

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 071

Property Owner: TDC Morningside

Petitioner: The Drakeford Company

Location: Approximately 0.64 acres located on the south side of McClintock Road between The Plaza and Nandina Street.

Center, Corridor, or Wedge: Corridor

Request: B-2(PED), general business, pedestrian overlay district to B-2(PED-O), general business, pedestrian overlay district optional

Summary

This request would allow an option to the approved *Plaza-Central Pedscape Plan* for an eight-foot planting strip with an eight-foot sidewalk in lieu of a 16-foot sidewalk with trees in curbed planters. A residential project with 24 dwelling units is presently under construction on this site.

Consistency and Conclusion

The *Plaza-Central Pedscape Plan* recommends mixed-use development on this site, to include any combination of retail, office, and multi-family, but it anticipated ground floor retail use at this location across from the grocery store parking lot. The plan notes that planting strips are inappropriate for streets with intensive retail use because foot traffic from high-turnover parking tends to destroy the grass. Since the site is being developed entirely residential, parking turnover will be reduced, and a grass planting strip is considered appropriate. Based on these considerations, the proposed request is considered appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned B-2(PED) and O-2(PED) and are occupied by commercial and office uses.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Plaza-Central Pedscape Plan (adopted 2003). This plan recommends retail mixed use, including retail, office, and multi-family at this location.

Proposed Request Details

This request would allow an option to the approved *Plaza-Central Pedscape Plan* for an eight-foot planting strip with an eight-foot sidewalk in lieu of a 16-foot sidewalk with trees in curbed planters. A residential project with 24 dwelling units is presently under construction on this site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 500 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 500 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this request.

Connectivity. Connectivity is not an issue.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding, erosion and blockage. This site drains to a stream listed as impaired by the North Carolina Division of Water Quality. No other requirements are needed at this time.

School Information. The school planning staff did not comment on this request.

Outstanding Issues

Land Use. The *Plaza-Central Pedscape Plan* called for mixed-use development on this site, to include any combination of retail, office, and multi-family, but it anticipated ground floor retail use at this location across from the grocery store parking lot. The plan notes that planting strips are inappropriate for streets with intensive retail use because foot traffic from high-turnover parking tends to destroy the grass. Since the site is being developed entirely residential, parking turnover will be reduced, and a grass planting strip is considered appropriate

Site plan. The following outstanding site plan issue should be addressed:

- The petitioner should correct the dwelling unit per acre indicated on the plan to 37.5.