

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005 - 108

Property Owner: Maxfield Bowen

Petitioner: Maxfield Bowen

Location: Approximately 1.24 acres located on the west side of Beatties Ford Road, south of McIntyre Avenue.

Request: R-4, single-family to R-8MF(CD), multi-family conditional district.

Summary

This request proposes to rezone 1.24 acres to allow a fraternity house in an existing 2,773 square foot residence with a future 3,000 square foot expansion.

Consistency and Conclusion

The Northwest District Plan recommends single-family development on this site. However, district plans do not typically identify appropriate sites for fraternal uses and are reviewed on a case by case basis. Therefore, this site could be considered appropriate for approval upon resolution of the outstanding site plan issues. It should be noted that the petitioner did not have ample time to respond to the staff's site plan comments.

Existing Zoning and Land Use

The surrounding properties are zoned R-4 and are occupied by single-family dwellings.

Rezoning History in Area

A parcel farther north on Beatties Ford Road was rezoned under petition 2005-64 to allow a day care facility.

Public Plans and Policies

Northwest District Plan (adopted 1990). The Northwest District Plan recommends single-family residential up to four dwelling units per acre for this site.

Proposed Request Details

This request proposes to rezone 1.24 acres to allow a fraternity house in an existing 2,773 square foot residence with a future 3,000 square foot expansion.

- The petitioner has received a variance to reduce the buffer along the northern property line.

Public Infrastructure

Traffic Impact / CDOT Comments. CDOT notes that this site could generate approximately 50 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 20 trips per day. This will have a minor impact on the surrounding thoroughfare system

CATS. CATS is requesting the construction of a waiting pad on Beatties Ford Road.

Connectivity. Connectivity is not an issue.

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

School Information. This request will not impact the school system.

Outstanding Issues

Land Use. Since district plans do not identify locations for fraternal uses and are reviewed on a case by case basis this request could be viewed as appropriate for approval.

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

- The site plan should show the future right-of-way line and the setback line from the new right-of-way.
- The petitioner should remove the parking between the building and the street.
- The petitioner should correct the petition number on the site plan.
- A reduced buffer should be shown along the southern property line.
- The buffer width should be shown along the western property line.
- The cross-section for the buffer along the driveway should be corrected to reflect the variance.
- The required landscaping in the parking lot should be shown.
- CATS comments should be addressed.
- The plan should note that the petitioner will install the five foot sidewalk and eight foot planting strip along Beatties Ford Road.
- A note should be added to the plan indicating that the existing structure will remain and the future addition will be architecturally compatible.
- The plan should include a note that lighting will not exceed twenty feet in height and that it will be fully shielded and capped with no wall “pak” lighting allowed.
- The future 3,000 square foot expansion should be noted in the site data.