

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2006-110**

**Property Owner:** Looby Construction LLC

**Petitioner:** Gary W. Looby

**Location:** Approximately .48 acres located on the southeast corner of Downs Avenue and Farley Avenue

**Request:** R-5, single-family residential to R-8 (CD), single-family conditional district

### **Summary**

This petition proposes to rezone .48 acres from R-5 to R-8 (CD) to allow the construction of 3 single-family homes with an overall density of 6.25 units per acre.

### **Consistency and Conclusion**

The General Development Policies indicate that this increase in density is appropriate for this site. Upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

### **Existing Zoning and Land Use**

Zoning surrounding the petitioned site consists of R-5 single-family residential and B-1, neighborhood business. R-22 MF zoning is located approximately one block to the east. The majority of the adjacent properties are developed for single-family residential with some business uses located to the south.

### **Rezoning History in Area**

No rezonings have occurred in the area around the petitioned site in the last five years.

### **Public Plans and Policies**

*Central District Plan* (1993). The plan recommends single-family up to 5 dwelling units per acre for this and surrounding properties.

*General Development Policies* (2003). If the design criteria are met, a density of up to 17 dwelling units per acre would be appropriate for this site.

Assessment Criteria	Density Category - >12 up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Med)
Connectivity Analysis	4 (Med-high)
Road Network Evaluation	0 (No)
<b>Design Guidelines</b>	<b>4 (Yes)</b>
Other Opportunities or Constraints	NA
<b>Minimum Points Needed: 13</b>	<b>Total Points: 13</b>

## **Proposed Request Details**

The site plan associated with this petition shows the development of three single-family homes fronting on Farley Street. The driveway locations are not shown.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** This site could generate approximately 20 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 30 trips per day. This will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- The site plan should include a vicinity map.
- Construct 8-foot planting strips and 6-foot sidewalks on all abutting public streets.

**CATS.** CATS did not have comments on this petition.

**Storm Water.** Storm Water Services indicates that no additional requirements are needed at this time.

**School Information.** The development allowed under the existing zoning would generate 0.44 students, while the development allowed under the proposed zoning will produce 0.65 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 0.21. See attached memo for additional information.

## **Outstanding Issues**

**Land Use.** This request for R-8(CD) zoning will allow for the development of three single-family houses at 6.25 units per acre. This is a slight increase in the adopted plan recommendation of up to 5 units per acre. The General Development Policies indicate that this increase in density is appropriate for this site.

**Site plan.** The following site plan issues are outstanding:

- A minimum tree save area of 10% should be provided
- Elevations showing the architectural details of the proposed homes should be provided and the following should be included:
  - Building elevations should not have blank walls over 20'.
  - If a porch is constructed it should be at least 6' deep and span at least half of the width of the facade.
  - Walkways from front doors to the public sidewalk should be provided.
  - Side elevations for the corner lots should have architectural details consistent with the façade such as clear windows, roof variation, wrap around porch, etc.
- The driveway locations should be shown on the site plan.
- Assuming all houses will orient toward Fairley Street, the corner lots should have vehicular access from the side streets. Vehicular storage for the middle lot should be to the side or rear of the primary structure.
- An 8-foot planting strip and 6-foot sidewalk should be provided along all existing public streets. The planting strip and sidewalk may be adjusted to preserve existing trees.
- The site plan should clearly indicate that only single-family homes will be constructed.