

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

### **Rezoning Petition No. 2006 - 156**

**Property Owner:** Fourth Ward Square Assoc.

**Petitioner:** Fourth Ward Square Assoc.

**Location:** Approximately 3.54 acres located on the northwest corner of North Graham Street and West 8<sup>th</sup> Street.

**Request:** MUDD-O S.P.A., mixed use development district optional site plan amendment.

### **Summary**

This request proposes to amend an existing MUDD-O site plan to increase the allowable building heights from 120 feet to 160 feet for buildings “C” and “D”. The maximum heights for buildings “A” and “B” will remain the same at 320 feet. The plan still allows 424 residential units, (440,000 square feet), 20,000 square feet of commercial uses, and a 250,000 square foot parking garage. The optional provision will be utilized to allow the sidewalks along roadways to meander to save existing trees and to allow building heights in excess of 120 feet.

### **Consistency and Conclusion**

This request is consistent with current land use recommendations in the *Fourth Ward Plan*. The first floor commercial and residential units are in keeping with previous plans for the neighborhood. Therefore, this request is appropriate for approval upon resolution of the outstanding site plan issue.

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

The surrounding properties are zoned a combination of UR-2, UR-C and UR-1 and are occupied by commercial, residential and vacant land.

### **Rezoning History in Area**

A small parcel farther north on North Smith Street was rezoned to MUDD under petition 2001-120.

### **Public Plans and Policies**

**The Draft Third Ward Station Area Plan.** This draft plan addresses how land should be maintained or changed in the future. Staff’s preliminary land use recommendation is for this site to remain residential. The only change foreseen is the encouragement of retail services on the first floor. The staff draft recommends residential with a maximum height of six to eight stories. Staff has developed draft land use recommendations for this area. These recommendations have been shared with stakeholders, but the plan has not been adopted.

**Center City 2010 Vision Plan (adopted 2000).** This is the most recently adopted plan for the subject area. This plan recommends that residential continue to be the principle land use in the Fourth Ward. It should be noted that the MUDD district did not exist at the time this plan was adopted.

**Fourth Ward Plan (adopted 1987).** This plan recommends mixed use/high density residential uses on this site.

### **Proposed Request Details**

This request proposes to rezone 3.54 acres to MUDD-O to allow 424 residential units, (440,000 square feet), 20,000 square feet of commercial uses, and a 250,000 square foot parking garage. The optional provision will be utilized to allow the sidewalks along roadways to meander to save existing trees and allow a 320-foot maximum height for future buildings along North Smith Street. The site plan also includes the following:

- All parking areas will have security gates to restrict access.
- The petitioner will construct a bus waiting pad at the existing bus stop on North Graham Street.
- All sidewalks will consist of brick pavers and granite curbs, per the Fourth Ward Streetscape Plan.
- Pedestrian lighting will be provided, as per the Fourth Ward Plan.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this request does not propose to intensify the use beyond what is presently allowed under the existing zoning.

**CATS.** CATS comments have been addressed.

**Connectivity.** Connectivity is not an issue.

**Storm Water.** Storm Water Services notes that no additional requirements are needed at this time.

**School Information.** The school planning staff did not comment on this request.

### **Outstanding Issues**

**Land Use.** This request is consistent with current land use recommendations for the Fourth Ward. The first floor commercial and residential units are in keeping with previous plans for the neighborhood. Therefore, from a land use standpoint, this request is appropriate for approval.

**Site plan.** The height along North Graham Street should be limited to 130-feet.