

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-105

Property Owner: Pebble Creek, LLC

Petitioner: Pebble Creek, LLC

Location: Approximately 5.4 acres on the southwest corner of Allison Lane and Alvarado Lane

Center, Corridor, or Wedge: Wedge

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

Summary

This petition seeks approval for 18 duplex and triplex residential units. This results in a density of about 3.3 units per acre.

Consistency and Conclusion

The requested density is consistent with adopted plans and policies. Upon correction of the site plan deficiencies noted below this petition would be appropriate for approval.

Existing Zoning and Land Use

There is a townhome development under construction to the north and west in the MX-1 zoning district. There are undeveloped lots to the east that are zoned R-3. There is a golf course to the south that is also zoned R-3.

Rezoning History in Area

There have been several rezonings for commercial development on Providence Road in 1996, 1998, and 2004. The abutting MX-1 mixed residential development was approved in 2004.

Public Plans and Policies

The *I-485 / Providence Road Area Plan* (2000) recommends residential uses at four to six units per acre on this site.

The *South District Plan* (1993) shows the proposed land use for the subject properties as single family residential. The Plan specifically makes reference that the public sector should make

efforts to preserve the Allison Lane neighborhood, which is where these petitioned parcels are located.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- Access is provided by a new public cul-de-sac from which a private road serves the site.
- Pedestrian scale lighting is provided throughout the development.
- Stormwater detention/BMP areas are illustrated but there are no notes to indicate commitment or details.
- A Class “C” buffer is provided on the east and south sides of the development.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has identified several deficiencies with the proposed streets. They desire that a note be added that these specifications will be resolved during the subdivision process. See attached memo for detailed comments.

CATS. CATS had no comments on this petition. The nearest transit service is an express park and ride at the Promenade Shopping Center, north of I-485.

Connectivity. Since the development uses private streets the petitioner has not provided additional connectivity to the golf course to the south. Since there are other north-south connectivity options staff is in agreement with this proposal.

Storm Water. While the site plan illustrates locations for detention and BMPs there are no commitments to construct them or any standards for such construction. The site plan does not satisfy the requests of LUESA or Storm Water Services.

School Information. CMS estimates that the small increase in allowable density (and the relatively small number of units) will not result in any additional students.

Outstanding Issues

Land Use. There are no land use issues associated with this petition. It is appropriate for approval from a land use perspective.

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

- There are no commitments to tree saves or calculations of tree save areas. A minimum 15% tree save is needed and it cannot include the sewer easement within the SWIM buffer.
- There is no commitment to the water quality/quantity improvements requested by LUESA and Storm Water Services.
- The note requested by CDOT needs to be added to the site plan.

- A note is needed to provide street trees as per the Tree Ordinance along Allison Lane. Along the private streets the note should commit to large maturing trees 40 feet on-center. If the planting strip is less than six feet they will need to be on the lot side of the sidewalk.
- The note “Buffers will be undisturbed whenever possible” is not an enforceable standard. The note needs to clarify to what standard the buffers are disturbed/undisturbed.
- The notes requested by Engineering and Property Management need to be added to the site plan, including the notification that wetlands may exist on the site and contact information for permitting agencies.