

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-70

Property Owner: Harold and Cynthia Mason

Petitioner: North Mecklenburg Properties, LLC

Location: Approximately 0.54 acres located at the northeast corner of Hovis Road and Salem Church Road

Request: I-2, general industrial to I-1, light industrial

Summary

This petition seeks to rezone approximately 0.54 acres from I-2 to I-1. This is a conventional zoning request that would allow a variety of uses as permitted in the zoning ordinance.

Consistency and Conclusion

The proposed petition is consistent with the Thomasboro/Hoskins Area Plan, which recommends industrial land uses at this location. The site does not have frontage on Brookshire Boulevard and the small size of the lot will place limits on the potential development. Therefore, this petition is appropriate for approval from a land use perspective.

Existing Zoning and Land Use

The subject property is zoned I-2 and currently occupied by an office. Surrounding properties on both sides of Brookshire Boulevard are zoned I-2 and developed with industrial warehouse uses and a few commercial and office uses, a few single family dwellings on Green Street and a church.

Rezoning History in Area

There have been no recent rezonings in the immediate area.

Public Plans and Policies

Thomasboro/Hoskins Area Plan (2002). The Thomasboro/Hoskins Area Plan recommends industrial land uses at this location.

Proposed Request Details

There is no site plan associated with this conventional district request.

Public Infrastructure

Traffic Impact / CDOT Comments. Under the proposed zoning the site could generate approximately 80 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments:

- If the existing site or building is to be modified a site plan should be submitted.
- Some suggested improvements to the site and road frontage should include 6-foot sidewalk and 8-foot planting strips on Hovis Road and Salem Church Road, cross access to the adjacent parcel at the southwest side of the building, and directional accessible ramps to cross Hovis and Salem Church Roads.

CATS. The site is currently served by CATS transit route 88X.

Connectivity. There are no connectivity issues associated with this petition.

Storm Water. Under Storm Water Management:

- The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.

School Information. This nonresidential rezoning request will have no impact on the school system.

Outstanding Issues

Land Use. The proposed petition is consistent with the Thomasboro/Hoskins Area Plan, which recommends industrial land uses at this location. The site does not have frontage on Brookshire Boulevard and the small size of the lot will place limits on the potential development.

Site plan. There is no site plan associated with this conventional district request.