

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-009

Property Owner: J. Baxter Caldwell Estate and Louise G. Caldwell

Petitioner: CMPC

Location: Approximately 8.24 acres located west of South Boulevard and north of Freeland Lane.

Request: B-2, general business to TOD-M, transit oriented development, mixed use district.

Summary

This petition proposes to rezone approximately 8.24 acres to allow transit oriented development within the transit corridor. The property is located within the boundaries of the Scaleybark Station Area on the South Light Rail Corridor. The property is currently zoned B-2 conventional. This district allows commercial and office uses as well as automobile dealerships. A business park is currently located on the property.

Consistency and Conclusion

The proposed rezoning is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Station Area Plan* recommendations and is appropriate for approval.

Existing Zoning and Land Use

The properties adjoining the petitioned site are zoned from R-5 to I-2. Uses in the immediate area include industrial/warehousing, commercial, office and residential.

Rezoning History in Area

The most recent rezoning in the immediate area was in 2004 for the property located to the north (petition 2004-104). The property was rezoned from R-5 and B-2 to TOD-M.

Public Plans and Policies

The *General Development Policies – Transit Station Area Principles* recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. The subject property is within ¼ mile of a future South Corridor light rail station.

The *Scaleybark Station Area Plan* is in preliminary draft form. After the draft is finalized, planning staff will hold a community meeting to review the draft plan recommendations. Staff

will initiate the plan approval process after the community meeting. The subject property is recommended in the draft plan as appropriate for Mixed Transit Supportive Development.

The *Central District Plan* (1993) shows the subject property as appropriate for industrial development. Until adoption of the *Scaleybark Station Area Plan*, the *Central District Plan* provides adopted land use policy for this site.

Public Infrastructure

Traffic Impact / CDOT Comments. With the array of uses allowed in both the B-2 and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given that the site is adjacent to the Scaleybark Road light rail station CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- All existing site driveways will be subject to current driveways regulations including possible relocation and/or closure with the redevelopment of the site.
- Any future site plans should include an extension of Dewitt Lane, and any necessary right-of-way dedication, to connect to the adjacent Scaleybark Road light rail station park-and-ride lot. This item will be reviewed during the TOD review process.

Storm Water. Storm Water Services indicates no additional requirements are needed at this time.

School Information. The schools planning staff did not comment on this petition.

Outstanding Issues

Land Use. The proposed rezoning is consistent with the *General Development Policies – Transit Station Area Principles* and the draft *Scaleybark Station Area Plan* recommendations. The requested rezoning is not consistent with the *Central District Plan*. However, once adopted, the recommendations in the draft *Scaleybark Station Area Plan* will supersede the *Central District Plan* recommendations.