

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-051

Property Owner: VictoriaLand Co., LLC, LANS Properties, LLC, AFP Property II, LLC, Crowder Construction Company

Petitioner: VictoriaLand, Co., LLC

Location: Approximately 6.41 acres located on the northeast corner of Seigle Avenue and East 10th Street.

Center, Corridor or Wedge: Corridor

Request: MUDD(CD) S.P.A., mixed use development district conditional district site plan amendment.

Summary

This request would increase the allowable F.A.R. on this site from 1.5 to 2.0 to allow a majority of the MUDD uses with a maximum height of 100-feet. The plan disallows auction sales, automobile service stations, off-street parking as a principal use, and building material sales.

Consistency and Conclusion

This request is consistent with the *Belmont Revitalization Plan* land use recommendation that reflects the existing MUDD zoning by virtue of a 2003 rezoning. However, the site plan is far from adequate in addressing this site's relationship to Piedmont Courts redevelopment across the street. Although this request is consistent with land use recommendations for this site, staff recommends that this request not be considered appropriate for approval until a more detailed site plan is submitted.

Existing Zoning and Land Use

The subject parcels are currently zoned and operating as industrial uses. To the east in B-2 zoning is the campus of Piedmont Open Middle School. To the northeast are industrial uses zoned I-2 and to the northwest are multi-family residences (Piedmont Courts). To the south of the petitioned site are various uses in various zoning classifications – a daycare, church and commercial uses zoned B-2, single family uses and multi-family residential zoned R-5 and R-22MF.

Rezoning History in Area

The property to the west across Seigle Avenue was rezoned to UR-2 under petition 2003-125 to allow the redevelopment of Piedmont Courts.

Public Plans and Policies

Belmont Revitalization Plan (2003) recommends MUDD zoning at this location by virtue of a 2003 rezoning. The plan promotes the redevelopment of Piedmont Courts and the development of housing that targets a wide variety of income markets.

Proposed Request Details

This request would increase the allowable F.A.R. on this site from 1.5 to 2.0 to allow a majority of the MUDD uses with a maximum height of 100-feet. The plan disallows auction sales, automobile service stations, off-street parking as a principal use, and building material sales.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 4,000 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 5,000 trips per day. Because this site is located in an area where there is adequate street connectivity and infrastructure, and because development under the proposed zoning results in an increase of only 1,000 trips per day, this will have little additional impact on the surrounding thoroughfare system than development under existing zoning. Additional CDOT comments are attached.

CATS. CATS is requesting that the petitioner construct one waiting pad and one shelter pad to line up with the two stops on the inbound side across Seigle Avenue.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of blockage and flooding. Additional storm water comments are attached.

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

Outstanding Issues

Land Use. The *Belmont Revitalization Plan* land use recommendation reflects the existing MUDD zoning by virtue of a 2003 rezoning.

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

- The petitioner should add a note requiring all uses to front on the streets.
- The petitioner should add a note indicating that all uses fronting the streets will have doors facing the street with clear glass windows.
- The petitioner should add a note that parking decks will not front public streets.
- The petitioner should add a note that surface parking will not exceed 35% of the lot width along streets.
- The petitioner should add a note that pedestrian scale lighting will be provided throughout the site and that all lighting will be fully shielded.
- The improvements along Seigle Avenue are to be coordinated with Seigle Avenue Streetscape Project which includes an 8-foot wide planting strip with a 6-foot wide sidewalk and recessed on-street parking along with street tree plantings.
- All CDOT issues should be addressed.
- All Storm Water Services issues should be addressed.
- CATS issues should be addressed.