

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

### **Rezoning Petition No. 2007-086**

**Property Owner:** McMahon Investments, LLC

**Petitioner:** Merrifield Partners, LLC

**Location:** Approximately .82 acres located on the north side of W. Summit Avenue between S. Mint Street and S. Church Street

**Center, Corridor or Wedge:** Corridor

**Request:** I-2, general industrial to TOD-M, transit oriented mixed use development

### **Summary**

This request would permit mixed use transit supportive development on the parcels.

### **Consistency and Conclusion**

The request is consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development on the parcel. The proposal is appropriate for approval.

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

The subject property is zoned I-2 and is occupied by an office and warehouse. Neighboring parcels to the west, north and east are zoned I-2 and house office and warehouse uses. Properties to the south are zoned B-2 and R-5. The B-2 property contains a warehouse. Single-family homes are on the R-5 parcels.

### **Rezoning History in Area**

A 1.88 acres parcel on the southwest corner of S. Church Street and W. Summit Avenue was rezoned from I-1 to MUDD-O by petition number 2006-089 in December of 2006. Seven acres at the northeast corner of S. Church Street and W. Bland Street was rezoned from I-2 and MUDD to TOD-M(O) by petition number 2006-106 in December of 2006.

### **Public Plans and Policies**

The *South End Transit Station Area Plan* was approved by City Council June 13, 2005. The subject property is recommended for mixed use transit supportive development. The plan's implementation element calls for rezoning this location to TOD-M as part of Group III rezonings. The subject property is less than ½ mile from a light rail station.

## **Proposed Request Details**

There is no associated site plan with this conventional rezoning request.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments. Consistency with Transportation Action Plan (TAP):** The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Corridor and appears to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

## **Vehicle Trip Generation**

With the array of uses allowed in both the I-2 and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the light rail station, and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

**CATS.** CATS did not have comments on this petition.

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

**School Information.** The school system did not comment on this petition.

## **Outstanding Issues**

**Land Use.** The request is consistent with the *South End Transit Station Area Plan*, which recommends transit supportive development on the parcel

**Site plan.** This is a conventional request with no associated site plan.