

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

### **Rezoning Petition No. 2007 - 028**

**Property Owner:** The Boulevard at Church and Bland LLC

**Petitioner:** The Boulevard at Church and Bland LLC

**Location:** Approximately 3.34 acres located on the north side of West Bland Street between Winnifred Street and South Church Street.

**Request:** MUDD, mixed use development district to TOD-MO, transit oriented development mixed use optional

### **Summary**

The request would allow up to 60 townhouse units on 3.34 acres with an overall site density of 17.96 dwelling units to the acre. The request also includes options from the *South End Transit Station Area Streetscape* Standards along Lincoln and Penn Streets to allow a five-foot wide sidewalk at the back of curb rather than an eight-foot planting strip with an eight-foot sidewalk. This petition also permits porches, stoops, and stairs to encroach four-feet into the sixteen foot setback along Lincoln Street and allows reduced site triangles at the intersections of private and public streets.

### **Consistency and Conclusion**

This request is consistent with the *South End Transit Station Area Plan* and is considered appropriate for approval.

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

The surrounding properties are zoned I-2, MUDD-O, TOD-MO, and MUDD and are occupied by industrial uses and mixed use development.

### **Rezoning History in Area**

The property to the north, which is part of this project, was rezoned to TOD-MO under petition 2006-106.

### **Public Plans and Policies**

**The South End Transit Station Area Plan (adopted 2005).** This plan recommends mixed use transit supportive development on this site, which is located 1/2 mile of a transit station.

## **Proposed Request Details**

This request would allow up to 60 town house units on 3.34 acres with an overall site density of 17.96 dwelling units to the acre. The site plan accompanying this petition contains the following provisions:

- Pedestrian connections will be provided between the future roadways.
- Pedestrian scale lighting will be added along roadways.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that with the array of uses allowed in both the I-2 and TOD-M zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to the Carson Boulevard light rail station and the good street network in the South End area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

**CATS.** CATS had no comments regarding this request.

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

**Storm Water.** Storm Water Services notes that downstream complaints consist of flooding and 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 *South End Transit Station Area Plan*, which recommends transit supportive development at this location.

**Site plan.** There are no outstanding site plan issues.