

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-038

Property Owner: Thad Reames, Carolyn Reames, Craig Reams, Ella Mae Reames Stewart, Virginia Reames Long, Lynda Reames Medlin

Petitioner: Clarion Homes, LLC

Location: Approximately 54.72 acres located on Reames Road north of Lakeview Road and west of Interstate 77

Request: R-3, single family residential to MX-1 (innovative), mixed use innovative district

Summary

This petition proposes to rezone approximately 54.72 acres from R-3 to MX-1 to develop 267 single family lots. The overall density is 4.9 units per acre. The innovative standards requested include street right-of-way widths, minimum lot size, setbacks, side and rear yards and lot width.

Consistency and Conclusion

The request is consistent with the *Northwest District Plan*, and the GDPs which recommend 6 up to 8 units per acre. Therefore upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Existing Zoning and Land Use

The properties to the north of the petitioned site are zoned R-3, single family residential, and R-12 MF (CD), multi-family residential. To the east and south, the properties are zoned R-3 and R-4 single family residential.

Rezoning History in Area

Since 2000, there have been four rezonings in the area immediately surrounding the subject property. Each rezoning was to allow and increase in density with the maximum density being 4.8 dwelling units per acre.

Public Plans and Policies

The proposed *Northlake Area Plan* is currently being developed that will provide future land use policy for the area. Preliminary land use recommendations may be available during the summer of 2006.

The *Northwest District Plan* (1990) provides adopted land use policy for the area that recommends single-family up to 4 DUA.

The residential portion of the *General Development Policies* (2003) applies to this site.

| Assessment Criteria | Density Category - >6 up to 8 dua |
|------------------------------------|-----------------------------------|
| Meeting with Staff | 1 (Yes) |
| Sewer and Water Availability | 2 (CMUD) |
| Land Use Accessibility | 1 (Low) |
| Connectivity Analysis | 3 (Medium) |
| Road Network Evaluation | 0 (No) |
| Design Guidelines | 4 (Yes) |
| Other Opportunities or Constraints | NA |
| Minimum Points Needed: 11 | Total Points: 11 |

Proposed Request Details

The request will allow the development of 267 single-family lots with an overall density of 4.9 units per acre. The site plan associated with this petition indicates the following:

- 9 acres of open space and 5.5 acres of tree save area.
- Detached lighting will be limited to 20 feet in height
- Innovative standards requested include for street right-of-way widths, minimum lot size, setbacks, side and rear yards and lot width.
- Streets to the east of Reames Road will be private and gated. Streets to the west of Reames Road will be publicly maintained.
- The petitioner reserves the ability to replace the berm along Reames and Lakeview with a wall with trees and shrubbery.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 1,700 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 2,600 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Since access is proposed to an NCDOT-maintained roadway, they may require a TIS as part of their driveway permit approval process. NCDOT may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- Gated entrances and card readers must be located far enough behind the back of sidewalk to allow a vehicle to queue. The area in front of the gate must also be designed so that vehicles that cannot gain entry may turn around without encroaching onto or blocking the sidewalk. These areas as designed and currently shown on the site plan cannot be approved and will be reviewed during the subdivision review process.
- Indicate how pedestrian access will be maintained to the gated subdivision. (*Second request*)
- A street stub needs to be provided to the landlocked Lees Plastering Service parcel, tax parcel #025-135-09. (*Second request*)

- The proposed street connection to Lakeview Road must intersect it perpendicularly. This item will be reviewed further during the subdivision review process.

CATS. CATS acknowledges receipt of the revised site plan and the petitioner's willingness to construct sidewalks on both sides along Reames Rd. and to provide ped access from within the property to this external sidewalk. However, CATS would like to reiterate its request for a waiting pad as per CATS DS 60.02A along both sides (inbound and outbound) on Reames Rd. CATS will provide and install benches after the construction of the waiting pads.

Connectivity. On the west side of Reames Road, a vehicular connection to the R-3 property to the north is provided. The properties to the south are developed with no opportunities for connectivity. The single-family component on the east side of Reames Road is limited on all sides by either existing development or roads.

Storm Water. The petitioner shall include the following notes under their plan note #11:

- Runoff volume for the 1-year 24-hour storm shall be detained and released within 2-5 days, and runoff peak generated from 2-year and 10-year storm events shall be held to pre-developed rates.
- Stormwater from water quality BMPs shall be released to maintain non-erosive velocities and to sheet flow through vegetated or natural buffers.

School Information. The school system reports that adequacy of existing school capacity in this area is a significant problem. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the schools.

The development allowed under existing zoning would generate 73 students, while the development allowed under the proposed zoning will produce 97 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 24. The impact to the three schools in this area is: 11 at Hornets Nest Elementary, 8 at Ransom Middle School and 5 at Hopewell High School.

Outstanding Issues

Land Use. The request is consistent with the *Northwest District Plan*, which recommends single-family land uses up to 4 DUA. The residential portion of the GDPs apply. The assessment criterion scores a density category of up to 8 DUA therefore this site is appropriate for an increase in residential density.

Site plan. The following site plan issues are outstanding:

- Increase the tree save area to 17.5 % and note such on the site plan.
- Provide pedestrian scale lighting along sidewalks and pathways.
- All CDOT, Storm Water, and other department comments must be addressed.