

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-19

Property Owner: Family Support Services, Inc.

Petitioner: Family Support Services, Inc.

Location: Approximately 9.8 acres north of The Plaza and east of Glenfiddich Drive

Request: Change from R-4 (single family residential) to INST(CD) (conditional institutional)

Summary

This petition seeks approval for 44 residential units for “special needs adults.” The use is also described as “housing for physically and/or mentally disabled adults and senior citizens.” Existing facilities on the site already include Family Support Services administrative offices and adult development day care.

Consistency and Conclusion

This proposal is consistent with the *Northeast District Plan* (1996), which recommends institutional land uses at this location. The proposal 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

There is a single family subdivision to the west in R-4 zoning and a multi-family residential development in R-9MF(CD) zoning. There is an elementary school to the north and single family homes to the east, both in R-4 zoning. Across The Plaza to the south is an undeveloped tract in R-4 zoning.

Rezoning History in Area

There have not been any recent rezonings in this area.

Public Plans and Policies

The *Eastside Strategy Plan* (2001) is the most recent adopted land use policy for the area, but does not recommend a change in land use. The plan recommends enhancing the streetscape and mobility along The Plaza by providing and maintaining landscaping in planting strips along the street edges, where feasible, and at key intersections along the corridor to enhance the corridor image.

The *Northeast District Plan* (1996) provides land use policy and recommends institutional land uses at this location.

The residential portion of the *General Development Policies* (2003) applies to the residential housing for the physically and/or mentally disabled.

Proposed Request Details

This petition seeks approval for 44 residential units for “special needs adults.” The use is also described as “housing for physically and/or mentally disabled adults and senior citizens.” Existing facilities already include Family Services administrative offices and adult development day care. The site plan accompanying this petition contains these additional provisions:

- Elevations and floor plans are part of the petition. They indicate a three-story building approximately 43 feet in height. There are no commitments to exterior building materials.
- Pedestrian scale lighting will be provided.
- A decorative/ornamental fence will be used to secure the facility. No additional details are provided.
- Additional right-of-way along The Plaza will be dedicated and conveyed.
- Tree save area exceeds 17.5%.
- A six-foot sidewalk is provided to the public sidewalk along The Plaza.

Public Infrastructure

Traffic Impact / CDOT Comments. As of the preparation of this report CDOT had not finalized its review of the revised site plan.

CATS. CATS is requesting an easement for, and construction of, a bus shelter pad outside of the future right-of way along The Plaza. They also want an ADA compliant sidewalk along The Plaza.

Connectivity. There are no opportunities for additional connectivity from this site.

Storm Water. The petitioner has agreed to all requests by Storm Water Services, including water quality improvements.

School Information. This petition will have no impact on the school system.

Outstanding Issues

Land Use. The *Eastside Strategy Plan* (2001) is the most recent adopted land use policy for the area, but does not recommend a change in land use from the previous *Northeast District Plan* (1996), which provides land use guidance and recommends institutional land uses at this location. The *Eastside Strategy Plan* recommends enhancing the streetscape and mobility along The Plaza by providing and maintaining landscaping in planting strips along the street edges, where feasible, and at key intersections along the corridor to enhance the corridor image.

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

- While the elevations scale the building height at about 43 feet the height of the building is listed as 33.5 feet in the project summary table.
- The petition number is incorrect.
- The site plan indicates that a variance will be requested to eliminate the required buffer on the east side of the property where a driveway and easement to the elementary school is located. However, petitioner has verbally indicated that they will comply with the required buffer.
- More detail is needed on the fence and other security measures for the facility.
- CDOT and CATS issues may also need to be resolved.