

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-129

Property Owner: Robert T. Drakeford

Petitioner: Robert T. Drakeford

Location: Approximately 0.42 acres located on the southwest corner of Auten Street and Duckworth Avenue.

Center, Corridor or Wedge: Wedge

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

Summary

This petition seeks to allow up to five single family detached homes in an urban environment, resulting in an overall density of 11.9 dwellings per acre.

Consistency and Conclusion

This petition is inconsistent with adopted plans and policies in that the requested density is too high. A density of 11.9 homes per acre in the form of single family residential results in too much impervious area and an associated lack of tree save and open space. Reducing the number of lots from five to four would still exceed the recommended density but would at least provide the potential for a quality development through a more sensitive site plan.

Existing Zoning and Land Use

There are single family homes to the west, north, and east of the site, all in the R-8 zoning district. To the south is a site with several dilapidated or abandoned buildings recently rezoned to UR-3(CD).

Rezoning History in Area

The petitioned site was rezoned (petition 93-100A) from a multi-family residential district to its current R-8 designation in 1993 as part of the implementation of the Central District Plan.

The property to the south was recently rezoned (petition 07-104) to UR-3(CD) for a mixed-use project of retail, condos, and townhomes.

Public Plans and Policies

Central District Plan (1993). This plan provides the current land use policy for this area and recommends single family residential at a density of up to eight dwelling units per acre.

Proposed Request Details

The site plan accompanying this petition contains the following provisions:

- The five single-family homes all have garages. Four of the garages are serviced by a private “alley” or common driveway. The fifth is serviced by a long driveway from the street to the rear of the home. The proposed “alley” is only nine feet in width.
- The site plan reflects the district requirement for an eight-foot planting strip and six-foot sidewalk along both public streets.
- Reduced side yards of only 3.75 feet are being proposed.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT has noted that the minimum alley width is 16 feet. Since the existing rights-of-way along both Auten Street and Duckworth Avenue are just 30 feet, an additional 10 feet of right-of-way needs to be dedicated and conveyed along both streets.

CATS. CATS had no comments on this petition.

Connectivity. There are no opportunities for additional connectivity from this small site.

Storm Water. Storm Water Services is not requesting any additional improvements due to the small size of the site.

School Information. The increase from the currently allowed three homes to five homes would not have a significant impact on the school system.

Outstanding Issues

Land Use. This proposal is inconsistent with the *Central District Plan*, which recommends a maximum density of eight dwelling units per acre on this site.

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

- There is no proposed tree save as required by the Tree Ordinance.
- The proposed “alley” does not meet adopted development standards. A minimum of 16 feet plus gutter or concrete strip is needed.
- Additional right-of-way is needed on both public streets. This may affect the location of the required setback. These issues need to be resolved with CDOT.