

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2008-030**

**Property Owner:** BRC Salome Church, LLC

**Petitioner:** BRC Salome Church, LLC

**Location:** Approximately 14.30 acres located on the west side of Salome Church Road, north of N Tryon Street

**Center, Corridor, or Wedge:** Corridor

**Request:** R-3, single family residential and R-22 MF (CD), multi-family residential conditional district to R-17 MF (CD), multi-family residential conditional district

### **Summary**

This petition proposes to rezone approximately 14.30 acres for the development of 216 multi family residential units for rents. The overall density is 14.3 units per acre.

### **Consistency and Conclusion**

The proposed request is inconsistent with the Northeast Area Plan which recommends 12 dwelling units per acre. Therefore, this request cannot be supported in its current form. If the density is reduced per the recommendations of the plan, staff could recommend approval of this petition.

### **Existing Zoning and Land Use**

The majority of the subject property is zoned R-3, single family residential. The conditions associated with the two-acre site zoned R-22 MF (CD) (petition 98-43(c)) are for the construction access or future permanent access for the adjoining multi-family site. The adjacent properties to the south are zoned R-22 MF and R-3 and are developed with multi-family residential or are vacant. The properties to the north, east, and west are zoned and developed for R-3 purposes.

### **Rezoning History in Area**

The most recent rezonings in the immediate area were petitions 07-047 for Dave Ransenberg and 07-143 for Gateway Homes. Both of these rezonings were approved in January 2008. The properties are located on the north side of Tryon Street at Pavilion Boulevard. Both rezonings are for commercial development.

### **Public Plans and Policies**

***Northeast Area Plan (2000).*** The Northeast Area Plan (2000) recommends residential land uses at a density of 12 dwelling units per acre (dua) for these parcels.

### **Proposed Request Details**

The plan shows a maximum of 216 for-rent, 3-story, multi-family units with an overall density of 14.3 units per acre. Parking is provided at the rate of 1.5 spaces per unit and 12.5% or 1.89 acres of trees save area is provided. The amenities for the development include a clubhouse, pool and sand volleyball court. A public road will be constructed to the Reeves property to the west of the site.

### **Public Infrastructure**

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

**CATS.** CATS did not have comments on this petition.

**Connectivity.** The site plan accompanying this petition does include a stub for a vehicular access to the adjacent property should the property develop. In addition, the petitioner is providing a pedestrian and bicycle connection to the shared property line with the existing multi-family development.

**Storm Water.** Storm Water Services comments have been addressed.

**School Information.** The development allowed under existing zoning will generate 22 students, while the development allowed under the proposed zoning will produce 38 students. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is 16. See the attached memo for additional information.

### **Outstanding Issues**

**Land Use.** The proposed request is inconsistent with the adopted land use plan which recommends a density of 12 units per acres. The proposed density is for 14.3 units per acre.

**Site plan.** There are no outstanding site plan issues.