

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 44

Property Owner: Steeecroft Office, LLC

Petitioner: Merrifield Partners

Location: Approximately 8.17 acres located west of Steele Creek Road and north of York Road.

Request: CC SPA, commercial center site plan amendment.

Summary

This request proposes a commercial center site plan amendment on 8.17 acres located in the northwest quadrant of the intersection of Highway 49 and Highway 160 to allow a total of 30,000 square feet of retail and 40,000 square feet of office uses. This request constitutes an increase of 10,850 square feet of office uses and 15,345 square feet of retail uses.

Consistency and Conclusion

This request is consistent with the Lower Steele Creek Mixed Use Center Project Plan which recommends a mix of retail and office uses on the northwest quadrant of the intersection between Highway 160 and Highway 49. Therefore, this request is considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned CC, O-1(CD) and R-17MF(CD) and are occupied by a retail center and single-family dwellings.

Rezoning History in Area

The properties to the north were rezoned to R-17MF(CD) with a R-17MF(CD) and CC site plan amendment under petition 2005-149 to allow 608 multi-family units.

Public Plans and Policies

Lower Steele Creek Mixed Use Center Project Plan (adopted 1992). This plan was developed to guide land uses and intensities for a mixed use center in this location. The plan indicates a mix of retail and office uses on the northwest quadrant of the intersection between Highway 160 and Highway 49.

Proposed Request Details

This request proposes a commercial center site plan amendment on 8.17 acres to allow a total of 30,000 square feet of retail and 40,000 square feet of office uses. The site plan also includes the following:

- The plan indicates nine buildings that will be located along roadways.
- No convenience stores or drive thru facilities will be located on the site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 2,500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,800 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS is requesting twenty-five non-exclusive parking spaces for a future Park and Ride facility at this site.

Connectivity. Connectivity will be provided to the adjoining shopping center to the east and multi-family project to the north.

Storm Water. Storm Water Services notes that no additional requirements are needed at this time.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with The Lower Steele Creek Mixed Use Center Project Plan.

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

- The petitioner should note that the architecture on all buildings will appear to be four sided.
- CATS comments should be addressed.
- CDOT comments should be addressed.
- Sidewalk connections from the proposed buildings to the abutting public streets are needed.