

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-077

Property Owners: Various

Petitioner: Modern Dwellings, LLC

Location: Approximately 3.6 acres located on the west side of Little Hope Road south of Marsh Road

Request: R-4, single family residential to UR-1 (CD), urban residential conditional

Summary

This petition proposes to develop a residential community with maximum of 13 for sale single family detached homes and up to four units in two duplex homes. The over all density is 4.7 units per acre.

Consistency and Conclusion

This petition is consistent with the General Development Policies and upon resolution of the outstanding site plan issues is appropriate for approval.

Existing Zoning and Land Use

Selwyn Farms Condominiums, zoned R-12 MF (CD), are located to the west of the petitioned site. The properties to the north, west and south are zoned R-4, single family and are either vacant or used for residential purposes.

Rezoning History in Area

The most recent rezoning in the surrounding area was petition 2005-030 for 3234 Park Road LLC. This property, located on the west side of Park Road, south of Marsh Road was rezoned from R-4 to R-12MF (CD) to accommodate 24 condominiums. Prior to this, other rezonings in the area were to eliminate the age restriction for Saint Luke's Village (2004-047) and to accommodate 11 dwelling units for the YWCA Families in Transition program (2004-036).

Public Plans and Policies

Central District Plan (1993). The *Central District Plan* (1993) recommends single family up to four dwelling units per acre for this property. The overall density for this request is approximately 4.7 dwelling units per acre. This request for an increase in density is slightly higher than the adopted plan recommendation. However, the *General Development Policies* (2003) provide guidance for appropriate locations for higher density residential development. If the petitioner works with staff and meets the design criteria, this site will score 13 points on the General Development Policies residential and design criteria. This indicates an appropriate density of up to 17 dwelling units per acre at this location.

Assessment Criteria	Density Category - >12 up to 17 dwelling units per acre
Meeting with Staff	1
Sewer and Water Availability	2
Land Use Accessibility	2
Connectivity Analysis	4
Road Network Evaluation	0
Design Guidelines	4
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 13

Park Road-Marsh Road Small Area Plan (1983). The Park Road-Marsh Road plan identifies single family residential as the appropriate land use but does not specify density.

Proposed Request Details

The site plan accompanying this petition shows 13 single-family lots, 2 lots for duplexes and a public and private road system. A new public road will provide future access to the Salvation Army property to the north. The plan shows 8-foot planting strips and 6-foot sidewalks on public streets and a 5-foot sidewalk on the private streets.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 130 trips per day as currently zoned. Under the proposed zoning, the site could generate approximately 150 trips per day. All CDOT comments have been addressed.

CATS. CATS did not have comments on this petition.

Storm Water. Storm Water Services comments have been addressed (see attached memo).

School Information. The development allowed under existing zoning would generate three students. The same number of students would be generated from development allowed under the proposed zoning. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero.

Outstanding Issues

Land Use. This request with an overall density of 4.7 dwelling units per acre is inconsistent with the *Central District Plan*. The General Development Policies supersede the adopted plan and this site does meet the residential location criteria for higher density development. Therefore, this request to allow for an increase in density at this site is appropriate.

Site plan. The following site plan issues are outstanding:

- Provide a trees survey and show the location of 17.5 % tree save area.
- Show the two large oak trees located near the proposed public street. Provide measures to preserve these trees.