

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 23

Property Owner: CK Steele Creek, LLC

Petitioner: Piedmont Companies, Inc.

Location: Approximately 2.13 acres located east of Steele Creek Road and north of York Road.

Request: CC SPA, commercial center site plan amendment.

Summary

This request proposes to amend a portion of an existing CC conditional plan (petition 98-44(c)) to allow an additional outparcel for a 12,900 square foot Goodwill store. The original petition 98-44(c) will apply for an administrative approval to reduce the allowable square footage by 12,900 so no additional square footage is being requested for the overall center.

Consistency and Conclusion

This request is consistent with the Lower Steele Creek Project Plan, Southwest District Plan and qualifies under The General Development Policies guidelines as a Community Retail Center. Therefore, upon resolution of the outstanding site plan issues this request would be considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned O-1(CD) and CC and are either vacant or occupied by retail uses.

Rezoning History in Area

The property to the south across York Road was rezoned under petition 2004-37 to allow the Rivergate shopping center.

Public Plans and Policies

Lower Steele Creek Mixed Use Center Project Plan (adopted 1992). This plan recommends that the northeast quadrant of the intersection of Steele Creek and York Roads be developed with up to 150,000 square feet of neighborhood oriented mixed uses.

Southwest District Plan (adopted 1991). The Southwest District Plan recommends the establishment of a community mixed-use center generally permitting 1,000,000 square feet of office, retail and residential uses at the intersection of Steele Creek and York Roads.

General Development Policies (adopted 2003). Applying these policies, the Lower Steele Creek Mixed Use Center in its entirety is defined as a Regional Size Retail Center, and the northeast quadrant can be separately categorized as a Community Center. Some of the recommendations for community centers are as follows:

- A maximum square footage of 225,000 square feet devoted to retail and a maximum of 75,000 square feet devoted to office uses.
- The maximum size of a single tenant may be increased from 90,000 square feet to 130,000 square feet as long as the site plan addresses substantially all applicable guidelines, with special focus on pedestrian mobility.
- Retail and office uses typically to be local-serving, although some regional-serving office uses may sometimes be included.
- Retail often anchored by discount retailers such as Target or Wal-Mart, or by “mid-size” retailers. A maximum of three independent freestanding single tenant buildings are allowed. There is no limit on the number of interconnected freestanding uses.

Proposed Request Details

This request proposes to amend a portion of an existing CC conditional plan to allow an additional outparcel for a 12,900 square foot Goodwill store. The site plan also includes the following:

- The petitioner has included building elevations as part of this request.
- All donations will be made to the side or rear of the proposed building.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 800 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comments regarding this petition.

Connectivity. Connectivity to the existing center will be provided.

Storm Water. Storm Water Services is requesting that additional language be added to the site plan. See attached memo.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. This request is consistent with the Lower Steele Project Plan, Southwest District Plan and qualifies under The General Development Policies guidelines as a Community Retail Center.

Site plan. The following site plan issues are still outstanding:

- The petitioner should add language requested by Storm Water Services to the site plan.
- The petitioner should note that detached signage will be located on the existing shopping center sign.