

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

### **Rezoning Petition No. 2006-87**

**Property Owner:** Cotswold Center Marilyn K. Lennard, LLC and five other Cotswold LLCs

**Petitioner:** Cotswold Center Marilyn K. Lennard, LLC and five other Cotswold LLCs

**Location:** Approximately 21.7 acres on the northwestern corner of Randolph Road and Sharon Amity Road

**Request:** Change from B-1SCD (business, shopping center district) to CC (commercial center)

### **Summary**

While this petition rezones almost all of Cotswold Shopping Center, the gist of the request is to add a multi-tenant building at the entrance to the center from Randolph Road. One tenant would have 6,000 square feet and a smaller tenant would have 2,000 square feet.

### **Consistency and Conclusion**

From a land use perspective this is a modification to an existing shopping center and is appropriate for approval.

Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval. It should be noted that a revised site plan was submitted very late and has only been seen by the Planning staff. Additional deficiencies noted by other review agencies may be identified at the public hearing.

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

There is multi-family development to the north and west of the petitioned site under R-17MF zoning. There are a variety of business and office uses across Randolph Road to the east that are zoned B-1. There are a number of office uses across Sharon Amity Road to the south that are zoned O-1, as well as gas station/convenience store zoned B-1(CD).

### **Rezoning History in Area**

The zoning for Cotswold Shopping Center was last modified in 1990. The gas station/convenience store was rezoned in 1997.

## **Public Plans and Policies**

The *South District Plan* (1993) shows the property as commercial. The Retail-Oriented Mixed/Multi-Use Centers section of the *General Development Policies* (2003) (GDP) applies to the proposed development.

## **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- The loading dock has been moved from the north side of the building to in-between the two proposed tenant spaces.
- There is no drive-thru window for either new tenant.
- There appears to be pedestrian access to both tenants from the sidewalk along Randolph Road.
- The existing driveway configuration is being maintained at the shopping center entrance from Randolph Road.
- Elevations have been submitted as part of the site plan.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT has not yet commented on this petition.

**CATS.** CATS has requested that the existing bus stop be maintained during construction.

**Connectivity.** The neighbors have raised the issue of pedestrian connectivity with the abutting multi-family area but staff has not fully investigated the options.

**Storm Water.** Storm Water Services did not request additional improvements since there is very little, if any, increase in impervious area due to this petition.

**School Information.** This non-residential proposal will not impact the school system.

## **Outstanding Issues**

**Land Use.** There is no land use issue with this petition. It is a modification of an existing shopping center. The overall allowed square footage for the shopping center would actually be slightly reduced as a result of this petition. From a land use perspective this petition is appropriate for approval.

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

- The site plan does not meet or address the following General Development Policies:
  - Create buildings with transparent openings, ornamentation and architectural character. Create entrances that have pedestrian interest.

- Provide pedestrian circulation area in the design of parking lots (planted medians).
- Design buildings so they relate to the overall scale, height & configuration of the center.
- The dumpster area discourages pedestrian travel and is obtrusive.
- Pedestrian access from the multi-family area appears inadequate and unsafe. More investigation is necessary but currently access is from a hole in the chain link fence and then across the loading/service area at the rear of the shopping center. Without better access elderly residents must walk around the shopping center to get to it.
- The eastern end of the shopping center service area does not provide adequate screening to the residences behind it. Add vegetative screening along the property line.
- A note should be added that the existing bus stop will be maintained during construction.