

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

**Rezoning Petition No. 2006 -130**

**Property Owner:** Balmar Development Corp., et al.

**Petitioner:** Balmar Development Corp.

**Location:** Approximately 10.1 acres located on the south side of Hickory Grove Rd at the intersection of Hickory Grove Road and Shamrock Drive.

**Request:** R-15MF (CD) & R-17MF, multi-family residential to R-17MF (CD), multi-family residential

**Summary**

This petition seeks to consolidate two multi-family zoning categories (R-17MF and R-15MF (CD)) to one multi-family zoning (R-17MF (CD)), and to increase the number of allowed units from 147 to 164. Overall residential density would be 16.38 units per acre.

**Consistency and Conclusion**

The General Development Policies score indicated the site would only qualify for up to 8 dwelling units per acre. However, this request is consistent with the land use recommendations in the *Eastside Strategy Plan*.

**Existing Zoning and Land Use**

Multi-family developments are located to the east and west of the subject parcels, and are zoned R-17MF. There are single family homes on two streets to the southwest (Sunlea Lane and Dunart Court.) which are zoned R-3. Multi-family developments are located to the south of the subject properties, and are zoned R-15MF (CD) and R-20MF. Single family homes and a number of vacant properties are located to the north across Hickory Grove Rd. are zoned R-3.

**Rezoning History in Area**

A parcel to the east was rezoned from R-3 to MX-1 by petition number 2002-019 for 60 single family lots.

**Public Plans and Policies**

*Eastside Strategy Plan (2001)*. Supports recommendations in the *East District Plan (1990)* for multi-family land uses at this location.

*General Development Policies (2003)*. Supports up to 8 dwelling units per acre for this site.

Assessment Criteria	Density Category - >12 up to 17 du/a
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Med)
Connectivity Analysis	3 (Med)
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: 11</b>

### **Proposed Request Details**

This request proposes to rezone and amend an existing site plan to allow 164 multi-family dwelling units on 10.01 acres with an overall site density of 16.38 dwelling units per acre. 147 multi-family dwelling units are permitted under the existing zoning designations.

- Outdoor lighting shall be full cut-off type fixtures and will be limited to 20 feet in height. All lighting will be shielded or capped. No wall pak lighting will be installed.
- Petitioner will install an internal sidewalk system that will connect the units on the site. Pathways will be placed in open space areas.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT had the following specific comment critical to their support of the rezoning petition:

As Dunart Court is an existing maintained street, the 10 feet pedestrian connection needs to be made prior to the issuance of the first certificate of occupancy and not at an indefinite point in the future.

**CATS.** CATS had no comments on this petition.

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

**Storm Water.** Storm Water Services is requesting their normal provisions to address storm water quality and peak/volume controls. See attached memo.

**School Information.** The development allowed under the existing zoning would generate 52 students, while the development allowed under the proposed zoning will produce 47 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 5. See attached memo for additional information.

### **Outstanding Issues**

**Land Use.** None.

**Site plan.** Staff is requesting the following site plan changes:

- Provide building elevations of proposed dwelling units.
- Provide 8' planting strip and 6' sidewalk along Hickory Grove Road with sidewalk in median of entrance drive.
- Address additional CDOT and Storm Water comments.