

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

### **Rezoning Petition No. 2006-121**

**Property Owner:** Janet L. Bickett and John Earls

**Petitioner:** Janet L. Bickett and John Earls

**Location:** Approximately 2.4 acres located on the northeast corner of North Graham Street and Oneida Road.

**Request:** R-4, single family residential up to four dwelling units per acre to I-1(CD), light industrial, conditional district

### **Summary**

This petition seeks to rezone approximately 2.4 acres from R-4 to I-1(CD) to allow light industrial and warehouse uses, excluding automotive sales, hotels or motels.

### **Consistency and Conclusion**

The petition is consistent with the Northeast District Plan, which recommends industrial land uses for this and surrounding parcels. Therefore, this petition is considered appropriate for approval pending resolution of the outstanding site plan issues.

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

The subject properties are zoned R-4 and developed with single family dwellings. Properties on the north side of Oneida Road are zoned I-1 and I-2 and developed with industrial warehouse uses. R-4, I-1 and I-2 zoning exist south of Oneida. Properties between Oneida Road and Cannon Avenue are developed with primarily with single family residences and a few vacant lots. I-1, I-2 and R-4 zoning exists on the south side of Cannon Avenue and development includes commercial uses along North Graham Street and single family dwellings along Cannon Avenue. The predominant zoning across North Graham Street is I-1, with the exception of R-12MF zoning along Oneida. Land uses include industrial/warehouse uses, multi-family residential and vacant lots.

### **Rezoning History in Area**

Approximately 2.7 acres on the south side of Cannon Avenue were rezoned from R-4 to B-2(CD) to allow expansion of an existing truck sales and service facility. Petition 98-16 rezoned approximately 5.1 acres located on the south side of Cannon Avenue from R-4 to I-1. Petition 99-76 rezoned approximately 1.7 acres located on the north side of Oneida Road, east of Graham Street from R-4 to I-1.

## **Public Plans and Policies**

**Northeast District Plan (1996).** The 1996 *Northeast District Plan* recommends industrial land uses for this and surrounding parcels.

## **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Proposed uses include light industrial and warehousing.
- Automobile sales, hotels and motels are prohibited.
- 50-feet of right-of-way along North Graham Street will be dedicated and conveyed prior to the issuance of a building permit.
- No wall-pak lighting is allowed.
- All lighting will be fully shielded from adjacent properties.
- An 8-foot planting strip and 6-foot sidewalk will be provided along the project frontage on North Graham Street.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 120 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments:

- A site plan needs to be developed, rather than just a reference to a “building and parking envelope.” In addition, a complete sidewalk network within the site is necessary to provide internal pedestrian circulation.
- A 5-foot sidewalk and 5-foot planting strip needs to be constructed along the site’s Oneida Road frontage.

**CATS.** CATS requests that the petitioner construct a waiting pad as per CATS Development Standards 60.01A on N. Graham Street.

**Connectivity.** There are no connectivity issues associated with the petition.

**Storm Water.** The petitioner shall include notes pertaining to Storm Water Quantity Control, Storm Water Quality Treatment and Volume and Peak Control.

**School Information.** This nonresidential petition will not impact the school system.

## **Outstanding Issues**

**Land Use.** The petition is consistent with the Northeast District Plan, which recommends industrial land uses for this and surrounding parcels. However, the proposed development should be sensitive to the adjacent residential dwellings located across Oneida Road.

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

- Add a note stating that expanses of blank wall will not exceed 20 feet.
- Provide bicycle parking.
- Show ingress and egress locations on Oneida Road.
- Show the proposed buildings.
- Locate dumpster and recycling areas away from the Oneida Road.
- Add note that security fencing along Oneida Road will be decorative.
- Show planting strips and sidewalks along North Graham Street and Oneida Road.
- Provide a 5-foot planting strip and 5-foot sidewalk along Oneida Road, per CDOT's request.
- Address CDOT and Storm Water comments.