James Bennett, ENSI Development Company

Location: Approximately 4.42 acres located on the northeast corner of E. Independence Boulevard and Wallace Lane.

Center, Corridor or Wedge: Corridor

Request: B-2, business, and B-2(CD), business, conditional district, to BD(CD), distributive business, conditional district

Summary

This petition seeks to rezone 4.42 acres to BD(CD) to allow up to 94,000 square feet for a self-storage facility.

Consistency and Conclusion

This request is inconsistent with the intent of the *East District Plan*, or the *Transit Station Area Principles*, but is a good adaptive reuse of the property. The *East District Plan* recommends retail and office uses at this location, while the *Transit Station Area Principles* recommend transit supportive uses along the Southeast Transit Corridor. Most of the subject property is within a ½ mile radius of the proposed station located at Conference Drive, as well as within the 10-minute walk area. Because it is an adaptive reuse of an existing building, this petition is considered appropriate for approval upon resolution of site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned B-2, O-2, R-4, R-6(CD), and R-17MF, and are occupied by retail, office, single family, and multi-family uses. The parcel to the north is vacant.

Rezoning History in Area

The property to the north of this site (23 acres) was rezoned to R-6(CD) in 2003 for the development of 135 single family detached homes (#2003-078). In 2002, 11 acres located on the west side of Independence, northwest of this site was rezoned to CC to allow for the expansion of BJ's Wholesale Club (#2002-011). In 2001, 13.3 acres located to the north of this site was rezoned to B-2(CD) for the expansion of an existing automobile dealership (#2001-044).

Public Plans and Policies

East District Plan (1990). The *East District Plan* recommends retail and some office uses along Independence Boulevard, with retail uses recommended at this location. Recommended land uses quickly transition from retail/office to residential (single family and multi-family) for sites that have no frontage on Independence or are behind the first tier of retail/office sites on Independence.

Southeast Transit Corridor Draft Environmental Impact Statement (underway). The subject site is located within the Southeast Transit Corridor. The nearest transit station proposed in the Draft Environmental Impact Statement (DEIS) is located on Independence Boulevard, near Conference Drive. Most of the subject property is within a ½ mile radius of the proposed station location, as well as within the 10-minute walk area. The *Transit Station Area Principles* (2001) would therefore be applicable.

Transit Station Area Principles (2001). The subject site is located within a 1/2 mile radius of a proposed transit station located on Independence Blvd. near Conference Drive. The *Transit Station Area Principles* encourage a mixture of complementary transit-supportive uses and increased land use intensity. For non-residential development, the principles recommend a minimum floor area ratio (FAR) of .75 within a ¼ mile walking distance of a transit station and .50 within ½ mile walking distance.

Proposed Request Details

The site plan accompanying this petition indicates the footprint of the existing building on the site to be 59,550 square feet, with tax records indicating the building has a total area of 80,532 square feet. Two new one-story buildings are proposed on the site, totaling 7,200 square feet. The site plan accompanying this petition contains these additional provisions:

- The site will be devoted to a self-storage facility, with no outside storage. A maximum of 94,000 square feet of total building area is proposed.
- A Class B 50' buffer is provided along the east and north sides of the property abutting residential.
- Two vehicular access points are provided to Wallace Lane.
- Existing parking will be removed from the transitional setback.
- Two additional buildings totaling 7,200 square feet are requested.
- Wall signs shall be limited to 100 square feet per wall.
- Detached signage will be allowed only along Independence Boulevard. The detached signage will have a maximum height of 7' and a maximum size of 50 square feet per side.
- An 8' planting tip and 6' sidewalk will be provided along Wallace Lane and an 8' planting strip and 8' sidewalk provided along Independence Boulevard.

Public Infrastructure

Traffic Impact / CDOT Comments

This site could generate approximately 2,900 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 220 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has no remaining transportation issues with this petition.

CATS. CATS has no comments on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services has no additional recommendations.

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

Outstanding Issues

Land use. This request is inconsistent with the *East District Plan* and the *Transit Station Area Principles*, which recommend transit supportive uses at this location.

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

- The petitioner should eliminate buffer notes #3 and #4 and add a note stating that the buffer will remain undisturbed. (2nd request)
- The square footage of the footprint of the existing building should be removed by the petitioner and the actual square footage of the building should be indicated which will aide in determining how much additional square footage could be added to reach the proposed maximum building area of 94,000 square feet.
- The planting strip along Wallace Lane should include a decorative wall or fence located within the setback. Details should be provided.
- The petitioner should eliminate the ten roll-up garage door areas located on the front and side elevations of the existing building.
- The following elevations and perspective drawings should be provided by the petitioner:
 - The elevation of the existing building façade fronting Wallace Lane should address the blank wall aspects with better articulation, vertical and layered landscaping, change of materials, etc.
 - A perspective drawing of a motorist's view from Wallace Lane looking toward the southeast side of the existing structure.
 - The petitioner should label all elements in the elevations for Wallace Lane and Independence. What are the gray areas?
 - The building elevations for all sides of the two new structures proposed should be provided.
- A note that no spandrel glass will be utilized on the facades should be added.
- The petitioner should label the material that will be located behind the two new buildings (natural area, asphalt, grass)?
- A complete sidewalk connection from Independence to the sidewalk in front of the building should be provided and shown on the site plan.
- The petitioner should label the type of material that will be used in the area along Independence where the asphalt lot will be removed.