

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 106

Property Owner: The Boulevard at Church and Bland LLC

Petitioner: The Boulevard at Church and Bland LLC

Location: Approximately 7 acres located between South Church Street and Winnifred Street north of West Bland Street.

Request: I-2, general industrial and MUDD, mixed use development district to TOD-MO, transit oriented development mixed use optional

Summary

The request would allow up to 140 town house units on 7 acres with an overall site density of 20 dwelling units to the acre. The request also includes options from the South End Transit Station Area Streetscape Standards along Spaight, Blount, Lincoln, and Penn streets to allow a five foot wide sidewalk at the back of curb rather than an eight foot planting strip with an eight foot sidewalk. This request would also allow porches, stoops, and stairs to encroach into the sixteen foot setback and not require sight triangles.

Consistency and Conclusion

This request is consistent with the South End Transit Station Area Plan and is considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned I-2 and MUDD and are occupied by industrial uses and mixed use development.

Rezoning History in Area

A property to the southeast was rezoned to TOD-MO under petition 2004-156.

Public Plans and Policies

The South End Transit Station Area Plan (adopted 2005). This plan recommends mixed use transit supportive development on this site, which is located 1/2 mile of a transit station.

Proposed Request Details

This request would allow up to 140 town house units on 7 acres with an overall site density of 20 dwelling units to the acre.

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- Pedestrian connections will be provided between the future roadways.
- Pedestrian scale lighting will be added along roadways.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in both the I-2 and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the Carson Boulevard light rail station and the good street network in the South End area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services had no comments regarding this request.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. This request is consistent with The South End Transit Station Area Plan, which recommends transit supportive development at this location.

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

- The petition number should be corrected to 2006-106.
- The parcel between South Church Street and Blount Street should be labeled as open space.
- The urban open space requirements are incorrect and should be removed.
- The plan should indicate how much porches, stairs, and stoops will encroach into the setbacks.
- The site plan needs to be revised to indicate the area required by The City Arborist for the preservation of the existing trees along West Bland Street.