

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-136

Property Owner: Richard Wynn

Petitioner: Richard Wynn

Location: Approximately 3.8 acres located on Coatbridge Lane south of McLaughlin Drive

Request: R-3, single family residential to R-8 (CD), single-family residential conditional district

Summary

This petition proposes to rezone approximately 3.8 acres to allow the development of a single-family residential development of 16 homes, with a resulting density of 4.2 homes per acre.

Consistency and Conclusion

This proposal needs to delete one lot to be consistent with the base residential density of four homes per acre. Upon correction of the site plan deficiencies noted below, this petition would be appropriate for approval.

Existing Zoning and Land Use

The properties surrounding the petitioned site are zoned R-3, single family residential, and are developed with single-family structures or vacant. The western 100 feet of the petitioned site is railroad right-of-way.

Rezoning History in Area

No rezonings have occurred in the area immediately surrounding the petitioned site in the past ten years.

Public Plans and Policies

The *Eastside Strategy Plan (2001)* supports recommendations in the *East District Plan (1990)* for single-family residential development at a density of up to four dwelling units per acre. The site does not meet the GDP criteria for additional increase in density, as shown in the matrix below:

The site scores a total of 9 points, 10 are needed to exceed four units per acre.

Assessment Criteria	Density Category - > up to 6 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (High)
Connectivity Analysis	1 (Med-low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 9

Proposed Request Details

The site plan accompanying this petition contains these additional provisions:

- A portion of the existing cul-de-sac is proposed for abandonment and is used in some of the proposed lots.
- Pedestrian scale lighting will be provided.
- Tree save areas totaling 17.5% of the site are proposed.
- A four-foot planting strip and five-foot sidewalk are proposed.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 340 trips per day as currently zoned and built out. Under the proposed site plan an estimated 460 trips would be generated and this would have a minor impact on the thoroughfare system. CDOT also noted that the proposed extension of the existing Coatbridge Lane cul-de-sac will require that the existing cul-de-sac bulb be removed. The residual right-of-way will need to be abandoned in order to develop Lots 1 & 16. See attached memo for detailed comments.

CATS. CATS did not have comments on this petition.

Storm Water. Storm Water Services indicates that downstream complaints consist of blockage and erosion. Requested water quality improvements have been addressed.

School Information. The development allowed under the existing zoning would generate 5 students, while the development allowed under the proposed zoning will produce 8 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 3 students.

Outstanding Issues

Land Use. The *Eastside Strategy Plan (2001)* supports recommendations in the *East District Plan (1990)* for single-family residential development at a density of up to four dwelling units per acre. The site does not meet the GDP's criteria for increased density.

Site plan. The following site plan issues are outstanding:

- The proposed four-foot planting strip will not support large maturing street trees. The note needs to be modified to require large maturing street trees within the front setbacks per the Tree Ordinance or utilize an eight-foot planting strip.
- Tree save areas need to be shown on the site plan. The railroad right-of-way may not include any tree save.
- Water quality best management practices need to be identified and located on the site plan.
- Detention locations need to be identified.
- A 30' rear yard and six-foot solid fence/wall are needed along the exterior lots to better match existing development.
- The site data table needs to include the size of the site, the existing zoning, the proposed zoning, and the use as single-family residential.
- Delete the note that refers to previous site plan comments.
- The note requested by Engineering's Land Development division needs to be added to the site plan.
- The density needs to be reduced by one lot to meet the GDPs recommended density.