

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

**Rezoning Petition No. 2007-95**

**Property Owner:** Marsh Realty Co. and Strawberry Hill Associates, LP

**Petitioner:** Harris, Murr, and Vermillion, LLC

**Location:** Approximately 9.4 acres on the northeast corner of Providence Road and Sardis Road

**Center, Corridor, or Wedge:** Wedge

**Request:** B-1(CD), conditional neighborhood business, and R-12MF (multi-family residential), to NS, neighborhood services

**Summary**

This petition seeks to expand the Strawberry Hill shopping center. Part of the shopping center and part of an abutting apartment complex will be demolished and additional retail space (and buildings) will be constructed. The total square footage of the center will increase from 38,800 to 76,500 square feet of floor area.

**Consistency and Conclusion**

The proposed land use is consistent with the *South District Plan* and the *General Development Policies*. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

**Existing Zoning and Land Use**

There are multi-family residential developments to the north, east, and west of the petitioned site, all in the R-12MF zoning district. To the south is a bank in the O-15(CD) district.

**Rezoning History in Area**

A site plan amendment was made to an assisted living facility just east of the petitioned site and a multi-family rezoning was approved across Sardis Road in 2000.

**Public Plans and Policies**

The *South District Plan* (1993) shows the property partly as commercial and partly as multi-family residential, reflecting the existing shopping center constructed in 1991, and apartment complex built in 1988. The plan shows a neighborhood convenience center at this location. The plan originally established 70,000 sq. ft. as the appropriate size for a neighborhood convenience center.

The Retail-Oriented Mixed/Multi-Use Centers section of the *General Development Policies* (2003) (GDP) applies to the proposed development. The submitted site plan meets the criteria for neighborhood centers.

### **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- New sidewalks are proposed from Providence Road, Old Sardis Road, and the multi-family development to the north.
- Water quality improvements and peak/volume controls are being proposed by the petitioner.
- Elevations are included with the site plan.
- The development has connections to Sardis Road, Old Sardis Road, Providence Road and the multi-family complex to the north.
- A maximum of two drive-thru windows are proposed and drive-thrus for fast food restaurants are prohibited.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT estimates that the site generates 4,100 trips per day under the current zoning but would generate 5,500 trips under the proposed zoning. This will impact the thoroughfare system but the site has excellent connectivity.

**CATS.** CATS is requesting 20 non-exclusive parking spaces as overflow for their abutting Park & Ride lot. (The center is overparked by at least 100 spaces; four spaces per 1,000 square feet of floor area would require 306 spaces – 419 are provided.)

**Connectivity.** Existing connectivity is being maintained and is satisfactory.

**Storm Water.** The notes requested by Storm Water Services have been added to the site plan.

**School Information.** This petition actually eliminates residential units so it should have no impact on the school system.

### **Outstanding Issues**

**Land Use.** This petition is consistent with adopted plans and policies and is appropriate for approval from a land use perspective.

**Site plan.** The site plan accompanying this petition contains the following deficiencies:

- A note needs to be added to the site plan that internal sidewalks connecting to the public sidewalks must be at least five feet in width.
- The site plan needs to be modified to show compliance for on-street parking.
- The petition should provide the overflow parking on the shopping center site as requested by CATS. The proposed sidewalk does not appear to be accurately located. Aerial photos seem to indicate that the sidewalk is either removing trees or being placed in CATS parking places. A more detailed survey quality illustration is needed of this improvement.
- The wider sidewalk shown elsewhere on the site needs to be extended in front of the Retail “F” building.
- A minimum eight-foot width needs to be dimensioned on the plan for the walkway between buildings “B” and “C”.
- A note needs to be added to the west elevation of retail building “A” that clarifies that the ground floor contains windows of clear glass.
- A note needs to be added that along Providence Road there will be an eight-foot planting strip and minimum six-foot sidewalk.
- A note needs to be added that water quality BMPs will not be located in required setbacks.