

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006 - 109**

**Property Owner:** Charlotte Blake and Jeffrey Ross

**Petitioner:** Parks Hunter

**Location:** Approximately 4.3 acres locate on Community House Road between Providence Road West and Dickie Ross Road.

**Request:** R-3, single-family to Inst.(CD), institutional conditional district and UR-C(CD) S.P.A., urban residential commercial conditional district site plan amendment

### **Summary**

This request proposes to rezone 1.6 acres from R-3 to Inst.(CD) to allow a 9,500 square foot child care center with up to 200 children. This request also proposes to amend a portion of an existing UR-C(CD) site plan, for a child care center to increase the allowable square footage from 12,000 to 13,000 and increase the number of allowable children from 160 to 182. The schematic plans include two development options with final site layout contingent upon the ability to abandon a portion of existing Community House Road and Dickie Ross Road.

### **Consistency and Conclusion**

The South District Plan recommends single-family residential on the R-3 portion of this site. However, due to the existing prominent intersection and roadway relocation plans in proximity to this site, it is not suitable for single-family development. Because the child care use is generally supportive of residential development, it is considered an appropriate use for the R-3 portion of this property. The remaining UR-C(CD) portion of the site is consistent with the South District Plan which recognizes the existing conditionally approved site plan for a child care center. Final approval should be contingent upon all site plan issues being addressed.

### **Existing Zoning and Land Use**

The surrounding properties are all zoned R-3 and occupied by single-family dwellings and vacant properties.

### **Rezoning History in Area**

A portion of this property was rezoned to UR-C(CD) under petition 2006-27 to allow a child care center with up to 12,000 square feet of building area and 160 children.

## **Public Plans and Policies**

**South District Plan (adopted 1993).** This plan shows a portion of the property as single-family residential and recognizes the UR-C(CD) portion.

## **Proposed Request Details**

This request proposes to rezone 1.6 acres from R-3 to Inst.(CD) to allow a 9,500 square foot child care center with up to 200 children. This request also proposes to amend a portion of an existing UR-C(CD) site plan, for a child care center to increase the allowable square footage from 12,000 to 13,000 and increase the number of allowable children from 160 to 182. The schematic plans include two development options with the final site layout contingent upon the ability to abandon a portion of existing Community House Road and Dickie Ross Road. The site plan also includes the following:

- The architecture for both buildings will be residential in character with pitched roofs.
- Decorative fencing will be used to enclose the playgrounds.
- A class “C” buffer will be installed along the southern property line of tract “2”.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 40 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 820 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

**CATS.** CATS had no comments regarding this request.

**Connectivity.** Connectivity is not an issue.

**Storm Water.** Storm Water Services comments have been addressed.

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

## **Outstanding Issues**

**Land Use.** The South District Plan recommends single-family residential on a portion of this site. However, due to the existing prominent intersection and roadway relocation plans in proximity to this site, it is not suitable for single-family development. Because the child care center use is generally supportive of residential development, it is considered an appropriate use for this property. The remaining UR-C(CD) portion of the site is consistent with the South District Plan which recognizes the existing conditionally approved site plan for a child care center.

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

- The petitioner should indicate that 17.5 % of the site will be tree save areas and show these areas on the plan.
- A sidewalk connection should be provided, on option two, from the sidewalk in front of the building on tract “1” to the sidewalks along realigned Community House Road and realigned Providence Road West.
- The petitioner should correct the setback, on option one, to fourteen feet along realigned Providence Road West or remove the parking from the forty foot setback.
- Staff recommends that the petitioner add an option three indicating one building.
- CDOT issues should be addressed.