

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-128

Property Owner: Stone-Hunt Development, LLC

Petitioner: Stone-Hunt Development, LLC

Location: Approximately 6.76 acres located on both sides of Main Street between Baxter Street and Baldwin Avenue

Center, Corridor or Wedge: Wedge

Request: R-8, single family residential to UR-2 (CD), urban residential conditional district

Summary

This petition proposes to rezone 6.76 acres for the development of 74 multi-family homes for sale. The overall density is 10.9 units per acre.

Consistency and Conclusion

The proposed rezoning is consistent with objectives of the *Cherry Small Area Plan*. However, the site plan contains many deficiencies that should be resolved prior to this petition being considered for approval.

Existing Zoning and Land Use

The property is surrounded by residential zoning and land use. Multi-family zoning exists for the property to the northwest and southeast with single family residential to the northeast and southwest.

Rezoning History in Area

In February 2007, rezoning petition 2007-007 for the property located at the northwest corner of Avant Street and Main Street was rezoned from R-8 and R-22 MF to UR-2 (CD). The proposed development consists of 42 independent living units within one building. The site plan accompanying the petition includes 21 parking spaces, access to Baxter and Main Streets and 6-foot sidewalks and 8-foot planting strips on all streets.

Public Plans and Policies

The *Cherry Small Area Plan* recommends R-8 single family in this area "...until an appropriate site plan is submitted and approved to ensure that the density and scale of multi-family development will be compatible with the adjacent uses."

GDP guidelines for assessing the design of residential development are applicable. Given 4 points for acceptable site and building design the proposal scores 14 points which allows over 17 dwelling units per acre.

| Assessment Criteria | Density Category - >17 dua |
|------------------------------------|----------------------------|
| Meeting with Staff | 1 (Yes) |
| Sewer and Water Availability | 2 (CMUD) |
| Land Use Accessibility | 3 (High) |
| Connectivity Analysis | 4 (Med-low) |
| Road Network Evaluation | 0 (No) |
| Design Guidelines | 4 (Yes) |
| Other Opportunities or Constraints | NA |
| Minimum Points Needed: 12 | Total Points: 14 |

Proposed Request Details

The site plan accompanying this petition shows 59 units however the notes indicate that 63 units may be constructed. This should be clarified. There are two building designs: one with parking and one without. The plan shows the abandonment of a portion of Main Street and a new connection from Main to Luther.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT comments have been addressed.

CATS. CATS had no comments on this petition.

Storm Water. Storm Water Services request that the petitioner remove notes #21 and #26 in their entirety from the site plans, and include the following note in its entirety:

The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply.

School Information. This development will add approximately 3 students to the schools in this area. See attached memo for additional information.

Outstanding Issues

Land Use. The proposed rezoning to UR-2 CD is consistent with objectives of the *Cherry Small Area Plan* provided the site plan and building design meet adopted policies.

Site plan. The following site plan issues are outstanding:

- Large maturing trees at 40-feet on center in the planting strip along all public ROW should be provided.
- The petitioner should provide details of walls and fences.
- Common open spaces and amenities should be shown.
- The petitioner should clarify the number of permitted buildings.
- The parking space configuration in the parking lot should be shown.
- The minimum 10% tree save area should be indicated with existing trees labeled as being preserved.
- Buffer and screening abutting the single-family homes should be provided and a cross section of the buffer treatments shown.
- Since the proposed units are attached, the minimum 400 square foot sub lot for private open space should be shown on the site plan.
- Additional details are needed for the following areas: tree save; storm water detention and building elevations.
- Indicate the minimum open space and the improvements.
- Note #13 should indicate the maximum height of the lighting.
- Label the trees that are to be saved.
- Provide 10% of the site in tree save area.
- Provide buffer and screening abutting the single-family homes and show a cross section of the buffer treatments.
- Parking areas should be screened from the public right-of-way and the abutting properties.
- Indicate the FAR.
- Show if the units are condos, apartments, or town homes. If they are town homes, indicate the minimum 400 square foot sub lot for private open space.
- Show the existing trees located in the buffer (note #7).
- The following note on the site plan should be corrected as indicated: “New extension connecting ~~El~~ Main to Luther”.
- All other department comments should be addressed.