

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-122

Property Owner: Three of Diamonds, LLC

Petitioner: Scott & Lisa Yarbrough and Walt & Helen Perry

Location: Approximately .46 acres located on the north side of Hermitage Court between Hermitage Road and Providence Road.

Center, Corridor or Wedge: Wedge

Request: R-22 MF (HD-O), multi-family residential to R-5 (HD-O), single family residential within the Hermitage Court Historic District

Summary

This petition proposes to rezone approximately .46 acres from R-22 MF to R-5 in order to provide zoning consistency within the Hermitage Court Historic District. This is a conventional, third party rezoning request. The existing multi-family structure on the property will become non-conforming as a result of this petition.

Consistency and Conclusion

This request is more consistent with the Central District Plan than the current R-22 MF zoning and will help achieve consistency within the neighborhood. This petition is considered appropriate for approval from a land use perspective.

Existing Zoning and Land Use

The subject property is zoned R-22 MF and occupied with a multi-family structure. The properties to the north, east and west are zoned R-5, single family residential. The property to the south is zoned R-6 MF (CD) and two multi-family structures are located on the site. This property was rezoned in 1976.

Rezoning History in Area

The most recent rezoning petition in the immediate area was 2006-075 for Southeast Resort Investment Partners, LLC. The request involved approximately 0.55 acres located on the northwest corner of Hermitage Court and Providence Road and proposed to rezone it from R-5, single family residential, up to five dwelling units per acre to MUDD-O, mixed-use development district – optional. This petition was denied by a vote of 11-1.

Prior to petition 2006-075 the most recent zoning action in the immediate area was for the establishment of the Hermitage Court Historic District April 2006.

Public Plans and Policies

Central District Plan (1993). The *Central District Plans* recommends single family residential up to 4 dwelling units per acre.

Proposed Request Details

There is no site plan associated with this conventional rezoning petition.

Public Infrastructure

Traffic Impact / CDOT Comments. Consistency with Transportation Action Plan (TAP):

The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and appears to support the Centers, Corridors and Wedges land use strategy.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians, and bicyclists.

Vehicle Trip Generation

This site could generate approximately 60 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 20 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this petition.

Storm Water. Storm Water Services indicates that no additional requirements are needed at this time.

School Information. The school system indicates that there is the potential of one (1) student being generated if the subject property is rezoned. See attached memo for additional information.

Outstanding Issues

Land Use. The *Central District Plans* recommends single family residential up to 4 dwelling units per acre.

Site Plan. No site plan issues are associated with this conventional request.