

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2008 -029

Property Owner: Friendship Community Development Corporation

Petitioner: Friendship Community Development Corporation

Location: Approximately 0.60 acres located on the northwest corner of Custer Street and Catherine Simmons Avenue.

Center, Corridor, or Wedge: Wedge

Request: R-12MF, multi-family to UR-2(CD), urban residential conditional.

Summary

This petition proposes to rezone approximately 0.60 acres located on the northwest corner of Custer Street and Catherine Simmons Avenue from R-12MF, multi-family to UR-2(CD), urban residential conditional, to allow the development for up to nine for lease townhomes and seven renovated for lease townhomes.

Consistency and Conclusion

This proposal is inconsistent with the *Central District Plan* which recommends multi-family on the subject parcel. The proposal is also inconsistent with the *General Development Policies*. Since the proposal renovates existing multi-family units and adds new townhomes for an overall density of 26 dwelling units per acre. This petition is considered appropriate for approval upon resolution of outstanding site plan issues.

Existing Zoning and Land Use

The subject property is zoned R-12MF which is developed with existing multi-family units. The property to the north and are zoned R-12MF developed with multi-family uses. The properties to the west are zoned B-1 and are developed with business uses.

Rezoning History in Area

Rezoning petition 2006-034 rezoned 310.3 acres to create the *West End Land Use and Pedscape District*.

Public Plans and Policies

The *Central District Plan (1993)* The site is within the boundaries of the *Central District Plan* which recommends multi-family land uses on the subject parcel.

The *General Development Policies (2003)* Provides the location and design guidelines for residential developments to ensure that the new development enhances the surrounding community. Given 4 points for acceptable site and building design the proposal scores 13 points which allows up to 17 dwelling units per acre.

Assessment Criteria	Density Category – Up to 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (High)
Connectivity Analysis	4 (Med-high)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
	Total Points: 13

Proposed Request Details

The site plan that accompanies this petition shows a plan that will allow the development of up to nine new for lease townhomes and seven renovated townhomes.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 80 trips per day as currently zoned. Under the proposed rezoning the site could generate approximately 140 trips per day. This will have a minor impact on the surrounding thoroughfare system.

Connectivity. There are no connectivity issues with this petition.

Storm Water. Downstream complaints consist of flooding, erosion and blockage. This site drains to a stream listed as impaired by the NC Division of Water Quality.

School Information. The development allowed under existing zoning will generate 4 students, while the development allowed under the proposed rezoning will produce 3 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero.

Outstanding Issues

Land Use. This rezoning request is consistent with The *Central District Plan* and *General Development Policies* which recommends multi-family.

Site plan. The following site plan issues are outstanding:

- The site plan should show the parking screened on the western side of the site.
- All the units should have a minimum five foot sidewalk to the public streets.
- A Type II modified driveway with an eight foot entrance should be shown on the plan.
- A ten foot Class C buffer with evergreens and shrubs along the property edge adjacent to the existing single family use should be shown on the plan.
- The 400 foot private open space is not required if units are for rent.
- The note for rental units should be added on the site plan in the Site Development Section.