

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-099

Property Owner: Greater Bethel AME Church

Petitioner: Diamond Oak Development, Inc.

Location: Approximately 0.46 of an acre on the southeast corner of Grandin Road and W. 4th Street

Request: Change from R-5 (single family residential) to MUDD(CD) (conditional mixed-use development district)

Note: **City Council agreed to hold the public hearing and make a decision on the same evening.**

Summary

This petition seeks to convert a church and parsonage to 15 multi-family units, including an addition to the parsonage and the construction of one new 3 ½-story building.

Consistency and Conclusion

While the pertinent plan only supports a multi-family density of eight units per acres, planning staff is willing to support some increase in density to preserve the existing historic church. However, staff can not support the additional new building or the 33-unit-per-acre density it brings with it. Elimination of the proposed 3½-story building keeps the church as the dominant building, makes the project more compatible with surrounding structures, and lowers the density to a range that can be supported by the staff.

Existing Zoning and Land Use

The site is surrounded by a mix of single family homes and duplexes. The zoning is R-5, except for the R-8MF zoning across W. 4th Street.

Rezoning History in Area

In 1993, much of this neighborhood was rezoned from R-22MF to R-5 in implementation of the recommendations of the Central District Plan. In 1995, the neighborhood was made an historic district.

Public Plans and Policies

The *Wesley Heights Neighborhood Plan* (1999) recommends that multi-family densities be limited to eight units per acre but that higher densities may be appropriate in some locations with design review from the Wesley Heights Community Association and Planning staff.

The *Central District Plan* (1993) recommended corrective rezonings for most of the neighborhood from R-22MF to R-5 in order to reflect the existing housing pattern in the neighborhood.

Proposed Request Details

The site plan accompanying this petition contains these provisions:

- A five-foot sidewalk is proposed along W. 4th Street.
- Setbacks along W. 4th Street are proposed to be reduced or waived.
- Parallel parking is proposed along W. 4th Street and Grandin Road.
- Maximum building height would be 41.5 feet.
- The existing detached sign is proposed to be retained.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 70 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 130 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CDOT has the following comments specific comments that are critical to CDOT's support of the rezoning petition:

1. On-street parallel parking can be accommodated on these sections of West 4th Street and Grandin Road if the width of each street is at least 28 feet face-of-curb to face-of-curb. It appears that the existing width of West 4th Street is not sufficient to accommodate this use.
2. The width of the existing alleyway cannot accommodate 2-way vehicular operation and the 90° degree parking as proposed. These items cannot be approved as shown on the site plan. In order to accommodate these items, the total width in this area needs to be at least 41.5 feet (18.5-feet for each parking stall and 23 feet for the drive aisle/2-way traffic).

CATS. CATS did not comment on this petition. The nearest bus service is on Trade Street.

Connectivity. There are no opportunities for additional connectivity in this urban location.

Storm Water. There were no additional improvements requested.

School Information. The development allowed under existing zoning would generate 1 student, while the development allowed under the proposed zoning will produce 12 students. Therefore,

the net change in the number of students generated from existing zoning to proposed zoning is 11.

Outstanding Issues

Land Use. Staff believes that the density, design, scale, and height of the proposed 3½-story building are out of character for this location. The site is not within the proposed Trade Street streetcar corridor, the Trade Street Pedestrian Overlay district, nor the West Corridor transit line.

While the staff is willing to support some increase in density to preserve this historic building, the current proposal of 33 units per acre is more than staff can support in this location.

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

- The 3½ –story building needs to be eliminated. This reduces the density, allows the church to be the clearly dominant structure on the site, increases the parking ratio to provide some overflow parking, and minimizes the impact on nearby properties. This is a residential area with few garages and some overflow parking is necessary to prevent impacting nearby residences.
- Parking is so minimal on this site that it must rely on the MUDD district provision that permits on-street parking to count towards the off-street parking requirement. The existing planting strip on W. 4th Street must also be converted to on-street parking. In order for the staff to accept this conversion, the “grass strip” islands need to be joined with the land in between them to create one large planting area for two small maturing trees. The island needs to be irrigated since it is below standards for two trees.
- Trees proposed to be saved need to be located and identified on the site plan.
- A note needs to be added to the site plan that the existing detached sign will be the only signage for the project.