

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008-106

Property Owner: Marion B. Huntley, Jr.

Petitioner: Andrew Ighade, Adediji Dsinloye, and Sony Obuseh

Location: Approximately 1.95 acres on the north side of Albemarle Road Hollirose Drive and the Eastern Circumferential Road

Center, Corridor, or Wedge: Wedge

Request: R-3, single family residential, to B-1(CD), conditional neighborhood business

Summary

This petition seeks approval for 24,700 square feet of medical office and an associated pharmacy of 4,100 square feet.

Consistency and Conclusion

While not technically consistent with the adopted land use plan for this area, staff believes the proposed uses are appropriate for the location. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

Existing Zoning and Land Use

There is a religious facility to the north and east that is zoned institutional. Across Albemarle Road to the south is a large retail center and outparcels zoned commercial center. A plant nursery and garden center is to the west and is zoned B-1(CD).

Rezoning History in Area

The large retail center across Albemarle Road was approved in 1999 and was amended in 2004. The abutting church to the north and east was rezoned to INST in 2000.

Public Plans and Policies

The East District Plan (1990) recommends institutional uses for this parcel. Institutional land uses are rarely recommended for vacant parcels in adopted land use policies; however, the current land use recommendation recognizes the abutting institutional use and provides an opportunity for future expansion.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

The buffer normally required to the north and east has already been constructed by the church as part of their earlier rezoning, relieving this petitioner of that requirement.

The building is a maximum of two stories and 33 feet in height. Elevations have been provided as part of the site plan.

Additional right-of-way is being conveyed to the City as part of this rezoning.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimates that trip generation will increase from 60 trips per day under the existing zoning to 1,000 trips per day under the proposed zoning. All transportation issues have been resolved.

CATS. The petitioner has satisfied CATS request for a bus shelter pad.

Connectivity. CDOT has requested cross access to the parcels to the east and west.

Storm Water. The site will comply with the adopted Post Construction Controls Ordinance.

School Information. This non-residential proposal will not impact the school system.

Outstanding Issues

Land Use. The proposal is inconsistent with the recommended institutional land use for this area. However, staff believes the proposed medical office and accessory pharmacy are appropriate land uses for this location.

Site plan. The site plan accompanying this petition contains the following deficiencies:

An additional large maturing tree is needed in the grass planting strip in the parking lot.

The pharmacy needs to be reduced in size to 4,000 square feet for the proposed parking to be adequate. Alternatively, one more parking space needs to be added.

There is no tree save shown on the site plan. Even if the western buffer is all tree save it is inadequate. A 10% tree save area needs to be identified.

The three-foot sidewalk along the east side of the building needs to be at least five feet in width.