

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006-160

Property Owner: Heroldton Partners, LLC

Petitioner: Heroldton Partners, LLC

Location: Approximately 4.6 acres located on the west side of North Wendover Road and the east side of Wendwood Lane, north of Churchill Road.

Request: UR-2(CD), urban residential, conditional to UR-2(CD) S.P.A., urban residential, conditional, site plan amendment.

Summary

The petition proposes a site plan amendment to Petition 2005-140, in order to reduce the total number of units from 41 to 22 residential town home units, for at an overall density of 4.87 dwelling units per acre and to reconfigure the layout of the units.

Consistency and Conclusion

The proposed development is consistent with the *South District Plan*, which, as a result of the previous rezoning on the petitioned site, recommends multi-family residential at a density of 9.09 dwelling units per acre. The petition requests a site plan amendment to the existing UR-2(CD) zoning in order to reduce the unit count from 41 to 22 at an overall density of 4.87 dwelling units per acre. Therefore, upon resolution of the outstanding site plan issues, this petition is considered appropriate for approval.

Background

The subject property was rezoned via Petition 2005-140 from R-3 to UR-2(CD) to allow development of 41 multi-family units, at an overall site density of 9.09 units per acre.

Existing Zoning and Land Use

Surrounding properties located between Randolph Road and North Wendover Road are zoned R-22MF, O-15(CD), O-1, and UR-2(CD) and are occupied by office and multi-family land uses. Properties located west of Randolph Road are zoned R-12MF(CD), R-17MF(CD) and R-3 and are developed with single family, multi-family residential uses and a few vacant lots. R-3 zoning exists south and east of North Wendover Road, occupied with single family residences.

Rezoning History in Area

A 1.67 acre parcel to the south was rezoned to UR-2(CD) under petition 2003-115 to allow seven townhouses at an overall density of 4.2 dwelling units per acre. Petition 99-39 rezoned approximately 11.97 acres located on the southeast corner of Randolph Road and Wendwood Lane from R-3 to UR-2 (CD) to allow 240 multi-family dwelling units, at an overall density of 4.87 units per acre.

Public Plans and Policies

South District Plan (1993). The *South District Plan* shows the subject property as multi-family residential with densities greater than 25 dwelling units per acre, reduced to 9.09 units per acre by virtue of the prior rezoning case 2005-140.

Proposed Request Details

This request would allow the development of 22 residential town home units on 4.6 acres at an overall site density of 9.09 units per acre. The site plan also includes the following details:

- A maximum of two parking spaces per unit will be provided.
- The existing sidewalk along Wendover Road will remain, in order to preserve existing trees along Wendover Road.
- The 35-foot SWIM buffer will not be disturbed.
- Developer will employ an arborist to provide tree preservation that will be implemented during construction and post construction.
- Bicycle parking will be provided.
- 50-feet of right-of-way along North Wendover Road will be dedicated and conveyed to CDOT.
- Sixty percent of the exterior veneer of completed structures will consist of masonry.
- Pedestrian-scale lighting will be provided along all interior private streets.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 240 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 130 trips per day. This will have a lesser impact on the surrounding thoroughfare system. CDOT has the following specific comments:

- Internal streets connecting Wendover Road to Wendwood Lane should be public streets.
- It is requested that the Petitioner/Developer provide a 6' sidewalk and 8' planting strip on Wendwood Lane, with sidewalks meandering as needed to preserve existing desirable trees. All internal streets are recommended to have 5' sidewalks and 8' planting strips.

- The sidewalk system in the triangle area should be completed by extending it along Dexter Lane.
- Directional wheelchair ramps should be provided at all intersections of public and private streets. Directional wheelchair ramps should be provided along Sheffield Park Avenue and Bourton House Drive opposite the wheelchair ramps shown on the plan.

CATS. CATS has no issues regarding this petition.

Connectivity. Connectivity will be further addressed through the residential plan review process.

Storm Water. Storm Water Services comments have been addressed.

School Information. Adequacy of existing school capacity in this area is a significant problem. Approval of this petition will increase overcrowding and/or reliance upon mobile classrooms at the three schools in the area (Billingsville Elementary School, Alexander Graham Middle School and Myers Park High School). The development allowed under the existing zoning would generate seven students, while the development allowed under the proposed zoning will produce four students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is minus 3. See attachment.

Outstanding Issues

The petition requests a site plan amendment to the existing UR-2(CD) zoning, in order to reduce the unit count from 41 to 22 residential town home style units, at an overall density of 4.87 dwelling units per acre. The proposed development is consistent with the *South District Plan*, which, as a result of the previous rezoning on the petitioned site, recommends multi-family residential at a density of 9.09 dwelling units per acre.

Site plan. The following site plan issues are outstanding:

- Address CDOT comments.
- Correct the “existing” zoning petition number to 2005-140