

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

### **Rezoning Petition No. 2007-21**

**Property Owner:** B. X. Holdings, LLC, B. V. Holdings, LLC, B. Y. Holdings, LLC

**Petitioner:** Thomas B. Henson

**Location:** Approximately 87.35 acres located on Ayrley Town Boulevard east of South Tryon Street and west of Interstate 485.

**Request:** MUDD-O, mixed use development district optional to MUDD-O S.P.A., mixed use development district optional site plan amendment

### **Summary**

This request proposes to amend an existing site plan to allow options to the MUDD standards while not increasing the presently approved development rights.

### **Consistency and Conclusion**

This request is consistent with the *Southwest District Plan* which recommends a mix of single-family, multi-family, office, and commercial at this location and would be considered appropriate for approval upon resolution of the outstanding site plan issues.

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

The surrounding properties are zoned I-1, I-2, and MUDD(CD) and are occupied by retail, industrial, and mixed use development.

### **Rezoning History in Area**

There have been no recent rezonings in the immediate vicinity.

### **Public Plans and Policies**

**The Southwest District Plan (adopted 1993).** This plan recommends a mix of single-family, multi-family, office, and commercial uses on this site.

### **Proposed Request Details**

This request proposes to amend an existing site plan to allow options to the MUDD standards while not increasing the presently approved development rights. The site plan also includes the following:

- The petitioner is requesting an option to the signage standards to create a Special Signage District to allow a wide variety of signage for visibility.
- The petitioner is requesting an option to the MUDD screening standards for a parking deck that requires decorative elements such as grillwork or louvers on all levels.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 45,000 trips per day as currently zoned. Since the developmental use square footages do not increase, the trip generation for the development under the proposed zoning remains the same. Although this development will have a significant impact on the surrounding thoroughfare system, previously committed road improvements are sufficient to mitigate this impact. Additional CDOT comments are attached.

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

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

**Storm Water.** Storm Water Services notes that no additional requirements are needed at this time.

**School Information.** The school planning staff did not comment on this request.

## **Outstanding Issues**

**Land Use.** This request is consistent with the *Southwest District Plan* which recommends a mix of single-family, multi-family, office, and commercial at this location.

**Site plan.** The following site plan issues are still outstanding:

- The petitioner should limit the location of any LED, video display, and marquee signs to the interior of the site.
- The petitioner should exclude signage above parapets on towers, spires or other three dimensional architectural features.
- The petitioner should note that projecting signs will count towards the overall wall signage square footage.
- The petitioner should show the location of the proposed parking deck that will not meet screening requirements.
- The size of the detached signs should be limited to 100 square feet.
- All CDOT issues should be addressed.