

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 - 022

Property Owner: Lola Ross

Petitioner: Centex Homes

Location: Approximately 31.02 acres located on the northwest corner of Tyvola Centre Drive and West Tyvola Road.

Center, Corridor, or Wedge: Wedge

Request: BP(CD), business park conditional district to BP(CD), SPA, business park conditional district site plan amendment and MX-2(INNOV), mixed use district innovative

Summary

This request would allow a maximum of 195 attached or detached for sale residential units on 28.13 acres at an overall site density of 6.93 dwelling units to the acre. The request also proposes to amend an existing BP(CD) site plan adjoining the multi-family proposal to show the required 100-foot project edge for the business park development.

Consistency and Conclusion

This request is consistent with the *General Development Policies* location and design guidelines assessment criteria which recommend a density of up to eight dwelling units to the acre at this location. Therefore, the request is considered appropriate for approval. There are no outstanding site plan issues.

Existing Zoning and Land Use

The surrounding properties are zoned B-2(CD), R-12MF(CD), and BP(CD) and are occupied by multi-family development, office uses, and a golf driving range.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Southwest District Plan (adopted 1993). This plan recommends mixed use and commercial center land uses at this location. The plan recommends a Neighborhood Convenience Center in the area surrounding the subject parcel, and Business Park uses for the subject site.

General Development Policies (adopted 2003). These policies provide location and design guidelines for higher density residential development, to ensure new development enhances the surrounding community. This site scored a total of 11 points under the assessment criteria which translates into a recommendation of 6 to 8 dwelling units to the acre.

Assessment Criteria	Density Category - >6 up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	2 (Med-low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 11

Proposed Request Details

This request would allow a maximum of 195 attached or detached for sale residential units on 28.13 acres at an overall site density of 6.93 dwelling units to the acre. The request also proposes to amend an existing BP(CD) site plan adjoining the multi-family proposal to show the required 100-foot project edge for the business park development. The site plan also includes the following:

- # The 50-foot setback along West Tyvola Road and the 30-foot setback along Tyvola Centre Drive will both be landscaped to class “C” buffer standards.
- # Site lighting will be limited to 15-feet in height and will be pedestrian in scale.
- # The petitioner has requested an innovative standard to waive yards adjoining the 100-foot wide BP project edge.
- # The petitioner will provide 15% of the project area for tree save.
- # The petitioner will install sidewalks all on internal private roadways.
- # The petitioner will construct a CATS bus shelter pad along West Tyvola Road as requested by CATS.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 6,000 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 1,390 trips per day. This will have a lesser and minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. The petitioner will construct a CATS bus shelter pad along West Tyvola Road as requested by CATS.

Connectivity. Connectivity is not an issue.

Storm Water. All storm water comments have been addressed.

School Information. CMS notes that the development allowed under existing zoning would generate 0 students, while the development allowed under the proposed zoning will produce 37 students. Therefore, the net change in the number of students generated from the existing zoning to proposed zoning is 37. See attached memo for additional information.

Outstanding Issues

Land Use. The *General Development Policies* provide location and design guidelines for higher density residential development, to ensure new development enhances the surrounding community. This site scored a total of 11 points under the assessment criteria which translates into a recommendation of 6 to 8 dwelling units to the acre.

Site plan. There are no outstanding site plan issues.