

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 80

Property Owner: Peggy Ellis

Petitioner: Steele Creek Masonic Lodge

Location: Approximately 4.7 acres located on the east side of Steele Creek Road south of Huntington Meadow Lane.

Request: R-3, single-family to Inst.(CD), institutional conditional district

Summary

This request proposes to rezone 4.7 acres to institutional conditional district to allow a fraternal lodge with a maximum of 12,000 square feet of building area.

Consistency and Conclusion

Area plans such as the Lower Steele Area Mixed Use Center Concept Plan do not indicate locations for institutional uses. This site is in close proximity to properties currently zoned institutional and office. The proposed Masonic Lodge would add to the mix of residential, retail and office uses in this growth area. Therefore, this request is appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned R-3, R-4(CD) and O-1(CD) and are either vacant or occupied by single-family dwellings.

Rezoning History in Area

A parcel across Steele Creek Road to the southwest was rezoned to the Institutional district under petition 2001-69.

Public Plans and Policies

Lower Steele Creek Area Mixed Use Center Concept Plan (adopted 1992). This Plan provides recommendations on development at all four quadrants of the intersection of Steele Creek and York Roads. The Plan recommends cluster single-family development on this parcel.

Proposed Request Details

This request would allow a 12,000 square foot fraternal lodge. The site plan also includes the following:

- The petitioner will dedicate additional right-of-way along Steele Creek Road to total fifty feet from the centerline prior to the issuance of a building permit.
- The proposed structure will be residential in character with a pitch roof.
- A five foot wide sidewalk with an eight foot wide planting strip will be constructed along Steele Creek Road.
- The forty foot setback along Steele Creek will be landscaped.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 130 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 30 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. Cats had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services is requesting revisions to the storm water notes as indicated on the attached memo.

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

Outstanding Issues

Land Use. The Lower Steele Creek Area Mixed Use Center Concept Plan provides recommendations on development at all four quadrants of the intersection of Steele Creek and York Roads. The Plan recommends cluster single-family development on this parcel. However area plans such do not show locations for institutional uses such as a Masonic Lodge.

Site plan. The following site plan issues should be addressed:

- The petition number should be added to the site plan.
- Storm Water Services comments should be addressed.
- The Parks and Recreation Department comments should be addressed.