

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

### **Rezoning Petition No. 2007-071**

**Property Owner:** Victory Christian Center

**Petitioner:** Victory Christian Center

**Location:** Approximately 3.20 acres located on the northeast corner of South Bruns Avenue and Whitehaven Avenue.

**Center, Corridor or Wedge:** Wedge

**Request:** B-1(PED), neighborhood business, pedestrian overlay district to INST(PED), institutional, pedestrian overlay district

### **Summary**

This petition proposes to rezone the parcels from B-1(PED) to INST(PED) to permit additional institutional uses on the site.

### **Consistency and Conclusion**

The *West End PED Plan* recommends vertically mixed-uses along South Bruns Avenue on a portion of the site along with single family and multi-family development for the remainder of the site. With the adopted development standards from the *West End PED Plan*, staff feels the proposed institutional use is consistent with the intent of the plan.

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

The surrounding properties are zoned B-1, NS, MUDD, and R-8. Properties to the north and east are within the PED overlay district. These properties are occupied by multi-family and single-family dwellings, vacant lots, a religious institution, medical offices, freestanding retail, restaurants, a convenience store, and Johnson C. Smith University.

### **Rezoning History in Area**

A 1.43 acre parcel to the west on Sumter Avenue was rezoned from R-8 to UR-2(CD) in 2006. The West Trade Street and Beatties Ford Road area was rezoned to PED in 2006. In 2002 a .91 acre parcel to the east along West Trade Street was rezoned from B-2 to MUDD(CD).

## **Public Plans and Policies**

The *West End PED Plan* (2005) correctively rezoned several parcels in the area. The subject property was rezoned to B-1, Neighborhood Business. The *West End PED Plan* updated the previously adopted *Central District Plan* (1993). The recommended land use for this parcel is Mixed Use (retail, residential and/or office). The purpose of the *West End PED Plan* is to reestablish a traditional urban form of development. The plan included corrective rezonings, land use changes, site development concepts and streetscape design standards. Site development concepts in the plan recommend buildings fronting all public streets with urban open spaces and parking decks screened by active uses.

The *Central District Plan*, previously adopted by City Council recommends retail land uses.

## **Proposed Request Details**

There is no site plan associated with this conventional district request.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT staff estimated this site could generate approximately 6,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,300 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has no transportation issues with this petition.

**CATS.** CATS had no outstanding issues regarding this petition.

**Storm Water.** Storm Water Services staff identified onsite and downstream complaints consisting of flooding and erosion. This site drains to a stream listed as impaired by the NC Division of Water Quality. Storm Water Services has requested this petition to be converted to a conditional plan to address their issues.

**School Information.** This petition is institutional in nature and should not impact school enrollment.

## **Outstanding Issues**

**Land Use.** The zoning request for an institutional use is considered appropriate at this location.

**Site plan.** There is no site plan associated with this conventional district request. The *West End PED Plan* design guidelines will apply to future development of the site.