

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-169

Property Owner:	Scholtz II. Ltd. Partnership
Petitioner:	Red Partners
Location:	Approximately 3.07 acres located between Kenilworth Avenue and Scott Avenue, south of East Boulevard.
Request:	R-22MF PED, multi-family residential, pedestrian overlay district and B-1 PED, neighborhood business, pedestrian overlay district to R-22MF PED-O, multi-family residential, pedestrian overlay district-optional and B-1 PED-O, neighborhood business, pedestrian overlay district – optional.

Summary

This petition proposes a new commercial building and seeks an expansion of the existing parking area at the current office complex on Scott Avenue zoned B-1 PED. An abutting development that fronts on Kenilworth Avenue proposes approximately 64 multi-family residential dwelling units under the existing R-22MF PED zoning designation, with two optional requests. In addition, approximately 0.041 acres of the R-22MF PED zoning is requested to be rezoned to B-1 PED-O. The following are listed as optional requests:

- Allow expansion of the existing parking area located between the existing office building and Scott Avenue by approximately 24 spaces. The Pedestrian Overlay District (PED) does not allow parking between the building and the street.
- Allow an eight-foot planting strip to be provided along the project frontage on Scott Avenue and Kenilworth Avenue instead of installing trees in raised planters or tree pits, as required along Kenilworth Avenue and Scott Avenue per the East Boulevard Pedscape Plan.
- Request to exceed the height limitation in the R-22MF PED zoning by approximately 2 feet, 10 inches.

Consistency and Conclusion

The development in its entirety is consistent with the land use policy recommendations for both the East Boulevard Pedscape Plan (PED) and the Central District Plan. The subject properties are proposed for redevelopment concurrently. The property that fronts Scott Avenue contains a two-story brick office building that will remain. An existing parking lot is located between the building and Scott Avenue, making it difficult to meet the PED standard of no parking or maneuvering within any required or established setback without wholesale demolition and reconstruction. The allowance of a small amount of additional parking to the existing lot will facilitate the development of the surrounding property in accordance with PED standards. Two residential condominium buildings are proposed in the existing R-22MF PED zoning fronting Kenilworth Avenue and will meet all PED standards, except for the modification to the streetscape plan and the maximum height, as noted above. Therefore, upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The subject properties are zoned B-1 PED and R-22MF PED and developed with an office building and single family dwellings. Abutting properties to the west of Kenilworth Avenue are zoned B-1 and O-2 and are developed with retail, office and residential uses. Properties on the east side of Scott Avenue are zoned NS, B-1, and R-5 and developed with retail, office and residential uses.

Rezoning History in Area

Approximately 2.8 acres were rezoned on the north side of East Boulevard from O-2 and B-1 to MUDD(CD) via Petition 98-104. Several parcels located on the northeast and southwest intersections of Scott Avenue and East Boulevard were rezoned from B-1 to NS per petitions 98-78 and 97-88.

Public Plans and Policies

East Boulevard Pedscape Plan (2002). The East Boulevard Pedscape Plan calls for the development of mid-high rise mixed use development in the blocks between Kenilworth Avenue and Scott Avenue, north and south of East Boulevard.

Central District Plan (1993). The Central District Plan recommends multi-family and commercial land uses for the subject property.

Proposed Request Details

The site plan accompanying this petition seeks an optional request to allow additional parking in front of the existing building along Scott Avenue where surface parking is currently located and to rezone a portion of the existing R-22MF PED zoning to B-1 PED-O. Other optional requests are for the R-22MF PED zoned property to allow an eight-foot planting strip to be provided along the project frontage on Kenilworth Avenue instead of installing trees in raised planters or tree pits, as required per the East Boulevard Pedscape Plan and to exceed the height limitation in the PED zoning by approximately 2 feet, 10 inches. The site plan accompanying this petition contains the following details:

- Bicycle parking will be provided.
- A new commercial building is proposed in the B-1 PED-O zoning.
- Approximately 64 units in two residential condominium buildings are proposed along Kenilworth Avenue.
- An eight-foot sidewalk will be provided along the project frontage on Scott Avenue and Kenilworth Avenue.
- Vehicular and pedestrian connectivity will be provided between the R-22MF PED-O and the B-1 PED-O zoned properties.

Public Infrastructure

Traffic Impact / CDOT Comments. This site is seeking to change a provision to an overlay zoning, not a base zoning. By-right land uses are not proposed to change. As such, trip generation rates have not been calculated for this rezoning petition.

CATS. There is currently transit service provided to this site.

Storm Water. Storm Water Services foresees no significant downstream impacts associated with this development and is not requesting any additional improvements beyond normal minimum ordinance requirements.

School Information. This non-residential petition will have no impact on the school system.

Outstanding Issues

Land Use. The development in its entirety meets the land use policy recommendations for both the East Boulevard Pedscape Plan (PED) and the Central District Plan. The subject properties are proposed for redevelopment concurrently. The property that fronts Scott Avenue contains a two-story brick office building that will remain and proposes a new commercial building. An existing parking lot is located between the building and Scott Avenue, making it difficult to meet the PED standard of no parking or maneuvering within any required or established setback without wholesale demolition and reconstruction. The allowance of a small amount of additional parking to the existing lot will facilitate the development of the surrounding property in accordance with PED standards. The two optional requests for the two multi-family buildings are minor and to not negatively impact the surrounding properties.

Site plan. The following site plan issues are outstanding:

- Label dumpster and recycling on R-22MF PED zoned property.
- Clearly list all proposed optional requests.
- Provide and label bicycle parking on the R-22MF PED zoned property.
- A 10-foot buffer and 5-foot sideyard are required along the property edge of the new building in B-1 PED zoning that abuts residential zoning. Indicate and label buffer.
- Specify number of parking spaces required and provided for the residential and nonresidential components. Specify whether shared parking is proposed.
- Specify existing and proposed nonresidential square footages.
- Specify proposed number of residential units.
- Possible blank wall along north elevation of the residential building. Provide plantings.
- Provide pedestrian scale lighting along Kenilworth Avenue.
- Indicate and label space for dumpster and recycling station on the B-1 PED zoning.
- A 20-foot rear yard and an 10-foot buffer is required between the new commercial building and the R-22MF PED zoning.