

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-025

Property Owner: Bonnie Stafford and Sylvia Ponce

Petitioner: Bonnie Stafford and Sylvia Ponce

Location: Approximately .35 acres located south of Lantana Avenue and east of Sharon Amity Road.

Request: R-17 MF, multi-family residential district to O-1 (CD), office conditional district

Summary

This petition proposes to rezone from R-17 MF to O-1(CD) to allow the conversion of the existing residential structure to a hair salon and spa.

Consistency and Conclusion

This request is consistent with the Transit Station Area Principles as the property is located within ½ mile of a proposed transit station. In addition, converting the residential structure will maintain the residential character of the site and transition from the more intensive commercial uses at the Monroe and Sharon Amity intersection. Therefore, this petition is considered appropriate for approval.

Existing Zoning and Land Use

A mix of zoning and land uses surround the petitioned site. Single-family residences are located on the R-17MF properties to the north and south. Along Lantana Avenue the single-family homes are zoned R-4. Across Sharon Amity Road, the properties are R-17 MF, O-2, and B-2. Single family, office, and commercial uses are developed on these properties.

Rezoning History in Area

No rezonings have occurred in the immediate area in the past five years.

Public Plans and Policies

Transit Station Area Principles (2001). The site is within ½ mile of a proposed transit station location identified on the Southeast Transit Corridor on Independence Blvd. at Sharon Amity Road. The Southeast Transit Corridor is currently in the Draft Environmental Impact Statement phase of study. Part of the work that is occurring during this phase is a more refined assessment of station locations, building on the work completed in the Major Investment Study. At this time, CATS expects to have adopted station locations next summer/fall (2006).

Because the site is within ½ mile of a proposed station location, the *Transit Station Area Principles* of the GDP apply. These principles, adopted in 2001, emphasize the need to concentrate a mix of complementary, well-integrated land uses within walking distance of transit stations; promote good walking, bicycling, and transit connections; and design the development to complement transit. In addition, the Principles recommend a minimum density of 20 DUA and a minimum FAR of .75 within ¼ mile of a transit station; and 15 dwelling units per acre and .50 floor area ratio within ½ mile.

The East District Plan (1990). The district plan indicates that the appropriate future land use for the subject property is residential at a density of up to 4 dwelling units per acre. However, since the property is within ½ mile of a proposed transit station, the *Transit Station Area Principles* provide the most current guidance for land development decisions.

Proposed Request Details

The site plan associated with this petition indicates that the residential character of the structure is to remain with no additions. The petitioner will provide street trees and sidewalk along Lantana Avenue and all existing trees are to be preserved. The existing fence along Sharon Amity and Lantana will be removed and ten-foot buffers will be provided along the property lines with adjacent residential zoning/uses.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 40 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 100 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The proposed accessible parking space shown on the site plan adjacent to the existing building must be relocated because accessing the parking space by maneuvering (backing) in the Lantana Avenue setback is prohibited.
- It appears that several of the parking spaces will also require backing through the drive aisle, setback, and/or the right-of-way. All maneuvering must occur on site and not within the setback area.

CATS. CATS did not have comments on this petition.

Storm Water. Storm Water Services reports that no additional requirements are needed.

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

Outstanding Issues

Land Use.

The site is within the *East District Plan* area and within ½ mile of a proposed transit station at Sharon Amity and Independence Boulevard. While the proposal is not of the intensity recommended in the *Transit Station Area Principles* for non-residential development, service-oriented uses such as hair salons are generally considered transit supportive. Additionally, the site is located outside of the 10-minute walk area and a lower intensity is appropriate.

Site plan. The following site plan comments are outstanding:

- Show use restrictions on the site plan.
- Provide a 6' sidewalk and 8' planting strip along Sharon Amity.
- Provide a 5-foot walk from the existing building to Sharon Amity Road.
- Dedicate and convey 50-feet of right-of-way from the centerline prior to the issuance of building permit.
- The site plan needs to indicate the type of buffer that will be provided along Lantana.
- Add a note to the site plan indicating the existing building will remain.
- Detached signs should be limited to ground mounted with a maximum of 4-feet in height and 32 square feet in area.