

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

### **Rezoning Petition No. 2007 - 146**

**Property Owner:** Matthew Badal

**Petitioner:** Matthew Badal

**Location:** Approximately 0.13 acres located on the east side of South Mint Street between West Park Avenue and Westwood Avenue.

**Center, Corridor or Wedge:** Corridor

**Request:** B-2, general business to TOD-MO, transit oriented development mixed-use optional

### **Summary**

This request would allow the reuse of an existing structure with future expansion to allow a three story structure with a 1,250 square foot restaurant and 2,500 square feet of office or residential uses. The request proposes options to the buffer requirement along the southern property line and to allow the existing building to encroach into the future 16-foot setback.

### **Consistency and Conclusion**

This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development on this property. This request could be considered appropriate for approval upon resolution of the outstanding site plan issue.

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

The properties to the north and west are zoned B-2 and are occupied by retail uses while the properties to the east and south are zoned R-5 and are occupied by single-family residences.

### **Rezoning History in Area**

There have been no recent rezonings in the immediate vicinity.

### **Public Plans and Policies**

***South End Transit Station Area Plan (adopted 2005).*** This plan recommends this site develop with transit supportive mixed-use development. The plan's implementation element recommends rezoning to TOD-M as part of Group III rezonings.

## **Proposed Request Details**

This request would allow the reuse of an existing structure with future expansion to allow a three story structure with a 1,250 square foot restaurant and 2,500 square feet of office or residential uses. The request proposes two options:

- # To eliminate the eight foot wide buffer requirement along the southern property line.
- # To allow the existing building to encroach approximately four feet into the sixteen foot setback.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 190 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

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

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

**Storm Water.** Storm Water Services notes that no downstream complaints are observed. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. No additional requirements are needed at this time.

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

## **Outstanding Issues**

**Land Use.** This request is consistent with the *South End Transit Station Area Plan*, which recommends transit oriented development on this property.

**Site plan.** The petitioner should remove references to an option to the minimum parking requirements since parking will be provided off site to meet this minimum. The petitioner should note that seven off site parking spaces will be provided, which can be reduced to four, when the three on street parking spaces on Mint Street are allowed.