

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-007

Property Owner: Stonehunt Development

Petitioner: Stonehunt Development

Location: Approximately 1.05 acres located on the northwest corner of Baxter Street and Avant Street

Request: R-8, single family residential to UR-2 (CD), urban residential conditional

NOTE: Petitioner has requested a decision the same night as the public hearing. Staff currently opposes this petition.

Summary

This petition proposes to develop 42 age-restricted independent living units within one building on 1.05 acres.

Consistency and Conclusion

Since the request is for age-restricted housing, staff considers this an institutional use and is willing to support the petition with an exceptional site plan that respects the neighborhood's residential character. Since there are no locational guidelines for institutional uses this petition is appropriate for approval from a land use perspective. However, the site plan accompanying this petition contains such serious deficiencies and does not meet the GDP criteria for higher density development. Therefore, staff is prevented from recommending approval of this petition.

Existing Zoning and Land Use

Adjoining the subject property on all sides is R-6, single-family residential zoning. The majority of the properties are vacant or developed for residential purposes with the exception of Pleasant Hill Baptist Church located on the property to the northwest.

Rezoning History in Area

There have been no rezonings in the immediate area in the last five years.

Public Plans and Policies

Central District Plan (adopted January 1993). This plan recommends Single Family Residential (up to 8 dwelling units per acre) on the subject acreage.

Cherry Small Area Plan (adopted January 1993). This plan was developed as a general policy guide document to assist in land use decisions in the Cherry community. One of the goals of the Plan is to promote stabilization of the neighborhood by “upgrading the existing housing stock and promoting new housing development and homeownership opportunities. The Plan recommends Mixed Residential (up to 8 dwelling units per acre) on the properties in question. It should be noted that at the time of its adoption, the Plan recommended rezoning the properties in question from R-22MF (Multifamily Residential, up to 22 dwelling units per acre) to R-8 (Mixed Residential, up to 8 dwelling units per acre) in order to better reflect the existing housing stock at that time. Pursuant to the goals contained within the Plan, these properties were rezoned on October 11, 1993 with the approval of Rezoning Petition 93-80.

The *General Development Policies* (adopted November 2003) provide criteria for determining appropriate residential density and location. The *GDPs* Residential Location and Design Assessment Matrix was performed on the subject project to determine appropriate density, and the analysis does not support development over 17 dwelling units per acre.

Assessment Criteria	Density Category – over 17 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	2 (Medium)
Connectivity Analysis	5 (High)
Road Network Evaluation	1 (Yes)
Design Guidelines	0 (No)
Other Opportunities or Constraints	NA
Minimum Points Needed: 14	Total Points: 11

Proposed Request Details

This petition proposes the development of 42 independent living units within one building. The site plan accompanying this petition includes 21 parking spaces, access to Baxter and Main Streets and 6-foot sidewalks and 8-foot planting strips on all streets.

Public Infrastructure

Traffic Impact / CDOT Comments. This site could generate approximately 80 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 150 trips per day. Both trip generations have changed from the previous plan because of a reduction in site area. This new plan will have a minor impact on the surrounding thoroughfare system. CDOT has the following specific comments that are critical to their support of the rezoning petition:

- In the UR districts, setbacks are measured from proposed or existing curblines. Any of the following street cross-sections should be used on Baxter, Avant, and Main Streets:
 - 26’ face/face local street with standard curb (50-foot right-of-way plus sidewalk easements)

- 27' face/face local street with standard curb and recessed parallel parking on one side of the street (45-foot right-of-way plus sidewalk easements)
- 34' face/face local street with standard curb and recessed parallel parking on both sides of the street. (51-foot right-of-way plus sidewalk easements)

CATS. CATS has no comments on this petition.

Storm Water. Storm Water Services report downstream complaints consist of flooding and blockage. They are requesting water quality improvements with peak/volume controls.

School Information. The school system has not commented on this petition, which is an elderly housing development with no potential to generate school-aged children.

Outstanding Issues

Land Use. Staff considers institutional uses compatible with residential uses and is generally willing to support such petitions with exceptional site plans that respect the neighborhood's residential character. The GDP's do not establish locational guidelines for institutional uses therefore this petition is appropriate for approval from a land use perspective. However, the site plan associated with this petition falls short of meeting the GDP criteria for higher density development. Therefore, staff is prevented from recommending approval of this petition.

Site plan. The following site plan issues are outstanding:

- The maximum height of building and lighting is not "filled in" under the General Notes.
- The General Notes refer to curb, gutter, planting strips, and sidewalk along Luther Street, which is not in or near the petition.
- Please indicate how this project may be developed in phases as it is one building.
- Buffers, tree save area and common open space are not indicated on the site plan.
- The Site Legend indicates 22 parking spaces are required and only 21 are noted and shown.
- The elevations of the end of building facing Baxter and Main Streets should be shown. Such elevations should look like a building front and not a blank wall side.
- There is a need to provided Useable Common Open Space and show design.
- Provide pedestrian scale lighting through out the site.
- Provide more building frontage on both Main and Baxter Street. This can be accomplished by breaking the one large linear building into two "L"-shaped buildings
- The building does not relate to the residential character of the neighborhood. (i.e. massing, scale and materials).
- More pedestrian level detail and uses need to be provided on ground floor (i.e. porches, entries, patios, etc.)
- Provide more variation in building footprint, to treat massing of building.
- Provide architecture material descriptions.