

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 15

Property Owner: C F Charlotte Office III LP and C F Charlotte Office IV LP

Petitioner: Trinity Partners

Location: Approximately 2.29 acres located on the north side of Morrison Boulevard between Adair Court and Roxborough Road.

Request: B-1SCD, business shopping center district to O-3(CD), office conditional district

Summary

This request proposes to rezone 2.29 acres to the O-3(CD) district to allow a bank with a drive-thru window in an existing 120,200 square foot office building.

Consistency and Conclusion

This request is consistent with the *South Park Small Area Plan*, which recommends a mixture of uses at this location and is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-1SCD, R-17MF, CC, and MUDD-O and are occupied by retail, office, and residential uses.

Rezoning History in Area

The property to the east was rezoned to MUDD-O under petition 2001-80 to allow up to 30,000 square feet of retail, office, and residential uses. A property farther to the west was rezoned to B-1(CD) under petition 2003-23 to allow up to 61,338 square feet for office, retail, and restaurant uses.

Public Plans and Policies

The South Park Small Area Plan (adopted 2000). This plan recommends a mixture of uses at this location.

Proposed Request Details

This request proposes to rezone 2.29 acres to the O-3(CD) district to allow a bank with a drive-thru window in an existing 120,200 square foot office building.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 1,300 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,100 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS had no comments.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services had no comments.

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

Outstanding Issues

Land Use. This request is consistent with the *South Park Small Area Plan*, which recommends a mixture of uses at this location.

Site plan. There are no outstanding site plan issues.