

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-156

Property Owner: PEN, LLP; Mr. & Mrs. D.W. Byrum

Petitioner: York Development Group

Location: Approximately 11.7 acres east of Lancaster Highway and north of Providence Road West

Request: Change from O-1(CD) (conditional office) and B-1(CD) (conditional neighborhood business) to NS (neighborhood services)

Summary

This petition seeks approval for up to 23,000 square feet of retail uses and 54,000 square feet of office space.

Consistency and Conclusion

This petition is consistent with adopted plans and policies. The South District Plan calls for a neighborhood shopping center at this intersection and the site was rezoned to permit similar uses in 1999.

Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

Existing Zoning and Land Use

There is a church in R-3 zoning across Lancaster Highway to the west with single family homes to the north and east in MX-1 and R-4 zoning. Across Providence Road West to the south are townhomes in R-8MF(CD) zoning.

Rezoning History in Area

The petitioned site was rezoned in 1999 for a mix of office and retail uses. The approved development was never built. The site across Providence Road West was rezoned to R-8MF(CD) in 1999. The site south of Providence Road West and west of Lancaster Highway was rezoned in 1997 and again in 2002, the latter being multi-family residential.

Public Plans and Policies

The South District Plan calls for a neighborhood shopping center at this intersection and the site was rezoned to permit similar uses in 1999.

Proposed Request Details

This petition seeks approval for up to 23,000 square feet of retail uses and 54,000 square feet of office space. The site plan accompanying this petition contains these additional provisions:

- Two retail and four office buildings are proposed. All buildings are limited to one story in height.
- Vehicular access consists of one full movement driveway and one right-in, right-out driveway on Lancaster Highway and one full movement driveway from Providence Road West.
- Class “B” buffers 56.25 feet in width are provided from the abutting single family residences. If these were required buffers they would need a wall or fence to allow them to be this narrow.
- Petitioners are attempting to save one large tree on the interior of the site.
- Building materials are limited to brick, stucco, stone, or other masonry material. Architectural details are permitted but all building elevations will be reviewable by Planning Commission staff for architectural and materials compliance.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT is opposing the right-in, right-out driveway on Lancaster Highway and requiring a left turn lane for the northernmost driveway. In the future, the driveway on Providence Road West will become right-in, right-out. CDOT is requesting that sidewalks be extended to the north and east to tie into existing sidewalks beyond the boundaries of this site. Right-of-way 50 from existing centerlines is needed for both thoroughfares. See attached CDOT memo for detailed comments.

CATS. CATS also requests the northward extension of the sidewalk on Lancaster Highway.

Connectivity. This site does not present any opportunities for additional vehicular connectivity. When approached about direct, internal pedestrian connectivity, the adjoining neighborhoods would grant the necessary easements.

Storm Water. Storm Water Services has requested specific language for water quality improvements that are not included on the site plan. See attached memo for detailed request.

School Information. This non-residential request will have no impact on the school system.

Outstanding Issues

Land Use. There are no land use issues associated with this petition. This request is consistent with adopted plans and policies.

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

- The site plan needs to show sidewalks from the front entrances of buildings B, D, E, and F to the public sidewalks.
- Provide pedestrian-scale lighting throughout site.
- There should be a planting strip between the driveway and sidewalk at the entrances.
- The dumpsters should not be located at the terminus of the entrance drives. They become the focal point by location.
- The notes recommended by Storm Water Services need to be incorporated into the plan.
- CDOT's concerns need to be satisfied.
- There are a large number of significant trees on the site. The petitioners need to commit to the preservation of a larger number of those trees.
- Additional commitments to "four-sided" architecture need to be made.
- Notes need to be added to the plan to ensure that the area between the buildings and the street do not appear to be utility/service dominated. That necessary equipment needs to be placed between the buildings and screened.
- A note needs to be added that supplemental plantings will be made in the buffers if necessary.