

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 034

Property Owner: Preservation North Carolina

Petitioner: Metro Landmarks

Location: Approximately 0.23 acres located on the west side of Euclid Avenue between East Worthington Avenue and East Boulevard.

Center, Corridor, or Wedge: Corridor

Request: R-22MF(PED)(HD-O), multi-family, pedestrian overlay district, historic district overlay, to O-2(PED)(HD-O), office, pedestrian overlay district, historic district overlay

Summary

This request proposes to rezone 0.23 acres from R-22MF(PED)(HD-O) to O-2(PED)(HD-O) to allow all uses within the office category.

Consistency and Conclusion

The adopted *East Boulevard Land Use and Pedscape Plan* recommends commercial uses on this parcel. However, commercial zoning districts allow office uses so this request is consistent with the adopted land use plan and considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-1, O-2, and R-22MF and are occupied by office and commercial uses and residential dwellings.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

East Boulevard Land Use and Pedscape Plan (adopted 2002). This plan recommends commercial land uses at this location.

Proposed Request Details

This request would allow all office uses permitted in the O-2 district.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that with the array of uses allowed in the R-22MF and O-2 zoning categories, a wide range of trip generation is possible for either the existing or proposed zoning scenarios. Given the size of the site, its proximity to transit and the good street network in the area, CDOT feels that there should only be minor impacts to the transportation system resulting from this rezoning.

CATS. CATS had no comments regarding this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding and blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. It is also noted that no additional requirements are needed at this time.

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. The adopted *East Boulevard Land Use and Pedscape Plan* recommends commercial uses on this parcel. However, commercial zoning districts allow office uses.

Site plan. There is no site plan associated with this request.