

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-108

Property Owner: Peter J. Jugis, Bishop of the Roman Catholic Diocese, NC

Petitioner: Centex Homes

Location: Approximately 78 acres east of Johnston Road and north of Community House Road and Endhaven Lane

Request: Change from R-3 (single family residential) to MX-2 Innovative (innovative mixed-use development)

Summary

This petition seeks approval for up to 439 townhomes or mix of 381 townhomes/duplexes. There are three alternate schemes of development but all have the same road configuration. The resulting density is up to 5.6 units per acre.

Consistency and Conclusion

This proposal is consistent with the General Development Policies. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

Existing Zoning and Land Use

The property borders single family-residential and a private school on the east, and a substantial creek/greenway/floodplain to the north. To the south across Community House Road is the Tarringdon Market retail center and the Tarringdon office development. To the south across Endhaven Lane is vacant property and the Endhaven Elementary School. To the west, another retail center is under construction.

Rezoning History in Area

There have been several recent rezonings for increased intensity, both residential and non-residential, in this immediate vicinity.

Public Plans and Policies

The *South District Plan* (1993) shows the 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.

The Residential Location and Design section of the *General Development Policies* (2003) (GDP) provide the criteria for determining appropriate locations for higher density development. The assessment consists of a point system used to evaluate individual sites. Included in the GDP criteria are General Design Guidelines for Multi-family and Attached Single-family Development. In order to gain the four points from the Design Guidelines item, all of the standards must be met. The site's score is as follows:

Assessment Criteria	Density Category - up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium; 3 uses in ½ mile)
Connectivity Analysis	2 (Medium low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes assumed)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

- Based on this score, the site is appropriate for development up to 8 dwelling units per acre, but only under a design that fully complies with the Design Guidelines.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- There are three public streets accessing the site. One each from Johnston Road and North Community House Road and extension of Barrette Place, an existing stub street on the east side of the property.
- The existing sports field on the site is likely to be relocated to the eastern edge of the site, next to the existing private school.
- There is a reduced 37.5-foot Class "C" buffer along the eastern property line. A wall will be used to allow this reduction.
- A minimum of 26 acres will be devoted to common open space.
- A minimum of 17.5% of the site will be devoted to tree save areas.
- Construction vehicles are prohibited from using Barrette Place for access to the site.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimates that this proposal would approximately double the number of daily trips from 1,300 to 2,600. A Traffic Impact Study is underway and additional comments will follow. CDOT is requesting additional right-of-way for the two adjacent public streets. Additional pedestrian/bike connections are also requested. See attached memo for detailed comments.

CATS. CATS is requesting coordination of the location of bus shelter pad along Johnston Road.

Connectivity. This petition proposes to connect to all adjoining public streets, including connecting to an existing stub street.

Storm Water. Storm Water Services is requesting water quality improvements with peak/volume controls.

School Information. Under all three development alternatives the site will produce fewer students than it would under the existing R-3 zoning.

Outstanding Issues

Land Use. There are no land use issues associated with this proposal, which is consistent with the General Development Policies.

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

- There are no provisions to address Storm Water Services water quality issues.
- There is no provision to provide a connection to the greenway trail on the other side of Four Mile Creek.
- An easement or other mechanism is needed to provide for a potential future bike/pedestrian connection from a public street to the west under the Johnston Road bridge.
- Access needs to be provided to the existing CMUD wastewater pump station at Johnston Road and Four Mile Creek.
- Greenway dedication needs to be added to the site plan.
- A note needs to be added to the site plan that commits to pedestrian scale lighting on internal public and private streets.
- CDOT issues need to be addressed.
- The Class “C” buffer abutting the existing single family residences should be left as an undisturbed buffer in common open space.
- For the lots that back up to the undisturbed buffer above, a rear yard needs to be provided that does not include the buffer.
- A detail of the landscaped setback along Johnston Road should be provided to assure that homes along Johnston Road are adequately screened and buffer from that thoroughfare.
- Pedestrian scale lighting should be provided along all internal streets, both public and private.