

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-148

Property Owner: Glenn Mason, David Mason and Anette Mason

Petitioner: Vicus Builders, Inc.

Location: Approximately 4.7 acres located on the southeast corner of North Sharon Amity Road and Windemere Lane.

Request: Change in zoning from R-3 to UR-1(CD)

Note: Staff is recommending a one month deferral of this petition to allow the petitioner to submit a revised site plan.

Summary

This petition seeks to rezone a 4.7 acre vacant parcel from R-3 to UR-1(CD) and would allow the number of residential units to increase from approximately 14 to 25.

Consistency and Conclusion

The request is for rezoning 4.61 acres from R-3 single family residential to UR-1 (CD) urban residential, to permit construction of 25 single-family dwellings, for an overall density of 5.3 dwelling units/acre.

The proposed development is not consistent with the *South District Plan* which calls for single family residential at a density of 3.0 units/acre. However, it does meet the GDP locational criteria for a density increase to 8 dwelling units per acre, so long as it fully meets the Design Guidelines.

Existing Zoning and Land Use

The subject property is zoned R-3, as are all the properties on its perimeter. The property borders single family residential uses on the north and east and west. To the south across Sharon Amity Road are single-family homes and a church built on land zoned R-3.

Rezoning History in Area

There have been no recent rezoning actions in the immediate area.

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 *General Development Policies* (2003) supports up to 8 dwelling units per acre for this site, assuming a design that fully complies with the design guidelines. Staff is working with the petitioner towards that end.

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	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	0
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 7

The site plan originally submitted did not meet the design guidelines.

Proposed Request Details

A 25 unit residential subdivision is proposed for the site. The UR-1(CD) request includes:

- Reverse frontage lots along Sharon Amity Road
- Access from Windemere Lane
- Street trees
- Tree save areas
- Common Open Space

Public Infrastructure

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

- The second street connection to Windemere Lane. is not necessary and needs to be removed.
- A 10-foot pedestrian/bicycle connection to Sharon Amity Road. is needed.

- Radii on the right-of-way entering the hammerhead needs to be provided and the hammerhead design will need to conform to the standards of CLDS detail 11.18. This item will be reviewed further during the subdivision process.
- 8-foot planting strips and 6-foot sidewalks are required on all streets, including Sharon Amity Road.
- In the UR zoning district, setbacks are measured from an existing or future curb line. The back of the future curb line on Sharon Amity Road is located 36.5 feet from the existing centerline of Sharon Amity Road.

CATS. CATS requests that the petitioner construct a waiting pad for a shelter as per CATS Development Standards 60.03A on N. Sharon Amity Road. Additionally, CATS requests that the petitioner provide pedestrian access to the shelter pad and common open space from within the site.

Connectivity. There are no additional opportunities for connectivity on the subject property.

Storm Water. There were several drainage issues identified by Stormwater Services and they are outlined in their memorandum.

School Information. The development allowed under existing zoning would generate approximately 8 students, while the development allowed under the proposed zoning will yield 14 students. Therefore, the net increase in the number of students generated from existing zoning to proposed zoning is 6.

Outstanding Issues

Land Use. The proposed use is consistent with the *General Development Policies* assuming the petitioner meets design guidelines.

Site plan. The following site plan issues are outstanding:

- Consider turning lots 1, 2 and 3 so that the houses front Windemere Lane.
- Redesign layout so that lots along North Sharon Amity Road front on that street and have access to the rear via an alley.
- Indicate minimum improvements that will be done for the common open space. These improvements should allow it to function as a gathering area for the residents of the subdivision.
- The rear lot lines for lots 14 through 20 should be modified so that they border the common property line with the Common Open Space/Tree Save Area.

Yard Requirements

- Please increase setback to Sharon Amity Road. from 14 feet to 30 feet.
- Lot 6 needs a minimum frontage of 20 feet. 15 feet is shown.

Architectural

- Please provide building elevations.
- Please indicate building height in feet.

Buffers, Screening, Landscaping

- Please provide a tree survey.
- Please indicate whether existing trees are going to be preserved.
- See Urban Forestry comments regarding location of existing trees.
- Landscaping shown from Windemere Lane to lot 14 should be extended to include lot 13.
- Please extend brick wall from lot 14 around to the EIP corner in lot 9.
- Tree save area between lots 8 and 9 should have a minimum street frontage of 15 feet.

Parking

- A minimum of 1 parking space per unit is required. A maximum of 3 spaces a permitted per residential unit.

Streets and Sidewalks

- Please provide 6 feet sidewalks and 8 feet planting strips along existing and proposed public streets. (Show and label).
- Sidewalks may meander to avoid trees slated for protection.
- Please provide pedestrian access from hammerhead (between lots 14 and 13) to North Sharon Amity Road.