

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-135

Property Owner: Faison-Arrowood Properties LP

Petitioner: Faison-Arrowood Properties LP

Location: Approximately 22.30 acres located on the north side of W. Arrowood Road and on both sides of Forest Point Boulevard

Request: B-2 (CD) SPA, general business conditional district site plan amendment

Summary

This petition proposes to amend the previously approved site plan to reduce the amount of development.

Consistency and Conclusion

The site plan associated with this petition does not clearly designate the area to be rezoned. In addition, there are several outstanding site plan issues. Although the land use is appropriate, staff cannot recommend approval of the petition until all the site plan issues are resolved.

Existing Zoning and Land Use

The properties surrounding the site are zoned a mix of residential, business and industrial. Interstate 77 adjoins the property to the west.

Rezoning History in Area

There have been no rezonings in the immediate area in the last five years.

Public Plans and Policies

The *Southwest District Plan* (1991) recommends Office at this location. Rezoning Petition 96-97 amended the land use for the site. Uses permitted include office, retail, service, and educational institutions. The proposal, involving a site plan amendment to an existing conditional plan, does not affect the land use classification.

Proposed Request Details

The proposed site plan shows 19,000 square feet of office, 9,750 square feet of restaurants and 301 motel rooms and includes existing buildings.

The site plan approved in 1996 allows 57,352 square feet for restaurant space, a 200-room hotel, and one gas station/convenience store with 10 fueling positions.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 3,500 trips per day as currently built-out. Fully built-out under the existing zoning the site could generate up to 19,300 trips per day. Under the proposed zoning the site could generate up to 11,700 trips per day. This will have a significant impact on the surrounding thoroughfare system.

The proposed zoning has a lesser impact on the thoroughfare system in the vicinity than the zoning that was approved in 1996, but the impacts of the proposed zoning are still significant and warrant a Traffic Impact Study (TIS) be completed to determine appropriate mitigation. CDOT is currently reviewing a draft TIS that was submitted by the developer's traffic consultant. Additional comments will follow our review of the Traffic Impact Analysis.

CATS. CATS requests that the petitioner construct a waiting pad on Arrowood Rd.

Storm Water. Storm Water Services report downstream complaints consist of flooding and blockage. They are requesting water quality improvements with peak/volume controls.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. Rezoning Petition 96-97 amended the land use on this site, permitting uses including (but not limited to) office, retail, service and institutional uses. The proposal involves a site plan amendment which does not alter these permitted uses and therefore is appropriate for approval from a land use perspective.

Site plan. The following site plan issues are outstanding:

- Provide sidewalk connections from public sidewalk to building entrances.
- Provide internal sidewalk system.
- No parking between public street and buildings.
- Indicate the location of the existing uses and allocated square footage.