

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 86

Property Owner: D. C. M. Properties LLC

Petitioner: D. C. M. Properties LLC

Location: Approximately 5 acres located on the northeast corner of North Tryon Street and Northchase Drive.

Request: B-2(CD) site plan amendment

Summary

This request would allow the construction of a new building with up to 25,000 square feet of building area for an auto dealership.

Consistency and Conclusion

This request is consistent with the Northeast District Plan recommendation for retail land uses on this site. Therefore, this request is considered appropriate for approval upon resolution of the outstanding site plan issue.

Existing Zoning and Land Use

The surrounding properties are zoned B-2(CD) and B-2 and are vacant or occupied by commercial uses.

Rezoning History in Area

A property farther north was rezoned to Institutional (CD) under petition 2001-95 to allow a middle school.

Public Plans and Policies

Northeast District Plan (adopted 1996). This plan recommends retail uses for this portion of North Tryon Street.

Proposed Request Details

This request would allow the development of a new auto dealership with up to 25,000 square feet of building area. The plan also includes the following:

- The existing structure will be demolished prior to a certificate of occupancy being issued on the new structure.
- New lighting will be limited to thirty feet in height and will be fully shielded.
- A new five foot wide sidewalk with an eight foot wide planting strip will be installed along Northchase Drive.
- The petitioner will plant new trees within the parking lot.
- A temporary sales trailer will be used while transitioning to the new 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 830 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS is requesting that the petitioner construct a waiting pad as per CATS DS 60.01A on North Tryon Street.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services issues have been addressed.

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

Outstanding Issues

Land Use. This request is consistent with the Northeast District Plan which recommends retail uses at this location.

Site plan. The only outstanding issue is CATS request for the construction of a bus waiting pad along North Tryon Street.