

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 27

Property Owner: Jeffrey Ross

Petitioner: Jeffrey Ross

Location: Approximately 4.46 acres located at the intersection of Providence Road West and Community House Road.

Request: R-3, single-family to UR-C (CD), urban residential-commercial conditional district.

Summary

This request would allow the development of a 12,000 square foot day care center with a maximum 160 children on 4.46 acres.

Consistency and Conclusion

The South District Plan shows a portion of this property as single-family residential. However, district plans do not specify locations for day cares. Also, due to the existing prominent intersection and the plans for future relocation of the roadways on and in proximity to this site, it is not suitable for single-family development. Because a day care is generally supportive of residential development, it is considered an appropriate use for this site. As such, this request would be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned R-3 and are occupied by single-family dwellings or vacant property.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Southwest District Plan (adopted 1993). This plan recommends single-family residential at this location.

Proposed Request Details

This request would allow the development of a 12,000 square foot day care with a maximum 160 children.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 120 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 950 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS had no comments regarding this petition.

Storm Water. Storm water comments are attached.

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

Outstanding Issues

Land Use. The South District Plan recommends single-family residential development on this site.

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

- The petitioner needs to increase the width of sidewalks to six feet along roadways to meet the UR-C standards.
- A five foot wide sidewalk should be added from the building entrance to the sidewalk along Community House Road.
- The note regarding parking should be revised to state that parking will meet the UR-C requirements. The number of parking spaces provided should be removed.
- The note regarding signage should be revised to state that signage will meet the UR-C standards.
- All CDOT issues should be addressed.
- All Storm Water Services issues should be addressed.
- The petitioner should include building elevations or note that the building will be designed with four sided architecture.
- The proposed zoning line should follow the centerline of the existing and proposed right-of-ways.