

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-52**

**Property Owner:** Trustees for Suzanne L. Botts, Suzanne Crist Lockett, and Elizabeth Crist Stratton-Brook

**Petitioner:** GVA Lat Purser & Associates, Inc.

**Location:** Approximately 7.05 acres north of Bevington Place and west of Rea Road

**Request:** Change from B-1(CD) (conditional neighborhood business) to NS (neighborhood services)

### **Summary**

This petition seeks to modify and increase the square footage of an existing shopping center from 58,610 square feet to 63,500 square feet. The modifications include demolishing part of the existing main building and adding two new buildings along the street frontages.

### **Consistency and Conclusion**

Adopted land use plans recognize the existing shopping center. The proposal is also consistent with the policies in the General Development Policies for redevelopment of mixed/multi-use centers. Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval.

### **Existing Zoning and Land Use**

There is a multi-family residential development to the west and north of the petitioned site in R-12MF(CD) zoning. There is a townhome development across Rea Road to the east with R-20MF zoning. To the south across Bevington Place is a public greenway and trail.

### **Rezoning History in Area**

The last rezoning in this area was the rezoning to INST(CD) for the public library at the corner of Rea Road and NC 51 in 1995.

### **Public Plans and Policies**

*South District Plan (1993).* This district plan recognizes the existing shopping center. It does not contain any design guidelines for this type of development.

*General Development Policies (GDP)(2003).* The GDPs contain policies for redevelopment of abandoned or under-utilized retail centers. These call for compact, integrated uses, visual

appearance, pedestrian orientation, open space, and include allowances for additional development rights.

### **Proposed Request Details**

This petition seeks to modify and increase the square footage of an existing shopping center from 58,610 square feet to 63,500 square feet. The modifications include demolishing part of the existing main building and adding two new buildings along the street frontages. The site plan accompanying this petition contains these additional provisions:

- The proposed building along Rea Road may contain up to four tenants and is located partially within the existing landscaped setback along Rea Road.
- There is proposed pedestrian access to the multi-family development to the west but it is dependent upon cooperation from the management of the apartment complex.
- There is reasonable pedestrian connectivity between the main building and the two out-buildings. One of the out-buildings includes a drive-thru window.
- Parking will be provided at one space per 250 square feet of floor space.
- Petitioner reserves the right to request a variance from the eight-foot planting strip and six-foot sidewalk along Bevington Place due to topography and the resulting need to eliminate existing trees along that frontage.
- Petitioner will commit up to \$3000 for pedestrian signalization and improvements at the Bevington Place/Rea Road intersection.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT estimates that trip generation would increase from 4800 trips per day to 5000 as a result of this development. CDOT's request for pedestrian signalization and an internal sidewalk system have been satisfied. CDOT is seeking an eight-foot planting strip and six-foot sidewalk along Bevington Place.

**CATS.** CATS has requested 20 non-exclusive parking spaces for bus service. CATS is also seeking a bus pad on Rea Road. Those requests have not been satisfied.

**Connectivity.** The petition proposes pedestrian connectivity to the abutting multi-family development.

**Storm Water.** Since the increase in impervious area is so small Storm Water Services has not requested any additional improvements on this redevelopment site.

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

## **Outstanding Issues**

**Land Use.** There are no land use issues associated with this petition. Adopted plans recognize the existing shopping center at this location. It is appropriate for approval from a land use perspective.

**Site plan.** The site plan accompanying this petition contains the following deficiencies:

- A solid gate of sufficient height needs to be added to screen the dumpster/compactor area of the western out-building.
- The pedestrian crosswalk in front of the main building needs to be a raised speed table to emphasize pedestrian safety.
- There needs to be a commitment to the 20 parking spaces and bus pad requested by CATS.
- The building along Rea Road needs to be moved out of the landscaped setback. This can easily be accomplished by narrowing the abutting parking bays or narrowing the 14-foot sidewalk in front of the western building. That 14-foot sidewalk needs a five-foot wide extension to the Bevington Place sidewalk.
- A note needs to be added that references section 11.509(1)(a) of the Zoning Ordinance for building signage.
- The two “hatched” areas by the eastern out-building need to be better described and delineated.
- The detached sign at the corner of Bevington Place and Rea Road needs to be limited to seven feet in height and 32 square feet in area.
- A tree preservation plan is needed for the Rea Road sidewalk. It needs to be prepared by a certified arborist and commitments made to follow the plan. Additional large maturing trees need to be added to the existing trees to produce large maturing trees 40 feet on-center.
- Note #8, allowing outdoor speakers along Rea Road, needs to be modified to **prohibit** outdoor speakers.