

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-107

Property Owner: Neighbors Restorations, LLC

Petitioner: Neighbors Restorations, LLC

Location: Approximately 1.43 acres on the southwest corner of S. Bruns Avenue and Sumter Avenue

Request: Change from R-8, mixed residential, to UR-2(CD), conditional urban residential

Summary

This petition seeks approval for up to 25 townhomes, with a resulting density of 17.5 units per acre.

Consistency and Conclusion

The proposed land use is generally consistent with adopted policies. Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval.

Existing Zoning and Land Use

This site is surrounded on three sides by a mixture of duplexes and single family homes in R-8 zoning. On the fourth side, across S. Bruns Avenue, there is a multi-family development in R-22MF zoning.

Rezoning History in Area

A rezoning to R-8MF was approved on State Street in 1997. The West End PED overlay was approved in 2006 and a portion of it is one block from this site.

Public Plans and Policies

This site is located in the Seversville community. The *Central District Plan* (1993) recommends single family residential use at up to eight units per acre for this site and surrounding properties.

The *General Development Policies* (2003) are applicable to this site. As shown below, the site scored 14 points on the General Development Policies residential location and design assessment criteria. This indicates an appropriate density of over 17 units per acre at this location if the residential design guidelines are met.

Assessment Criteria	Density Category over 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Med)
Connectivity Analysis	5 (High)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 14

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The units are 3 to 4 stories in height, with a maximum height of 40 feet.
- Several existing trees are to be preserved but no total tree save area is calculated.
- The exterior of the site not abutting a public street contains a minimum five-foot planting strip of shrubs.
- Pedestrian scale lighting will not exceed 15 feet in height and will not be attached to buildings.
- Storm water quantity and quality controls will be provided.
- Building elevations have been submitted as part of the site plan.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT is requesting additional right-of-way if needed but since the existing right-of-way is shown incorrectly on the site plan it is unclear if additional right-of-way is needed. CDOT has established standards for on-street parking but the site plan does not indicate if on-street parking will be utilized. CDOT recommends sidewalk on both sides of the driveways into the site. Directional wheelchair ramps are needed at intersections of public and private drives.

CATS. CATS had no comments on this petition.

Connectivity. This site provides adequate connectivity in its urban setting and provides for potential additional future connectivity.

Storm Water. Storm Water Services has requested water quality Best Management Practices reflecting the draft Post Construction urban runoff protections. The petitioner has agreed to that request.

School Information. CMS concluded that this petition did not have a significant impact since it would generate only eight school children and those were spread out over three different schools.

Outstanding Issues

Land Use. This petition is consistent with adopted land use policies. If the residential design guidelines of the General Development Policies are met this petition is appropriate for approval from a land use perspective.

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

- There is no commitment to actually preserve tree save areas. “Every reasonable effort” is not an enforceable term for tree preservation.
- Since no water quality BMPs or detention areas are identified on the site plan, a note needs to be added that locations must be approved during the subdivision review process.
- Note #17 needs to be modified to provide for dedication and conveyance of additional right-of way as identified by CDOT.
- Although the proposed use is townhomes for sale, the required private open space is not shown on the site plan.
- The 20-foot driveway needs to be increased to 22 feet, per CDOT’s request.
- The petitioner needs to be aware that in order to extend the private street into abutting properties, those properties will need to be rezoned. Note #19 should be revised to acknowledge this requirement.