

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2007-140

Property Owner: Eleanor M. Moody, Trustee and Dewey and Elizabeth Gail

Petitioner: Hill Land Corporation (formerly The Altura Group)

Location: Approximately 14.80 acres located on the east side of Reames Road between Bella Vista Court and Lawnmeadow Drive

Center, Corridor or Wedge: Wedge

Request: R-3, single family residential to UR-1 (CD) urban residential conditional district.

Summary

This petition proposes the development of up to 95 for sale single-family attached homes at a density of 6.64 dwelling units per acre.

Consistency and Conclusion

The *Northwest District Plan* recommends four (4) units per acre and the site qualifies for up to six (6) units per acre under the *General Development Policies*. However, the proposed development meets the design guidelines of the GDP for higher densities and provides an innovative and creative housing opportunity with a small increase in the recommended density. Therefore, staff is recommending approval of this petition upon resolution of the outstanding site plan issues.

Existing Zoning and Land Use

To the south of the subject site, the property is zoned I-1 (CD) and is developed as an industrial/warehouse use. The properties to the north and to the west are zoned R-3 and are either vacant or developed for residential purposes. Interstate 77 abuts the property to the east.

Rezoning History in Area

The most recent rezoning in the area was petition 2000-103 for the property located to the north of the petitioned site. The 2000 rezoning from R-3 to R-4 (CD) allowed the development of 45 single-family detached dwellings on 11.35 acres at an overall site density of 3.96 dwelling units per acre.

Northwest District Plan (adopted 1990). This plan recommends residential land uses at a density of up to four dwelling units per acre for the subject property.

General Development Policies (GDP). The site scores ten points and does not meet the minimum eleven points needed for eight dwelling units per acre.

Assessment Criteria	Density Category - >6 up to 8 dua
Meeting with Staff	1 (Yes)
Sewer and Water Availability	2 (CMUD)
Land Use Accessibility	1 (Med-low)
Connectivity Analysis	2 (Med-low)
Road Network Evaluation	0 (No)
Design Guidelines	4 (Yes)
Other Opportunities or Constraints	NA
Minimum Points Needed: 12	Total Points: 10

However, the petition meets the GDP design guidelines as follows:

Encourages pedestrian activity by orienting the building to the street and providing pedestrian access to streets.

Providing a good circulation system through the use of sidewalks and encourages other forms of access by the use of alleys. The site also provides more than one entrance off Reames Road.

Reserves a meaningful amount of the site as common open space which is combined with the water quality and detention facilities.

Proposed Request Details

This petition proposes the development of up to 95 for sale single-family attached and detached homes at a density of 6.64 units per acre. The plan shows a combination of single family, duplex, triplex and quadraplex units. Two (2) public street connections to Reames Road and a private alley system to access the garages located behind the units. A 50-foot class "A" buffer is provided only the southern and eastern boundaries of the site. A water quality and detention area is shown along Reames Road. Building elevations have also been provided.

Public Infrastructure

Traffic Impact / CDOT Comments. Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Wedge and does not appear to support the Centers, Corridors and Wedges land use strategy as inappropriately scaled development within a Wedge.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians, and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 410 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 670 trips per day. This 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:

- The conditional plan needs to provide five-foot sidewalks and eight-foot planting strips on all new internal streets, based on the TAP and best practices.
- CDOT requests that the petitioner convey in fee simple any additional right-of-way needed along Reames Road to provide the minimum width and that accommodates the required left-turn lane, a four-foot bike lane, and the eight-foot planting strip.

CATS. The conditional plan needs to provide six-foot sidewalks and eight-foot planting strips on Reames Road, as well as five-foot sidewalks and eight-foot planting strips on all new internal streets, based on the TAP and best practices. (Note: The Zoning Ordinance requires internal streets within the UR-1 district to have six-foot sidewalks and eight-foot planting strips.)

Storm Water. Storm Water Services had no additional comments on this petition.

School Information. CMS reports that this rezoning will have no impact on the school system (see attached memo).

Outstanding Issues

Land Use. The site scores a total of ten points for residential location criteria in the *GDP* which allows for up to six dwelling units per acre.

Site plan. The following site plan comments are outstanding:

The UR-1 district does not allow triplex and quadraplex units. These units should be converted to duplex or single family units.

Six-foot sidewalks and eight-foot planting strips should be shown along Reames Road and all internal streets.

A buffer should be provided between the private alley and the adjoining properties to the north. Details of the buffer should be shown on the site plan.

Screening and landscaping should be provided to shield the view of the alleys from Reames Road.

The amount and location of the tree save area should be indicated on the site plan.

All CDOT issues should be addressed.