

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 53

Property Owner: Consolidated Realty Company/Eastern Federal Corporation/General Shopping Centers, Inc.

Petitioner: Manor House Investment Company, LLC

Location: Approximately 4.8 acres located at the intersection of Colony Road and Selwyn Avenue.

Request: B-1, neighborhood business and O-2, office to MUDD-O, mixed use development district optional.

Summary

This request proposes to rezone 4.8 acres to the MUDD-O district to allow the development of a mixed use project including 160 residential units at 33.3 dwelling units per acre and 72,000 square feet of commercial, office and restaurant uses.

Consistency and Conclusion

This request is consistent with the recommendations of the Central District Plan and meets the General Development Policies criteria for higher density residential development. Upon resolution of the outstanding site plan issues this request would be considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned MUDD-O, B-1, O-2, R-22MF, R-8, and R-5 and are occupied by retail, office, and residential uses.

Rezoning History in Area

A parcel farther south on Selwyn Avenue was rezoned to UR-2(CD) under petition 2002-143 to allow thirty eight multi-family units.

Public Plans and Policies

Central District Plan (adopted 1993). This plan recognizes the existing retail uses along this portion of Selwyn Avenue. The plan recommends retail, office, and single-family with up to four dwelling units per acre.

General Development Policies (adopted 2003). The residential and design portion of the General Development Policies are applicable to this request.

Assessment Criteria	Density Category - >12 up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	3 (High)
Connectivity Analysis	3 (Med)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 13	Total Points: 13

As indicated in the worksheet above, the site scores 13 points which results in a recommended density category of up to seventeen dwelling units per acre. This request is an opportunity to redevelop this area, which would add another point and qualify it for above seventeen dwelling units per acre.

Proposed Request Details

This request proposes to rezone 4.8 acres to the MUDD-O district to allow the development of a mixed use project including 160 residential units at 33.3 dwelling units per acre and 72, 000 square feet of commercial, office and restaurant uses. The site plan also includes the following:

- The building heights will be between three and six stories.
- The buildings will be constructed of brick, stucco and stone.
- Access will be provided from driveway connections to Brandywine Road, Tranquil Avenue, and Selwyn Avenue.
- Service hours for trash pickup will only be allowed between 7:00am and 6:00pm.
- A transit stop waiting pad will be constructed along Selwyn Avenue.
- No restaurants will have decks patios, seating or speakers in areas behind buildings facing single-family residences.

The petitioner is also seeking the following optional provisions:

- To allow four detached ground mounted signs up to sixty-five square feet in area and five feet in height.
- To allow four directional signs up to twenty four square feet in area and three feet in height.
- To eliminate the planting strip in areas adjacent to the retail/restaurant buildings and plants trees within grates.
- To reduce the streetscape setback or planting strip by two feet along Selwyn Avenue and not provide irrigation.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 3,200 trips per day as currently zoned and built out. Under the proposed zoning, the site could generate approximately 4,200 trips per day. This will have a significant impact on the surrounding thoroughfare system.

We have reviewed the Traffic Impact Study (TIS) submitted by the developer to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity and streets in the adjacent neighborhoods, and to investigate the proposed site driveway as a fourth leg to the signalized intersection of Selwyn Avenue and Colony Road. CDOT is in support of the proposed site driveway as a fourth leg to the signalized intersection of Selwyn Avenue and Colony Road.

CATS. CATS is requesting the petitioner to construct a waiting pad as per CATS DS 60.02A on Selwyn Avenue.

Connectivity. Connectivity will be provided.

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

School Information. CMS estimates that no students would be generated from this property under the existing zoning. They estimate that forty eight students would be generated under the proposed zoning. All schools in this attendance area are over capacity. CMS has requested that the petitioner meet with them to discuss ways to improve the adequacy of capacities in the affected schools.

Outstanding Issues

Land Use. This request is consistent with the recommendations of the Central District Plan and meets The General Development Policies criteria for higher density residential development.

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

- The petitioner should include a note on the site plan indicating open space will meet the minimum ordinance requirements.
- The petitioner needs to specify the parameters for the option to exchange square footages.
- The note regarding lighting should specify that no “Wall Pak” type lighting will be allowed anywhere on the site.
- The height of lighting on the upper decks of parking facilities should be a maximum of eight feet in height and should be shielded with full cutoff.
- The petitioner should relocate the power lines along Tranquil Avenue underground.

- The site perspectives do not reflect the above ground power lines along Tranquil Avenue.
- The petitioner should indicate the height of the screening walls along the exterior property lines and commit to constructing the wall of decorative brick.
- The type of landscaping material along the exterior property lines should be indicated.
- The site plan should indicate that the minimum rear yard along the exterior property line is ten feet.
- The site plan should show highly visible crosswalks at intersections and at mid-block locations between buildings.
- The plan should indicate that bicycle parking will be provided to meet minimum ordinance requirements.
- The height of the proposed buildings in feet should be indicated on the plan.
- The notes under “Development Standards” relating to a protest petition should apply regardless of a protest petition being filed.
- The total number of detached signs should be reduced to one sign per parcel along Selwyn Avenue and one sign on Brandywine Road. The current plan proposal allows a total of four signs.
- Storm Water Services comments should be addressed.
- CDOT comments should be addressed.
- CATS comment should be addressed.