

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

### **Rezoning Petition No. 2006 - 139**

**Property Owner:** DMC Holdings, LLC

**Petitioner:** David M. Campbell

**Location:** Approximately 4.8 acres located on the east side of Driwood Court between Mallard Creek Road and Prosperity Church Road.

**Request:** NS S.P.A., neighborhood services site plan amendment

### **Summary**

This request proposes to amend an existing site plan to substitute 11,500 square feet of office space with retail and restaurant uses in buildings 1, 5, and 6 without increasing the overall allowable square footage of 37,800.

### **Consistency and Conclusion**

This request is consistent with the Northeast District Plan, which was amended to reflect the existing NS zoning on this site therefore this request would be considered appropriate for approval upon resolution of the outstanding site plan issues.

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

The surrounding properties are zoned B-1(CD), R-3, and R-12MF(CD) and are occupied by business/restaurant uses, single-family residential and multi-family residential.

### **Rezoning History in Area**

The adjoining property to the southeast was rezoned to B-1(CD) under petition 2004-20 to allow a fast food restaurant.

### **Public Plans and Policies**

**Northeast District Plan (adopted 1996).** This plan as amended by the previous rezoning petition 2004-123 recommends office uses with retail uses as allowed in the office district.

## **Proposed Request Details**

This request proposes to amend an existing site plan to substitute 11,500 square feet of office space with retail and restaurant uses in buildings 1, 5, and 6 without increasing the overall allowable square footage of 37,800. The site plan also includes the following:

- Maximum building height will be limited to two stories.
- No restaurants with drive through service will be permitted.
- One financial institution will be permitted.
- The developer will extend Driwood Court to Prosperity Church Road.
- An internal sidewalk network will be constructed.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 2,600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,700 trips per day. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS did not comment on this request.

**Connectivity.** Connectivity is provided through this site.

**Storm Water.** Storm Water Services notes that downstream complaints consist of erosion and blockage. They also note that no additional requirements are needed at this time.

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

## **Outstanding Issues**

**Land Use.** This request is consistent with the Northeast District Plan, which was amended to reflect the existing zoning on this site.

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

- Note 25 should be corrected to note that six foot wide sidewalks and eight foot wide planting strips will be installed along Drivewood Court, Prosperity Church Road, and Mallard Creek Road.
- The petitioner should note on the site plan that buildings 1, 5, and 6 could be one story.