

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -018

Property Owner: Feld Development Corporation

Petitioner: H.K. Patel

Location: Approximately 2.00 acres located on the east side of Tyvola Glen Circle, northeast of the intersection of Tyvola Road and Nations Ford Road.

Center, Corridor, or Wedge: Corridor

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

Summary

This petition proposes to amend the CC site plan for approximately 2.00 acres located on the east side of Tyvola Glen Circle, northeast of the intersection of Tyvola Road and Nations Ford Road from CC, commercial center to CC S.P.A., commercial center site plan amendment to allow up to 90 units for a five story hotel.

Consistency and Conclusion

The proposal is consistent with the *Southwest District* and the *Westside Strategic* plans which recommended office, retail or hotels on the subject parcel. This petition is considered appropriate for approval upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The subject property is zoned CC which has retail, office and hotel uses. The property to the north is currently zoned R-17MF which is developed with single family and multi-family uses. The properties to the south and west are zoned R-4 which are developed with single family dwelling units.

Rezoning History in Area

Rezoning petition 1997-15 rezoned 22.25 acres to CC. The subject property was apart of the original rezoning which allowed 24,000 square feet of office and 16,000 square feet of retail on the 2.00 acres of parcel 5. Approximately 20.34 acres located north of the subject property along Nations Ford Road was rezoned from R-17MF to INST (CD) in 2001 to allow the development of a church.

Public Plans and Policies

Westside Strategic Plan (2000) The site is within the boundaries of the *Westside Strategic Plan* and is identified as being appropriate for commercial land uses. The *Westside Strategic Plan* updated the 1993 *Southwest District Plan*, which also recommended commercial uses at this location.

Proposed Request Details

The site plan accompanying this petition shows a plan amendment to allow up to 90 rooms for a five story hotel.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 8,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 9,900 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS has no comments on this petition.

Storm Water. No downstream complaints are observed. This site drains to a stream listed as impaired by the NC Division of Water Quality.

Outstanding Issues

Land Use. This site plan amendment is consistent with the *West Strategic Plan* and the *Southwest District* plans recommendation, which was amended when the site was rezoned to commercial center.

Site plan. The following site plan issues are outstanding:

- The site plan should show how a 5'0 sidewalk will be provided from parcel 5 to each of the abutting public streets.
- The reference to previous rezoning plan/ change Petition # to 2008-18.
- Remove the Administrative Site Plan Amendment above the Development Data.
- The parcel being changed by this petition only should be highlighted.
- In the Development Tabulation indicate how much retail can be developed on parcel. Do not increase beyond previous approved plan.
- In the Development tabulation indicate what the max height will be in feet.