

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-152

Property Owner: HMOVHN Morehead, LLC

Petitioner: Tracy Finch

Location: Approximately 0.45 acre on the southeast corner of E. Morehead Street and Euclid Avenue

Center, Corridor, or Wedge: Center

Request: B-1, neighborhood business, to MUDD(CD), conditional mixed use development district

Summary

This petition seeks approval for a compact mixed-use development with 4,896 square feet of retail floor area, up to 30,530 square feet of office space, and 122 underground parking spaces.

Consistency and Conclusion

The proposed land use is consistent with the *Central District Plan* (1993). Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval.

Existing Zoning and Land Use

The petitioned site is generally surrounded by office uses in the O-2 and B-1 zoning districts. There is an undeveloped lot diagonally across the intersection that is zoned UMUD.

Rezoning History in Area

There have been several rezonings for multi-family residential west of Morehead Street and several rezonings to the MUDD and UMUD districts east of Morehead Street in recent years.

Public Plans and Policies

Adopted Plans and Policies that affect this area include the *General Development Policies (GDP) for Retail Location and Design* (2003) and the *Central District Plan* (1993).

- The *Central District Plan* (1993) does not specify detailed design guidelines. However, the plan recommends mixed uses on the subject parcel.
- The *General Development Policies* (2003) provide design guidelines for Retail Oriented Mixed Use developments to ensure new development enhances the surrounding community.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The building has two floors of underground parking with the ground floor being a mix of retail and parking. There are three floors of office space above the ground floor. The maximum building height is 60 feet.
- The proposed building is set back 24 feet from Morehead Street and 16 feet from Euclid Avenue. Petitioners apparently propose to reuse the existing planting strips along both streets. The one along Euclid Avenue is only 6'-4" wide, less than the eight feet that is required by the district.
- Up to 122 parking spaces are proposed, which is significantly more parking than is required by the MUDD district. A note on the site plan allows the parking to also be permitted above ground.
- Up to 980 square feet of "green space" is proposed in a band around the building.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has noted that some sight triangles on the site plan are incorrectly measured but they can be addressed during the permitting phase of the development.

CATS. CATS had no comments on this petition.

Connectivity. This is no need for additional connectivity in this area with its urban street grid.

Storm Water. Storm Water Services is not requesting any additional improvements.

School Information. This non-residential proposal will not impact the school system.

Outstanding Issues

Land Use. The Mixed Use Development District (MUDD) encourages mixed use development and its accompanying support commercial and office uses while maintaining a strong emphasis on pedestrian scale, urban development, and amenities. The proposed rezoning to Mixed Use Development District-Conditional (MUDD-CD) is consistent with the *Central District Plan (1993)*.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- It is unclear whether planting strips are proposed or underground planters/tree wells for individual trees. If a planting strip is proposed along Euclid Avenue it does not meet the minimum standards (eight feet) for the district. Therefore, the requested district would need to be changed to MUDD-O.