

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-143

Property Owner: Timothy M. Smith, Donna L. Kelley, and Bryan Snow

Petitioner: Atlantic Financial Group, Inc.

Location: Approximately 1.4 acres on the northeast corner of Park Road and Park South Drive

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

Summary

This petition seeks approval for 14 townhomes, with a resulting density of 10 units per acre.

Consistency and Conclusion

This proposal is consistent with the *General Development Policies* and is appropriate for approval from a land use perspective. 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 across Park Road to the west, and across Northampton Drive to the northeast. Across Park South Drive to the southeast is a condominium adult community.

Rezoning History in Area

In 1996, the site across Park South Drive was rezoned to INST(CD) to accommodate the Cypress, a staged care residential development. In 2004, the parcel immediately north of the Cypress was rezoned to a mixed-use district to allow a gated single family residential development.

Public Plans and Policies

The *South District Plan* (1993) shows the subject property as single family residential. It 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 – 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low; 1 use in ½ mile)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	1 (Yes)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 12

Based on the score, the site is appropriate for development up to 12 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:

- This site has a single vehicular access to North Hampton Drive.
- All units have a front door to the existing street, with garages to the interior of the site.
- The townhomes are two stories in height, except three stories along Park Road.
- Additional right-of-way is being dedicated along Park Road and Park South Drive.
- Architectural elevations are included as part of the site plan.
- While a tree save area has not been calculated, the buildings have been placed to allow the preservation of a number of significant trees. The new sidewalk meanders to save nearby trees.
- Pedestrian scale lighting is provided.

Public Infrastructure

Traffic Impact / CDOT Comments. Trip generation goes from 29 up to 100 trips per day as a result of the proposed development. The site plan needs to reflect the future curblines on public streets. Wheelchair-accessible ramps need to be shown properly and driveway standards met. See attached memo for detailed comments.

CATS. The petitioner has provided an easement for the requested CATS waiting pad but not the pad itself.

Connectivity. There are no opportunities for additional connectivity in this petition.

Storm Water. Storm Water Services and LUESA have requested water quality improvements along the lines of the draft Post-Construction ordinance. The revised site plan does not satisfy these requests.

School Information. CMS estimates that fewer students would be generated under the proposed zoning than under the existing zoning. No offsets are being suggested.

Outstanding Issues

Land Use. This proposal is consistent with the *South District Plan* (1993), meets the *General Development Policies*, and is appropriate for approval from a land use perspective.

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

- Notes need to be added to provide the water quality improvements requested by Storm Water Services.
- The note regarding the CATS waiting pad needs to be modified to provide for construction of the pad.
- The elevations need to be modified, or a note added, that preclude unarticulated or blank walls on the end units of the various buildings. Of particular concern are units 1, 5, and 9. Elevations or a note are needed that ensure entrances from Park South Drive units to the street.
- A note needs to be added that at least 1.5 parking spaces per unit will be provided.
- A note needs to be added that commits to getting an approved solid waste management plan from LUESA for the homes being demolished on the site.
- A note needs to be added that commits to sidewalk easements for those portions of public sidewalk outside the right-of-ways.