

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

### **Rezoning Petition No. 2006 - 168**

**Property Owner:** Care III, LLC

**Petitioner:** Care III, LLC

**Location:** Approximately 2.48 acres located on the east side of East W.T. Harris Boulevard south of Hickory Grove Road.

**Request:** B-1(CD), neighborhood business conditional district to B-1(CD) S.P.A., neighborhood business conditional district site plan amendment

### **Summary**

This request proposes to amend an existing B-1(CD) plan to allow the expansion of an existing building with additional buildings on the northern portion of the site. The proposed plan would allow an F.A.R. of .50.

### **Consistency and Conclusion**

This request is consistent with the *Eastside Strategy Plan*, which recommends commercial uses at this location and is 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), Inst.(CD), and R-3 and are occupied by retail, institutional, and residential uses.

### **Rezoning History in Area**

There have been no recent rezonings on the adjoining properties.

### **Public Plans and Policies**

**Eastside Strategy Plan (adopted 2002).** This plan recognizes the existing retail land use and recommends improving pedestrian conditions at the intersection of Harris Boulevard and Hickory Grove Road.

**East District Plan (adopted 1990).** This plan recommends retail land uses at this location.

## **Proposed Request Details**

This request proposes to amend an existing B-1(CD) plan to allow the expansion of an existing building with additional buildings on the northern portion of the site. The proposed plan would allow an F.A.R. of .50.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 1,900 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,400 trips per day assuming a typical surface-parked, suburban development of less than 0.25 F.A.R. As proposed on the site plan with 0.50 F.A.R., this site could theoretically generate approximately 4,600 trips per day, which would have a significant impact on the surrounding thoroughfare system.

CDOT reserves the right to require a traffic study at a future date, with the scope of that TIS including nearby major and/or signalized intersection(s).

**CATS.** CATS had no comments regarding this petition.

**Connectivity.** Connectivity is being provided to the shopping center to the south.

**Storm Water.** Storm Water Services comments are attached.

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

## **Outstanding Issues**

**Land Use.** This request is consistent with the *Eastside Strategy Plan*, which recommends commercial uses at this location.

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

- The petitioner should cap the allowable site square footage at 40,000.
- The buffer width will be based on the overall shopping center square footage, which includes the 1.9 acres to the south. This would result in the buffer being required for the overall 4.38 acres, which would require a 46-foot class “B” buffer.
- CDOT is requesting that the petitioner dedicate and convey right-of-way totaling 60-feet from the centerline of East W.T. Harris Boulevard. This should be shown and noted on the site plan.
- The 20-foot setback measured from the future setback.

- The shaded area on the northern portion of the site should be labeled as future building and parking envelope. It should be noted that up to two buildings will be allowed in this area and that no parking will be allowed between the buildings and East W.T. Harris Boulevard.
- The petitioner should include building elevations or architectural controls for the future buildings on the site.
- The proposed uses should also exclude restaurants with drive-thru windows.
- Note eight should note that all lighting will be “fully” shielded.
- Storm Water comments should be addressed.