

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

### **Rezoning Petition No. 2006-97**

**Property Owner:** Center City Climate Controlled Storage, LLC

**Petitioner:** Center City Climate Controlled Storage, LLC

**Location:** Approximately 2.2 acres located on the west side of North Davidson Street between East 15<sup>th</sup> Street and East 16<sup>th</sup> Street

**Request:** I-2, general industrial to MUDD, mixed use development district

### **Summary**

This petition seeks to rezone 2.14 acres from I-2 to MUDD to allow uses permitted in the MUDD district.

### **Consistency and Conclusion**

This conventional district request would allow all uses permitted in the MUDD District, which include but are not limited to automotive service stations, barber and beauty shops, health institutions, hotels and motels, restaurants, retail sales of uses permitted in the B-1 district, shopping centers, and motion picture theaters. *The Optimist Park Small Area Plan* recommends a mixture of residential, office, commercial and civic uses at this location. In addition, the site is within one-quarter mile of a proposed transit station and the *Transit Station Area Principles* emphasize the need to concentrate a mix of complementary, well-integrated land uses within walking distance of transit stations. Therefore, from a land use perspective, this petition is considered appropriate for approval if it is amended to a conditional district request.

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

The petitioned parcels lie in an area zoned I-2 and used for general industrial purposes. The area, itself, is a mixture of various zoning classifications and uses, which include single family residences in R-5, R-8 and R-22MF zoning, UR-2(CD), MUDD, B-1 and B-2 zoning, as well as industrial uses in I-2.

### **Rezoning History in Area**

Petition 2004-63 rezoned approximately 0.47 acres located north of North Davidson Street between 15<sup>th</sup> and 16<sup>th</sup> Streets from I-2 to MUDD. Petition 2004-56 rezoned approximately 1.442 acres located south of Parkwood Avenue between East 15<sup>th</sup> Street and East 16<sup>th</sup> Street from R-22MF and B-2 to UR-2(CD). This petition implements the recommendations of the *Belmont Area Revitalization Plan* by eliminating commercial and industrial zoning in these specific locations and substituting residential zoning districts. Those portions involving I-1 and I-2 classifications have been indefinitely deferred, awaiting the completion of the industrial use study.

## **Public Plans and Policies**

**Optimist Park Neighborhood Plan (2002):** These parcels are included in the *Optimist Park Neighborhood Plan*, which recommends a mixture of residential, office, commercial and civic uses at this location. Retail uses are limited to a maximum of 25,000 square feet.

**Northeast Transit Corridor Major Investment Study (2002):** These parcels are located within the Northeast Transit Corridor and are within ¼ mile of a proposed rapid transit station at 16<sup>th</sup> Street. The *Transit Station Area Principles* (2001) emphasize the need to concentrate a mix of complementary, well-integrated land uses within walking distance of transit stations, promote good walking, bicycling and transit connections, and design the development to complement transit.

## **Proposed Request Details**

There is no site plan accompanying this conventional rezoning request.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** Both the I-2 and MUDD (unconditional) zoning districts allow for a wide range of land uses, so trip generation cannot reasonably be calculated. CDOT is aware of a proposal to convert this petition to a MUDD(CD) or MUDD-Optional petition, which would specify a proposed land use and intensity. If such a conversion occurs, a proposed-zoning trip generation calculation could be made at that time. CDOT has the following specific comments:

- Any site plan needs to show installation of a complete sidewalk network that provides internal pedestrian circulation as well as pedestrian access to and from 15<sup>th</sup>, 16<sup>th</sup>, Caldwell, and Davidson Streets.
- Curblines for measuring MUDD setbacks from the four abutting streets are not available at this time. They will be established no later than the beginning of the MUDD (Urban) review process. Please note that recessed parking does not count toward the 14-foot MUDD setback; the 14 feet is measured from the back of curb of any recessed section.

**CATS.** The site is currently served by local bus routes No. 3 and No. 23.

**Connectivity.** Connectivity will be address through the residential plan review process.

**Storm Water.** No significant downstream impacts due to drainage are foreseen due to the rezoning of this parcel. Should the petition be converted to a conditional district request, notes that pertain to Storm Water Quantity Control, Storm Water Quality Treatment and Volume and Peak Control should be added.

**School Information.** At the time this report was written, information had not been received from the school system.

### **Outstanding Issues**

**Land Use.** This conventional district request would allow all uses permitted in the MUDD District, which include but are not limited to automotive service stations, barber and beauty shops, health institutions, hotels and motels, restaurants, retail sales of uses permitted in the B-1 district, shopping centers, and motion picture theaters. The *Optimist Park Small Area Plan* recommends a mixture of residential, office, commercial and civic uses at this location. In addition, the site is within one-quarter mile of a proposed transit station and the *Transit Station Area Principles* emphasize the need to concentrate a mix of complementary, well-integrated land uses within walking distance of transit stations.

**Site plan.** There is no site plan accompanying this conventional district request.