

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 49

Property Owner: Capstone – Fourth Ward, LLC

Petitioner: Capstone – Fourth Ward, LLC

Location: Approximately 0.85 acres located northeast of West 6th Street and northwest of North Graham Street.

Request: UMUD, uptown mixed use district to UMUD-O, uptown mixed use district optional.

Note: The petitioner is requesting approval of this request the same night of the hearing.

Summary

This request would allow a small building expansion in the setback along Hearn Place.

Consistency and Conclusion

This request is consistent with the Third Ward Neighborhood Vision Plan, which recommends promoting retail at this location and therefore, is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned MUDD(CD), UR-3, and UMUD and are occupied by mixed use residential developments.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Third Ward Neighborhood Vision Plan (adopted 2003). This plan recommends this site develop with retail and residential uses.

Proposed Request Details

This request will allow a small building expansion in the setback along Hearn Place.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that trip generation for this petition has not been calculated, for the purpose of the rezoning is not to change any development rights but to deviate from a UMUD standard. The deviations from UMUD standards are not expected to change the expected trip generation from what could be done without this rezoning. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this request.

Storm Water. Storm Water Services did not comment on this request.

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

Outstanding Issues

Land Use. This request is consistent with the Third Ward Neighborhood Vision Plan.

Site plan. There are no outstanding site plan issues.