

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-34

Property Owner: Fat Cat Properties, Inc.

Petitioner: Simonini Builders

Location: Approximately 0.81 acre on the northwest corner of Park South Drive and Old Reid Road

Center, Corridor, Or Wedge Wedge

Request: R-3, single family residential, to R-5(CD), conditional single family residential

Summary

This petition seeks approval to convert two single family lots to four single family homes. This results in a density of 4.9 homes per acre.

Consistency and Conclusion

The proposed land use is consistent with adopted plans provided the Residential Design Guidelines are met. Correction of the site plan deficiencies noted below would satisfy the Residential Design Guidelines and make this petition appropriate for approval.

Existing Zoning and Land Use

To the south the property abuts a single family-development with lots backed up to Park South. To the north across Old Reid Road is a church and a telephone switching station. Diagonally across Old Reid and Park South is a fire station. To the east across Park South is the former Garden Secrets center, now redeveloped as single-family homes in a gated community with lots backed up to Park South. As such, the two existing lots comprising the subject property are isolated from direct frontage with surrounding single family homes.

Rezoning History in Area

There have been numerous rezonings approved for increased residential density along Park South Drive.

Public Plans and Policies

The *South District Plan* (1993) shows the subject property as single family residential. The *South District Plan* references the residential location criteria of the General Development Policies for areas of higher density development. The site's score is as follows:

Assessment Criteria	Density Category - up to 6 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Low; 1 use in ½ mile)
Connectivity Analysis	3 (Medium)
Road Network Evaluation	0 (No)
Design Guidelines	4 (upon correction of site plan)
Other Opportunities or Constraints	NA
Minimum Points Needed: 10	Total Points: 11

- Based on this score, the site is appropriate for development up to 8 dwelling units per acre under a design that fully complies with the Residential Design Guidelines.

Proposed Request Details

The site plan accompanying this petition contains the following additional provisions:

- A 14.2% tree save area is proposed.
- The front setback on Old Reid Road is reduced to 15 feet by meeting the 10% tree save requirement.
- A total of 35 feet from the centerline of Park South Drive will be dedicated and conveyed and 30 feet from the centerline of Old Reid Road if those widths do not already exist.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT estimates that trip generation will increase from 20 trips per day to 40 trips per day. The proposed driveways do not meet standards and correction of that issue may significantly change the proposed site plan. See attached memo for detailed comments.

CATS. CATS had no comment on this petition. There is no transit service on Park South Drive.

Connectivity. There are no additional connectivity opportunities on this small site.

Storm Water. Storm Water Services is not requesting any additional improvements due to the small size of the site.

School Information. The school system estimates that two students would be generated under the existing zoning and three students under the proposed zoning, for a net increase of one student.

Outstanding Issues

Land Use. The proposed development is not consistent with the mapped use of the *South District Plan*. It does meet the GDP locational criteria for density at up to eight dwelling units per acre, so long as it fully meets the Residential Design Guidelines. As such, the land use proposed is appropriate, subject to correction of site plan deficiencies.

Site plan. The site plan accompanying this petition contains the following deficiencies:

- A note is needed to provide an eight-foot planting strip and five-foot sidewalk with street trees in planting strips along both public streets.
- Provide conceptual elevations, making sure that architecture and footprints are varied between each home.
- Since the garages are so near the side or rear property lines they should be limited to one story in height. Add a note that restricts the height of the detached garages to 20 feet and one story.