

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

### **Rezoning Petition No. 2006-163**

**Property Owner:** Victory Christian Center

**Petitioner:** Victory Christian Center

**Location:** Approximately 8.63 acres located on the northeast corner of Nations Ford Road and E. Hebron Street

**Request:** BD (CD), distributive business conditional district and I-1, light industrial to O-1, office

### **Summary**

This petition proposed to rezone approximately 8.63 acres from BD (CD) to O-1. This is a conventional request with no associated site plan.

### **Consistency and Conclusion**

This petition is consistent with the Southwest District Plan; however, staff is recommending that the property be rezoned to the institutional district so that the land use and the zoning will be more consistent.

### **Background**

The portion of the property zoned BD(CD) was rezoned in 1988 from R-9 MF, multi family residential to allow the development of a 47,500 square foot building. All uses in the BD district were permitted.

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

The properties across Nations Ford Road are zoned R-17 MF and BD (CD). The use of the properties includes a fire department, multi-family residential and the CPCC campus. To the north, the property is zoned R-17 MF and is a manufactured home park. The properties to the east and a portion of the property to the south is zoned either I-1 or I-2 and is vacant, single family or developed for industrial purposes.

### **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* recommends Office and Industrial on the acreage in question.

## **Proposed Request Details**

There is no site plan associated with this petition.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 800 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,000 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are important to their support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

- It is requested that the Petitioner/Developer provide an internal system of sidewalks that connects the sidewalks on Nations Ford Road and Hebron Street to the primary building entrances to the sidewalks along the streets and provides pedestrian access throughout the parking lots.
- It is requested that right-of-way be reserved for a future connection from the main entrance on Nations Ford Road to the eastern property line for future connectivity.
- Directional wheelchair ramps should be provided at all intersections of public and private streets.

**CATS.** CATS requests that the petitioner preserve the existing stop and bench on Nations Ford 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 the property to O-1 is consistent with the adopted plan recommendation for office and industrial uses on the property in question.

**Site plan.** No site plan is associated with this petition.