

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

### **Rezoning Petition No. 2006 - 89**

**Property Owner:** The Boulevard @ 1500 South Church LLC

**Petitioner:** The Boulevard @ 1500 South Church LLC

**Location:** Approximately 1.86 acres located on the west side of South Church Street south of West Summit Avenue.

**Request:** I-1, light industrial to MUDD-O, mixed use development district optional

### **Summary**

This request proposes to rezone 1.86 acres to the MUDD-O district to allow a mixed use project with up to 67,800 square feet of building area and a maximum height of forty-seven feet to include retail, showroom, restaurant, office, and residential uses. The request proposes options to the South End Transit Plan streetscape standards along West Summit Avenue and South Church Street.

### **Conclusion**

This request is consistent with the South End Transit Station Area Plan which recommends mixed use transit supportive development on this site and therefore is considered appropriate for approval upon resolution of the outstanding storm water issue.

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

The surrounding properties are zoned I-1 and R-5 and are occupied by industrial uses and residential dwellings.

### **Rezoning History in Area**

A property to the northeast across West Summit Avenue was rezoned to MUDD under petition 2000-04.

### **Public Plans and Policies**

**The South End Transit Station Area Plan (adopted 2005).** This plan recommends this property develop as a mixed use transit supportive development. The plan's implementation element calls for rezoning to a transit supportive zoning classification as part of Group IV rezonings, sensitive to adjoining residential areas and with consultation by adjoining neighborhood groups.

**Central District Plan (adopted 1993).** This plan shows the subject property as industrial. The South End Transit Station Area Plan superseded this plan.

### **Proposed Request Details**

This request proposes to rezone 1.86 acres to the MUDD-O district to allow a mixed use project with up to 67,800 square feet of building area and a maximum height of forty-seven feet to include retail, showroom, restaurant, office, and residential uses. The site plan also includes the following:

- Options to reduce the eight foot sidewalk width to six feet and a three foot reduction in the future roadway cross-section along West Summit Avenue recommended by the South End Transit Plan. The plan also includes an option to allow the twenty foot setback to be measured from the existing and not the future back of curb.
- Option to reduce the twenty foot setback to fourteen feet for a retaining wall the building will maintain a twenty foot setback and a reduction in the eight foot sidewalk width to six feet along South Church Street.
- A class “C” buffer will be provided along the rear property line abutting residential areas.
- The site plan includes three site layout options.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that under the proposed zoning MUDD-O the site could generate approximately 700 trips per day. The existing I-1 zoning could produce a similar number of trips per day due to the array of uses allowed in the I-1 zoning category. Due to the similar uses allowed within each zoning category, this rezoning should have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS did not comment on this request.

**Connectivity.** Connectivity is not an issue.

**Storm Water.** Storm Water Services notes that downstream complaints consist of flooding and erosion. Additional Storm Water Services comments are attached.

**School Information.** CMS did not comment on this request.

### **Outstanding Issues**

**Land Use.** This request is consistent with the South End Transit Area Plan, which recommends a mixed use transit supportive development at this location.

**Site plan.** Storm Water Services is requesting that additional storm water notes be added to the site plan.