

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 33

Property Owner: Blakeney Heath Limited Partnership

Petitioner: Crosland, Inc.

Location: Approximately 15.8 acres located on the northeast corner of Ardrey Kell Road and Rea Road.

Request: CC S.P.A., commercial center site plan amendment

Summary

This request proposes to amend an existing CC site plan to allow up to 95,000 square feet of retail uses.

Consistency and Conclusion

This request is consistent with the *South District Plan*, which reflects the existing commercial center zoning and therefore, would be considered appropriate for approval upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned MX-2 innovative, CC, R-9(CD), and O1(CD) and are occupied by residential, retail, and office uses.

Rezoning History in Area

The CC site plan on the property to the west across Rea Road was amended under petition 2004-37 to allow up to 495,000 square feet of retail and office uses.

Public Plans and Policies

South District Plan (adopted 1993). This plan recommends this property develop as retail uses by virtue of its prior rezoning.

Proposed Request Details

This request proposes to amend an existing CC site plan to allow up to 95,000 square feet of retail uses. The site plan also includes the following:

- A Design Review Committee will review all building elevations prior to a building permit being issued.
- The landscape strips along Rea Road and Ardrey Kell Road will be planted to match the Blakeney Shopping Center across Rea Road.
- No more than one independent building will be allowed on the site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 4,600 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 4,000 trips per day. This will have a lesser impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS had no comment regarding this request.

Connectivity. Connectivity will be provided.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and that no further requirements are needed at this time.

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

Outstanding Issues

Land Use. This request is consistent with the *South District Plan* which recommends retail uses at this location.

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

- The required buffer width should be corrected to seventy-five feet.
- Note 2 under “Design and Performance Standards” should be corrected to exclude circulation between roadways and buildings.