

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-011

Property Owner: Steven D. Israel

Petitioner: Eastern Pride, Inc. – Charles Thomas & Barnes Boykin

Location: Approximately .91 acres located between W. Trade Street and W. 5th Street, north of N. Bruns Avenue

Center, Corridor, or Wedge: Wedge

Request: MUDD (CD), mixed-use development conditional district to B-1 PED-O, neighborhood business pedestrian overlay district with optional provisions

Summary

This petition proposes a stand alone retail use of up to 9,200 square feet.

Consistency and Conclusion

While this petition is not technically consistent with adopted plans and policies it does relocate an existing neighborhood business into a new building thereby freeing up a slightly larger site for potential mixed-use redevelopment. This petition is appropriate for approval.

Existing Zoning and Land Use

To the west and north of the petitioned site there is a mixture of undeveloped properties and commercial uses in the B-1 zoning district. To the east and south is a mix of vacant lots and single family homes in the R-5 and B-1 zoning districts.

Rezoning History in Area

The petitioned site was rezoned to MUDD(CD) in 2006 for a mixed-use project. A church site west of the petitioned site was rezoned to the INST district in 2007. A large area was rezoned for the West End Pedestrian Overlay District in 2006.

Public Plans and Policies

Adopted Plans and Policies that affect this area include the *West End Land Use and Pedscape Plan* (2005), *General Development Policies (GDP) for Retail Location and Design* (2003) and the *Central District Plan* (1993).

The *West End Land Use and Pedscape Plan* (2005) provides land use policy and design guidelines for new development in the West End Pedestrian Overlay District to ensure new development is constructed in a pedestrian friendly and urban form.

The *West End Land Use and Pedscape Plan* (2005) recommends vertically mixed use development on this site.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The optional provision being requested is to allow more than 35% of the frontage to be used for parking.
- The site has vehicular access to both West Fifth Street and West Trade Street.
- Permitted uses are those in the neighborhood business district excepting auto parts stores, gas station/convenience stores, and tire sales and service.
- The proposed building is set back 24 feet from the back of the existing curb on West Trade Street. It appears that the 24 feet will consist of a 16-foot planting strip and eight-foot sidewalk.
- A total of 20 parking spaces are provided, which equates to a rate of one space per 460 square feet of floor area.
- A solid waste management plan will be filed with LUESA.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 680 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 510 trips per day. This project site is located in a Wedge and appears to support the Centers, Corridors and Wedges land use strategy as limited wedge development.

CDOT had a number of specific site plan issues that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation. See attached memo for detailed comments.

CATS. CATS has no comments.

Storm Water. Storm Water Services is not requesting any additional improvements.

School Information. This petition will not affect the school system.

Outstanding Issues

Land Use. While this petition is not technically consistent with adopted plans and policies it does relocate an existing neighborhood business into a new building thereby freeing up a slightly larger site for potential mixed-use redevelopment.

Site plan. The site plan has no deficiencies.