

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-131

Property Owner: Royal Partners LLC, Eckhardt Family LP, et al

Petitioner: Catellus Group LLC

Location: Approximately 23.3 acres on both sides of Archdale Drive, east of I-77

Request: Change from B-1 (neighborhood business), O-1 (office), and O-2 (office) to MUDD-O (mixed-use development district with optional provisions)

Summary

This petition proposed to develop/redevelop the property with multi-family residential units, office, and retail space (including hotels). There are three options for development, each emphasizing one land use and reducing the intensity of the other land uses. Residential densities are not calculated on the site plan but staff estimates that under the maximum number of proposed units the resulting density is around 25 units per acre.

Consistency and Conclusion

The residential component of this proposal is inconsistent with the General Development Policies, which seek to locate these kinds of densities within transit station areas or at least transit corridors. Therefore, this petition is not appropriate for approval from a land use perspective without a 50% decrease in the residential units proposed for the site.

Existing Zoning and Land Use

Properties to the north, east, and south of the petitioned site are zoned O-1 (office) and are developed with multi-family residential not exceeding 12 units per acre density. Properties to the west consist of I-77 right-of-way, office development, and commercial development in a mix O-2 and B-1 zoning.

Rezoning History in Area

There have not been any recent rezonings in the immediate vicinity.

Public Plans and Policies

The *General Development Policies* (2003) provide guidance on proposed residential, transit-oriented, and mixed-use developments. The table below indicates the analysis for residential densities on this site. The analysis results in a recommendation for no more than 12 units per acre density on this site.

Assessment Criteria	Density Category – > 8 up to 12 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 12

The *Southwest District Plan* (1991) recommends office and commercial land uses on west and north side of Archdale Drive, and multi-family land uses on the east side of this roadway but does not recommend a specific density.

Proposed Request Details

This petition proposes to develop/redevelop this property with two 120-room hotels, up to 428 multi-family residential units, up to 91,000 square feet of office space, up to 47,000 square feet of retail space, and a residential clubhouse of 5,000 square feet. There are three options for development, each emphasizing one land use and reducing the intensity of the other land uses. Residential densities are not calculated on the site plan but staff estimates that under the maximum number of proposed units the resulting density is around 25 units per acre.

The site plan accompanying this petition contains the following provisions:

- All non-residential development is proposed to be served with one parking space per 350 square feet of floor area. There are conflicting statements (1.0 vs 1.5) as to what the proposed residential parking ratio would be.
- Maximum heights are up to 75 feet for the two six-story residential buildings, while the townhouses could be up to 45 feet in height.
- The site plan allows the petitioner “to locate various uses within various multi-story buildings as generally indicated on the site plan.” There are three development alternatives, each emphasizing office, retail, or residential development.
- Up to five bus shelter pads will be installed in the development.
- The Optional requests are for parking between the buildings and the street (already existing) and signage.
- The developer can convert one of the office buildings to residential.
- Elevations are provided as part of the site plan.
- A 40-foot “interstate monument sign” is proposed along I-77.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT’s analysis indicates that this project will not have a significant impact on the thoroughfare system. CDOT is requesting a vehicular connection from the abutting multi-family residential to the convenience store, which is not included in this

petition. They are also requesting right-of-way 175 feet from the centerline of I-77. See attached memo.

CATS. CATS has requested five bus shelter pads and the developer has met that request.

Connectivity. There are two connections to abutting properties.

Storm Water. Storm Water Services is requesting their normal provisions to address storm water quality and peak/volume controls. See attached memo.

School Information. The school system's analysis indicates an increase of approximately 179 students as a result of this project. However, their analysis assumed no residences would be generated under the existing office zoning when, in fact, the existing office zoning allows residential development at up to 12 units per acre. Therefore, a net increase of about 90 students would be a more accurate estimate. See attached CMS memo.

Outstanding Issues

Land Use. While the proposed non-residential components of this petition are consistent with adopted plans, the non-residential component proposes a density that is about twice what can be supported by the General Development Policies. Adjacent existing multi-family residential does not exceed 12 units per acre while this petition seeks approximately 25 units per acre. That level of density should be reserved for transit supportive locations. This site is almost two miles from the nearest South Corridor transit station. There is no bus service to this location. Therefore, the non-residential portion of this petition cannot be supported by the staff.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- Staff cannot support this petition without the requested storm water services note that addresses water quality and peak/volume controls.
- The site data table contains parcels that are not part of the petition and omits one that is part of it. The existing zoning is also inaccurate.
- The parking ratio for the retail on the residential side of Archdale Drive needs to be increased to one space per 250 square feet of floor area to protect nearby residential from a lack of commercial parking spaces.
- The site data table refers to requiring one parking space per residential unit while the notes refer to 1.5 spaces per unit. Staff cannot support the one space per unit standard in this suburban location not served by any form of transit. Since there is no count of existing or proposed parking spaces we have no idea whether this proposal is at all realistic from a parking perspective.
- The renderings indicate that the townhouses have sliding glass doors facing the public streets. These units need to orient to the public streets with front doors, windows and sidewalks to the street. A note is needed to clarify if that is the intention. The townhouses also need to be elevated above grade two or three feet to allow for stoops, porches or other entry.

- Section 12.403 of the Zoning Ordinance requires that locations for solid waste and recycling containers be set aside. Those locations need to be shown on the site plan.
- Neither tree save areas nor impervious areas are calculated. Since the vast majority of trees were removed from this site in the last two years, staff is looking for this information in order to make a determination of the size of replacement tree planting areas. Without an equitable tree save/tree replacement determination staff cannot support this petition.
- A note needs to be added that commits to a Solid Waste Management Plan (as per the attached LUESA memo) in case demolition takes place on the site – even if not currently contemplated.
- The possibility of wetlands has been identified. A note needs to be added to the site plan committing to contact wetlands agencies (DENR and Corps of Engineers) for permits.
- Note 6 needs to be modified to commit to pedestrian scale lighting.
- A note needs to be added that commits to the dedication of right-of-way totaling 175 feet from the centerline of I-77.