

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

**Rezoning Petition No. 2008-33**

**Property Owner:** Fay H. Culbreth and Winifred L. Culbreth, et al

**Petitioner:** Pacific Southern Development, LLC

**Location:** Approximately 2.1 acres west of Park Road between Heather Lane and Drexel Place

**Center, Corridor, or Wedge:** Center

**Request:** R-4, single family residential, and O-2, office district, to MUDD(CD), conditional mixed-use development district

**Summary**

This petition seeks approval for 40,000 square feet of retail, general and medical offices, and restaurants.

**Consistency and Conclusion**

This petition is generally consistent with *Park Road Corridor Plan* (1992), although it includes a single family lot that is recommended to remain residential by that plan. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

**Existing Zoning and Land Use**

There is an office development to the north zoned O-2. Across Park Road to the east is the Park Road Shopping Center, which is zoned B-1. To the south are several offices that were recently rezoned to MUDD(CD) for a mixed-use development. Single family homes are located to the west and are zoned R-4.

**Rezoning History in Area**

The property to the south was recently rezoned to MUDD(CD) by Petition No. 2007-127 for a mixed-use development of vertically integrated residential over ground floor retail. There have not been any other recent rezonings in the immediate vicinity.

**Public Plans and Policies**

*Park Road Corridor Plan* (1992). This plan was adopted into the *Central District Plan* (1993) by reference. It recommends “composite” uses, which is synonymous with mixed-uses, along much of the Park Road corridor.

**Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- This proposal consists of two two-story buildings along Park Road with surface parking between the buildings and the neighborhood to the west.
- Vehicular access is to Heather Lane and Drexel Place and allows travel between those two roads.
- Preservation of existing trees totals 2% of the site.
- Water quality and quantity improvements have been incorporated into the site plan.
- The mix of uses will be controlled by parking ratios established on the site plan.
- Maximum building height will not exceed 40 feet.
- A six-foot screening wall will be placed along the western edge of the property.
- An eight-foot planting strip and eight-foot sidewalk will be placed along Park Road and additional right-of-way will be dedicated.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This proposal is estimated to increase daily trips from 360 per day to 1080 per day. All CDOT comments have been addressed.

**CATS.** CATS had no comments on this site plan. Bus service is available on Park Road.

**Connectivity.** This proposal enhances connectivity in the neighborhood by providing a connection between Heather Lane and Drexel Place.

**Storm Water.** While the revised site plan commits to water quality and quantity improvements, Storm Water Services is seeking removal of a potentially conflicting note and some additional language.

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

### **Outstanding Issues**

**Land Use.** This petition is generally consistent with *Park Road Corridor Plan*, although it includes a single family lot that is recommended to remain residential by that plan.

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

- A note needs to be added that the site plan will meet the natural area requirements of the recently adopted Post-Construction Ordinance.
- A detail of the six-foot screening wall is needed. If wooden, it should include brick columns no more than 40 feet apart.
- The width of the sidewalk on Heather Lane is shown as both six and eight feet in width. This needs to be clarified.
- The MUDD district parking standard needs to be removed from the site plan to avoid confusion with the parking standards established elsewhere on the plan.
- A note needs to be added that new utility structures cannot be placed between the building and Park Road.
- A note needs to be added that clear glass is needed on the ground floor and that all tenant spaces must have opening doors from the Park Road side or the courtyard between the buildings. Those doors must not swing onto the sidewalk space.
- A low wall of 30-36 inches is needed to screen the parking along Heather Lane.
- The modifications requested by Storm Water Services need to be added to the site plan.