

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2006 - 61

Property Owner: Melvin and Hilda Motsinger

Petitioner: Mike Parks of Tryon Coastal Ventures

Location: Approximately 19.2 acres located north of York Road and west of Greybriar Forest Lane.

Request: R-3, single-family to R-8MF(CD), multi-family conditional district.

Summary

This request proposes to rezone approximately 19.2 acres to R-8MF(CD) to allow 130 for sale townhomes at a density of 6.8 dwelling units per acre.

Consistency and Conclusion

The General Development Policies recommend up to six dwelling units per acre on this site and this petition is requesting a density of 6.8 dwelling units per acre. Since the petitioner is committing to a minimum of fifty percent open space with 17.5 percent being tree save area, this request would be appropriate for approval.

Existing Zoning and Land Use

The surrounding properties are zoned R-3 and B-1 and are occupied by single-family dwellings, retail, and vacant property.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

Southwest District Plan (adopted 1991). This plan recommends single-family residential development at this location with up to three dwelling units per acre.

General Development Policies (adopted 2003). The policies assess a site and assign appropriate density. These policies are applicable to this request.

Assessment Criteria	Density Category – >6 up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2
Connectivity Analysis	1
Road Network Evaluation	0
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 10

As indicated in the worksheet above, this site scores 10 points which results in a recommended density of up to six dwelling units per acre.

Proposed Request Details

This request would allow the development of 130 for sale townhomes on approximately 19.2 acres. The site plan also includes the following:

- The petitioner will maintain a fifty foot class “C” buffer around the exterior of the site.
- Access to the site will be provided from a new public road that will be constructed from Highway 49 for future connectivity to Shopton Road West.
- Amenity areas to include picnic facilities, club and pool, and walking trails will be provided.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 550 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 780 trips per day. This will have a minor impact on the surrounding thoroughfare system.

CATS. CATS did not comment on this request.

Connectivity. Connectivity will be provided.

Storm Water. Storm Water Services notes that no additional requirements are needed at this time.

School Information. The development allowed under existing zoning would generate 30 students, while the development allowed under the proposed zoning will produce 17 students (this is based on the original request for 134 units). Therefore, the net change in the number of students from the existing zoning to the proposed is 13 students fewer.

Outstanding Issues

Land Use. The General Development Policies criteria recommend up to six dwelling units per acre on this site and the proposed request would allow 6.8 units per acre.

Site plan. There are no outstanding site plan issues.