

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-01

Property Owner: Numerous

Petitioner: The Boulevard Company

Location: Approximately 17.77 acres on both sides of Sherbrooke Drive, west of Sharon Road

Center, Corridor, Or Wedge Wedge

Request: R-3, single family residential, to R-4, single family residential

Summary

This petition proposes to redevelop an existing residential neighborhood at a density of up to four homes per acre. This could result in up to 68 homes on the site, which currently is occupied by 23 homes. This is a conventional district request that permits all of the uses allowed in the R-4 district and there is no site plan to provide additional details. Streets would be required to be public. Other permitted uses include schools, churches, group homes, and outdoor recreation.

Consistency and Conclusion

The *General Development Policies* state, “Note that for density increases **up to 4 du/a**, the point system provided in the matrix is not applicable. The site should be assessed to ensure that water and sewer will be provided appropriately, that the petitioner has met with staff, that an evaluation of the road network has been completed, **and that it meets appropriate design guidelines.**” Without a site plan that satisfies the single family residential design guidelines this petition is not appropriate for approval.

Existing Zoning and Land Use

The petitioned site and all adjacent properties are zoned R-3 and are occupied by single family detached homes.

Rezoning History in Area

Just to the south along Sharon Road, a rezoning to R-6(CD) was approved in 1994 and another to UR-1(CD) in 2002. The Harris YMCA was approved for expansion through a rezoning in 2005.

Public Plans and Policies

The *South District Plan* (1993) shows the subject property as single family residential. The *South District Plan* references the residential location criteria of the *General Development Policies* for areas of higher density development.

Proposed Request Details

There is no site plan accompanying this petition.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT is seeking the potential for additional connectivity from this site. That cannot be accomplished without a conditional district request and accompanying site plan.

CATS. CATS is requesting construction of a bus shelter pad at the current bus stop location.

Connectivity. Without a conditional district request with accompanying site plan there is no way to provide for future connectivity.

Storm Water. Storm Water Services has requested that this petition be a conditional district request so that water quantity and quality improvements may be sought.

School Information. Under a single family development scenario the number of students potentially generated from this site would increase from 28 to 37.

LUESA. LUESA is requesting a commitment to a solid waste management plan for the demolished houses. It is also requesting water quality improvements and peak and volume controls. See attached memo.

Outstanding Issues

Land Use. The proposed residential density would be appropriate at this location but only if the development complied with the *Residential Design Guidelines* of the *General Development Policies*. Without a site plan that satisfies the Residential Design Guidelines this petition is not appropriate for approval.

Site plan. There is no site plan accompanying this conventional district request.