

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 161

Property Owner: Blakeney Heath LP

Petitioner: Crosland, Inc.

Location: Approximately 8.4 acres located on Blakeney Professional Drive southwest of the intersection of Rea Road and Ardrey Kell Road.

Request: O-1(CD) S.P.A., general office conditional district site plan amendment.

Summary

This request proposes to amend an exiting conditional plan to increase the allowable office square footage allowed from 58,450 to 185,000.

Consistency and Conclusion

This request is consistent with *the South District Plan*, which recognizes the office zoning at this location and would be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned CC, O-1(CD), MX-2, and R-12MF(CD) and are occupied by retail, office and residential uses.

Rezoning History in Area

The property to the west was rezoned under petition 2003-117 to allow 241 town homes.

Public Plans and Policies

The South District Plan (adopted 1993). This plan shows the subject property as office use by virtue of its previous rezoning.

Proposed Request Details

This request proposes to amend an exiting conditional plan to increase the allowable office square footage allowed from 58,450 to 185,000. The site plan also includes the following:

- The petitioner will install a 6 foot wide sidewalk with an 8 foot wide planting strip along both sides of Blakeney Professional Drive.
- The site plan includes two development layout options.

- Parking will not be allowed between the buildings and the street.
- All building elevations will be reviewed by a design review committee.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 900 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,300 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is being provided.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and erosion and that no other requirements are need at this time.

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

Outstanding Issues

Land Use. This request is consistent with the *South District Plan* that shows the subject property as office use by virtue of its previous rezoning.

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

- The petitioner should exclude sheets C1.2 and C1.3 the number of buildings shown conflicts with the maximum allowed on sheet C1.1.