

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007 - 05

Property Owner: Hulme Repair, LLC

Petitioner: Hulme Repair, LLC

Location: Approximately 2.59 acres located on the southeast corner of East Woodlawn Road and Rockford Court.

Request: R-4, single-family to UR-2(CD), urban residential conditional district

Summary

This request would allow 20 townhouse units on 2.59 acres with an overall site density of 7.7 dwelling units to the acre.

Consistency and Conclusion

This request is consistent with the *General Development Policies* locational criteria which recommends up to twelve units to the acre on this site. All site plan issues should be addressed prior to approving this request.

Existing Zoning and Land Use

The properties to the east, west, and south are zoned R-4 and are occupied by single-family dwellings while the property to the north across East Woodlawn is zoned B-1 and is occupied by a gas convenience store.

Rezoning History in Area

There have been no recent rezonings in the immediate vicinity.

Public Plans and Policies

The South District Plan (adopted 1993). This plan recommends single-family residential with up to three dwelling unit per acre at this location. This plan also references the location criteria of the General Development Policies for areas of higher density development.

The General Development Policies – Transit Station area Principles (adopted 2001). These policies recommend the establishment of transit supportive development within a ½ mile walk of a rapid transit station. This property is located within ½ mile of a future South Corridor light rail station.

The General Development Policies (adopted 2003). These policies are applicable to this site. As shown below, the site scored twelve points on the *General Development Policies* location and design assessment criteria. This indicates an appropriate density of up to twelve units per acre.

Assessment Criteria	Density Category – 12 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium; 3 uses in ½ mile)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 11	Total Points: 12

Proposed Request Details

This request would allow 20 townhouse units on 2.59 acres with an overall site density of 7.7 dwelling units to the acre. The site plan also includes the following:

- The petitioner will maintain a twenty-foot undisturbed buffer around the perimeter of the site.
- The petitioner will designate 17.5% of the site for tree save area.
- The petitioner will dedicate and convey additional right-of-way along East Woodlawn Road.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 100 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 120 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

CATS. CATS requests that the petitioner construct a shelter pad as per CATS Development Standards 60.04A on Woodlawn Road.

Connectivity. Connectivity will not be required.

Storm Water. Storm Water Services notes that downstream complaints consist of flooding, blockage and erosion. This petition is located within the South Boulevard Phase II Storm Drainage Improvement Project.

School Information. Adequacy of existing school capacity in this area is not a problem. The development allowed under the existing zoning would generate five students, while the development allowed under the proposed zoning will produce one student. Therefore, the net change in the number of students generated from existing zoning to proposed zoning is minus 4. See attachment.

Outstanding Issues

Land Use. This request is consistent with the *General Development Policies*, which recommend up to twelve units to the acre at this location.

Site plan. The following site plan issues are still outstanding:

- The site plan should show the future right-of-way along East Woodlawn Road and indicate a 20-foot setback from this right-of-way.
- The petitioner should show sidewalks from the front doors of units connecting to a sidewalk system through the site.
- CATS is requesting that the petitioner construct a bus shelter pad on East Woodlawn Road.