

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

### **Rezoning Petition No. 2007-25**

**Property Owner:** Rekha Singh

**Petitioner:** Tribek Properties; c/o Mr. Blanton Hamilton

**Location:** Approximately 0.71 acres located on the northeast corner of South Tryon Street and West Arrowood Road.

**Request:** B-1SCD, business shopping center district to B-1, neighborhood business

### **Summary**

This request proposes to rezone to the B-1, neighborhood business district to allow redevelopment of this site.

### **Consistency and Conclusion**

This request is consistent with the *Southwest District Plan*, which recommends retail uses at this location and is considered appropriate for approval.

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

The surrounding properties are zoned B-1, B-1(CD), and R-17MF(CD) and are occupied by multi-family dwellings and commercial uses.

### **Rezoning History in Area**

There have been no recent rezonings in the immediate vicinity.

### **Public Plans and Policies**

**Southwest District Plan (adopted 1991).** This plan recommends retail uses on this site. In addition, the Plan identifies a Neighborhood Convenience Center at the intersection of York and Arrowood Roads.

### **Proposed Request Details**

This request would allow all uses permitted in the B-1 district.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 1,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately the same 1,000 trips per day. This will have a minor impact on the surrounding thoroughfare system.

**CATS.** CATS is requesting that the petitioner construct a waiting pad.

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

**Storm Water.** Storm Water Services had no comment regarding this request.

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

## **Outstanding Issues**

**Land Use.** This request is consistent with the *Southwest District Plan*.

**Site plan.** There is no site plan associated with this request.