

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -028

Property Owner: Michael Milton

Petitioner: Michael Milton

Location: Approximately 0.39 acres located on the northeast corner of The Plaza and Shamrock Drive.

Center, Corridor, or Wedge: Wedge

Request: B-2(CD), general business conditional to B-1(CD), neighborhood business conditional.

Summary

This petition proposes to rezone approximately 0.39 acres located on the northeast corner of The Plaza and Shamrock Drive from B-2(CD), general business conditional to B-1(CD), neighborhood business conditional to develop a new 3,000 square foot retail automotive shop.

Consistency and Conclusion

The proposal is consistent with the *Central District Plan* which recommends retail land uses on the subject parcel. This petition is considered appropriate for approval upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The subject property is zoned B-2(CD) developed with an existing retail use. The property to the north and south are zoned B-1, developed with retail uses. The property to the west is zoned B-1(CD) developed with retail use.

Rezoning History in Area

There have been no rezoning in the area for the last five years.

Public Plans and Policies

The Central District Plan (1993) The site is located within the boundaries of *The Central District Plan* and is identified as being appropriate for retail uses.

Proposed Request Details

The site plan accompanying this petition shows the site being developed with a 3,000 square foot retail shop.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 30 trips per day as currently zoned. Under the proposed rezoning the site could generate approximately 70 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. Is requesting that a waiting pad be constructed on The Plaza.

Connectivity. Connectivity is not an issue on this site.

Storm Water. Downstream complaints consist of flooding, erosion and blockage. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Outstanding Issues

Land Use. This site plan is consistent with the *Central District Plan* which recommends retail land uses.

Site plan. The following site plan issues are outstanding:

- List the allowed uses on the parcel in the conditional notes.
- The requested comments from the various Departments especially CATS, CDOT, Engineering, Storm Water Services, and Planning need to be noted on the site plan.
- The details and materials of the fence used to reduce the buffer should be shown on the plan.
- The building elevations should be shown on the site plan.
- The building materials for new building need to be added to the plan.
- The following note should be added to the site plan “No Wall Pak Lighting”
- The following note should be added to the site plan “All fixtures to be full cut off type fixtures”.
- The following note should be added to the site plan the maximum height for detached lighting is twenty feet.