

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

### **Rezoning Petition No. 2006 - 120**

**Property Owner:** Waldron and Waldron

**Petitioner:** Southend Associates, LLC

**Location:** Approximately 0.89 acres located on the north side of West Tremont Avenue and west of Hawkins Street.

**Request:** TOD-M, transit oriented development mixed use to TOD-MO, transit oriented development mixed use optional

### **Summary**

This request proposes to rezone to TOD-MO to allow 22,512 square feet of office and 7,000 square feet of retail uses with a maximum building height of 53.5 feet. This request is proposing the following options:

- Allow parking to the side of the building to cover more than 35% of the total lot width.
- Allow 22%, which is more than the allowable 20% of development square footage of retail to be credited in calculating F.A.R.

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### **Consistency and Conclusion**

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

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

The surrounding properties are zoned TOD-M, and I-2 and are occupied by industrial uses.

### **Rezoning History in Area**

The adjoining property to the north was rezoned to TOD-M under petition 2005-155.

### **Public Plans and Policies**

**The South End Transit Station Area Plan (adopted 2005).** This plan recommends mixed use transit oriented development on this site. The plan's implementation element calls for rezoning to a transit oriented zoning classification as part of the Group III rezoning. The property owner previously filed for rezoning to TOD-M, which was approved in April 2006.

## **Proposed Request Details**

This request proposes to rezone to TOD-MO to allow 22,512 square feet of office and 7,000 square feet of retail uses with a maximum building height of 53.5 feet. This request is proposing the following options:

- Allow parking to the side of the building to cover more than 35% of the total lot width.
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## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that the array of uses allowed in the 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 Ease/West 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.

**CATS.** CATS has no issues regarding this request.

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

**Storm Water.** Storm Water Services notes that no additional requirements are needed at this time.

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

## **Outstanding Issues**

**Land Use.** The South End Transit Station Area Plan recommends mixed use transit oriented development on this site.

**Site plan.** The petitioner needs to clarify the square footages in the rezoning notes to match the square footages in the site development data table.