

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-155

Property Owner: Crescent Resources

Petitioner: Crescent Resources

Location: Approximately 29.2 acres located on the northeast corner of Interstate 85 and the proposed City Boulevard

Request: I-1, light industrial to MUDD-O, mixed-use development optional

Summary

This petition proposes to develop a retail center with no more than 414,000 square feet. The request includes optional provisions to the MUDD standards related to:

- Streets walls
- Signs, flags, banners and pennants
- Building entrances
- Urban Open spaces
- Parking and maneuvering; and
- Screening

Consistency and Conclusion

The proposed use is inconsistent with the North East District Plan which recommends business park/industrial uses for the property. However, the request is consistent with the draft *University City Area Plan* which recommends large scale retail and/or office uses surrounding the Interstate 85 and City Boulevard interchange. Therefore, upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The properties surrounding the petitioned site are zoned I-1, light industrial. Across Interstate 85, the properties are zoned RE-2, research, and Institutional. For the most part the adjacent properties are vacant with a small area of light industrial/warehousing between the site and N. Tryon Street.

Rezoning History in Area

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

Public Plans and Policies

Northeast District Plan (1996). The Northeast District Plan recommends Business Park/Industrial land uses at this location.

University City Area Plan (draft). The draft *University City Area Plan* indicates that large-scale retail and/or office uses are appropriate surrounding the Interstate 85 and City Boulevard interchange. The availability of large tracts of land, visibility, and access make this site desirable for regional serving commercial uses. Site design should encourage a transition between this site and the pedestrian friendly environments within the City Boulevard transit station area.

Proposed Request Details

The accompanying site plan this petition limits the size of retail to 414,000 square feet. Access is proposed to future City Boulevard and to a future connector road. The development is broken into two components: Area A, consisting of a large anchor tenant and Area B, consisting of small shops. The site plan contains vacancy mitigation measures in case the big box uses ceases to exist.

The optional provisions include alterations to the streetscape design, street walls, screening, signs, streetscape plan, building entrances, urban open space, canopies, and parking and loading.

Public Infrastructure

LUESA There is a closed landfill located on parcel 047-221-33, prior to any activity on the site LUESA Solid Waste needs to review any site plans with respect to the closed landfill.

Traffic Impact / CDOT Comments. This site could generate approximately 7,200 trips per day as currently zoned. Although the proposed use of this site is known, its trip-generation characteristics on a daily basis are not available (only peak-hour information is available). Given the proposed use plus its associated outparcels; this petition will have a significant impact on the surrounding thoroughfare system.

Therefore CDOT has requested that the developer submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. Additional comments that are critical to CDOT's support of the rezoning petition are on the attached memo.

CATS. CATS is requesting 100 non-exclusive park and ride spaces to be located near City Boulevard. Further, CATS is requesting the petitioner construct a shelter pad and stop as per CATS Development Standards 60.03A, within the site in close proximity to the park and ride spaces, and construct heavy-duty pavement along internal private drives to enable bus-travel.

Storm Water. Storm Water Services indicates that all issues have been addressed.

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

Outstanding Issues

Land Use. The request is consistent with the draft *University City Plan* which recommends large-scale retail and/or office uses at this location.

Site plan. The following site plan issues are outstanding:

- Indicate the proposed setbacks for buildings in area “B” as a minimum of 16-feet from the back of curb
- The drive isle in front of the large retail store should be redesigned to look more like a public street with limited curb cuts, sidewalks on sides, street trees, and parallel parking. A cross section should be submitted.
- The ten-foot wide pedestrian walkway proposed to cross the parking lot from area “A” to area “B” and the connector road should be redesigned to be more pedestrian friendly.
- The 350 linear foot view corridor along Interstate 85 is longer than allowed by the tree ordinance. Only 150-feet is allowed for a site of this size and the site plan must show compliance. A note may be added allowing the petitioner to ask for approval of a long view corridor from the Tree Commission.
- The standard for the 50-foot maintained tree save area along interstate 85 should be modified to not allow the removal of any trees larger than two-inches in caliper. The proposed standard allows all trees smaller than eight inches in caliper to be removed.
- A detail of the proposed ten-foot screen wall along Interstate 85 needs to be provided.
- If the view corridor is established, the amount and type of landscaping that will be re-established in the corridor should be lush and attractive. The current proposal for “one row of shrubs and ground cover is insufficient.
- The site plan should specify how the area under the trees in the maintained tree save area will be treated and maintained.
- The petitioner should provide an outdoor area that would meet the requirements for urban open space.
- The petitioner should add a 2nd row of evergreen shrubs to cross-section B-B to help screen the parking area from the connector road.
- More details or further explanation of how the dumpster area will be screened. The plan currently states they will be screened with “screen structures.”