

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

### **Rezoning Petition No. 2006-141**

**Property Owner:** Sharon E. King

**Petitioner:** Viscaya Randolph, LLC; Peter Schniepu

**Location:** Approximately 8.5 acres on the east side of Randolph Road between Shasta Lane and Wonderwood Drive

**Request:** Change from R-3 (single family residential) to UR-2(CD) (conditional urban residential)

### **Summary**

This petition seeks approval for up to 51 townhomes, with a resulting density of six units per acre.

### **Consistency and Conclusion**

This proposal is consistent with the General Development Policies, which support a density of six units per acre on this site. Therefore, from a land use perspective this petition is appropriate for approval. 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 on the north and east. Across Randolph Road to the southwest is single-family residential.

### **Rezoning History in Area**

There have not been any recent rezonings in the immediate vicinity.

### **Public Plans and Policies**

The *South District Plan* (1993) shows the subject 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 – 6 dua  |
|------------------------------------|---------------------------|
| Meeting with Staff                 | 1 (Yes)                   |
| Sewer and Water Availability       | 2 (CMUD)                  |
| Land Use Accessibility             | 1 (Low; 2 uses in ½ mile) |
| Connectivity Analysis              | 2 (Medium Low)            |
| Road Network Evaluation            | 0 (No)                    |
| Design Guidelines                  | 4 (Yes)                   |
| Other Opportunities or Constraints | NA                        |
| <b>Minimum Points Needed: 10</b>   | <b>Total Points: 10</b>   |

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

### **Proposed Request Details**

The site plan accompanying this petition contains the following provisions:

- Elevations depicting brick exteriors are included as part of the site plan. Notes indicate a minimum 50% masonry exterior for all buildings.
- A 30-foot class “C” buffer is proposed on the north and east sides of the site. This assumes a 25% reduction by including a fence or wall within the buffer. Clearing of underbrush and trees up to three inches in diameter is permitted. There are four fence options, although some are not solid and will not meet the requirements for reducing the buffer.
- Buildings must be set back 20 feet from the future right-of-way along Randolph Road.
- Greenway will be donated to Mecklenburg County and \$74,500 paid by petitioner for eventual construction of greenway across this site.
- Water quality improvements and storm water detention will be provided by the petitioner.
- Building height is limited to two stories and 35 feet.
- An eight-foot planting strip and five-foot sidewalk will be installed along Randolph Road and along all internal streets. Street trees will be provided along Randolph Road.

### **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT has noted that a minimum of 590 feet of sight distance is needed for any driveway to Randolph Road. They have also requested a pedestrian connection to Wonderwood Drive. See attached memo for additional detailed comments.

**CATS.** CATS' request a bus shelter pad on Randolph Road has been satisfied by the petitioner.

**Connectivity.** The potential pedestrian connection to Wonderwood Drive has been deleted with staff approval. There are no opportunities for additional vehicular connectivity.

**Storm Water.** All requests by Storm Water Services have been satisfied by the petitioner.

**School Information.** CMS estimates that 14 students would be generated under the existing zoning, but only 10 under the proposed zoning. Therefore, there is no impact on the school system from this rezoning.

## **Outstanding Issues**

**Land Use.** This proposal is consistent with the General Development Policies, which support a density of six units per acre in this location.

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

- Several of the fence options are not solid and would not allow a 25% buffer reduction.
- Allowing the removal of essentially all vegetation up to three inches in diameter from the buffer defeats the purpose of the buffer. This notes needs to be modified to allow only up to 1-inch plantings to be removed. Add a note that supplemental plantings will be planted to meet the requirements if necessary.
- The garage door notes need to delete the allowance of a five-foot separation between sidewalk and garage. An eight-foot planting strip plus a five-foot sidewalk and five-foot separation yield 18 feet from the road to the garage. This will tempt people to park in front of the garage, blocking the sidewalk. Retain the 20-foot separation between garage door and sidewalk.
- Add a note that large maturing trees will be planted 40 feet on-center in the planting strips.
- The UR districts require a six-foot sidewalk along Randolph Road.
- CDOT has noted that at least 590 feet of sight distance is needed for the driveway on Randolph Road.
- The illustration of the proposed buffer has the fence located in the inner half of the buffer.
- It is unclear why the fence does not extend all the way to Randolph Road. It is also unclear whether adjoining property owners can choose different fence options. The fence type needs to be uniform around the site.