

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

### **Rezoning Petition No. 2006-02**

**Property Owner:** Providence Country Club

**Petitioner:** John Gilchrist – East-West Management Co., Inc.

**Location:** Approximately 12.14 acres west of Providence Road and south of Ardrey Kell Road.

**Request:** Change from R-3 (single family residential) to UR-2(CD) (conditional urban residential)

### **Summary**

This petition seeks approval for 54 townhomes on 12.14 acres for a resulting density of 4.4 homes per acre.

### **Consistency and Conclusion**

Although technically inconsistent with the adopted land use plan for this area, the proposal meets the General Development Policies criteria for the requested density. The Planning staff believes the proposed use is reasonable and in the public interest. Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval.

### **Existing Zoning and Land Use**

A golf course community is located to the south and undeveloped land to the west. Across Ardrey Kell Road to the north is a golf course. The above areas are zoned R-3. Also to the north is a neighborhood shopping center in a B-2(CD) zoning district. Across Providence Road to the east is a large tract of undeveloped land in the R-3 district.

### **Rezoning History in Area**

North of the shopping center a rezoning for commercial and office uses was approved in 2005. A large mixed residential rezoning was approved west of the golf course in 2004.

### **Public Plans and Policies**

- **The Providence Road / I-485 Area Plan Update (2000)** shows the subject property as Private Open Space based on its existing use as an element of a golf course when the plan was adopted.
- **The South District Plan (1993)** shows the subject property as Single-family residential. The *Providence Road / I-485 Area Plan Update* superseded this plan.
- The Residential Location and Design section of the *General Development Policies* (2003)

(GDP) provide the criteria for determining appropriate locations for higher density development. The assessment consists of a point system used to evaluate individual sites. Included in the GDP criteria are General Design Guidelines for Multi-family and Attached Single-family Development. In order to gain the four points from the Design Guidelines item, all of the standards must be met. The site's score is as follows:

Assessment Criteria	Density Category – 6 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low; 1 use in ½ mile)
Connectivity Analysis	4 (Medium High based on potential)
Road Network Evaluation	0 (No)
Design Guidelines	4 yes
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 10</b>	<b>Total Points: 12</b>

Based on the score, the site is appropriate for development at up to 12 units per acre.

### **Rezoning Request Details**

This petition seeks approval for 54 townhomes on 12.14 acres for a resulting density of 4.4 homes per acre. The site plan accompanying this petition contains the following additional provisions:

- The site is served by one full movement vehicular access to Ardrey Kell Road and one right-out driveway to Providence Road. Additional right-of-way is being dedicated. Normal curb, gutter, and sidewalk improvements will not be installed along Providence Road since there is a State road widening planned. Instead, money will be contributed to help with construction by the State.
- A 15% tree save is being proposed. A 10% area will be undisturbed and the remaining 5% area will preserve existing trees over 4 inches in diameter. This latter area is generally between the proposed homes and the golf course.
- Detached lighting is limited to 20 feet in height.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT seeks clarification that street frontage improvements will be required for that portion of Ardrey Kell Road not included in the Providence Road widening project. They also want to clarify the details of the left turn lane. See attached memo.

**CATS.** CATS is seeking an easement for, and construction of, a bus waiting pad on Providence Road.

**Connectivity.** There are no additional opportunities for connectivity on this site.

**Storm Water.** The petitioner has agreed to requests for water quality improvements although the note on the site plan actually says it will **not** incorporate those improvements. We believe that is a typo.

**School Information.** CMS estimates that this project will generate fewer school children that would development under the existing zoning. Therefore, there are no impacts to offset.

### **Outstanding Issues**

**Land Use.** Although the proposed use is technically inconsistent with the mapped land use of the Providence Road/I-485 Area Plan Update, the proposal meets the residential criteria of the District Plan General Development Policies for the requested density. The Providence Road / I-485 plan reflected the existing use of the property at that time. The conversion of this open space to residential use does not substantially affect the open space in the Providence Country Club subdivision since it is golf course community.

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

- The storm water note actually says that measures to remove 85% of total suspended solids will **not** be incorporated into the site. We hope this is a typo. If not, that is an unacceptable provision.
- One of the identified trash receptacle alternatives is within the required setback and needs to be removed.
- More details are needed on pedestrian amenities, which are needed to satisfy the residential design guidelines of the General Development Policies.
- Details of the landscaped setback on the golf course side of the property are needed.
- Units 1-4 need a sidewalk on their side of the street that connects to the Providence Road public sidewalk.
- A commitment is needed to streetscape improvements on that portion of Ardrey Kell frontage that is not part of the Providence Road widening. These need to include a six-foot sidewalk behind an eight-foot planting strip with large maturing trees planted 40 feet on-center.
- A note needs to be added to the site plan to accommodate CATS request for a bus pad.
- CDOT's concerns need to be addressed.