

## **\*PRE-HEARING STAFF ANALYSIS\***

### **Rezoning Petition No. 2005 - 140**

**Property Owner:** Mary C. Bayne

**Petitioner:** The Boulevard 2000 LLC

**Location:** Approximately 4.51 acres located west of North Wendover Road and northeast of Wendwood Lane.

**Request:** R-3, single-family to UR-2(CD), urban residential conditional district.

### **Summary**

This request would allow the development of forty-one multi-family units on 4.51 acres at an overall site density of 9.09 units per acre.

### **Consistency and Conclusion**

This request is consistent with the South District Plan, which indicates that most of the site should develop with multi-family with up to twenty-five dwelling units per acre. Therefore, this request would be considered appropriate for approval upon resolution of the outstanding site plan issues.

### **Existing Zoning and Land Use**

The surrounding properties are zoned a combination of O-15(CD), O-1, and UR-2(CD) and are occupied by office and multi-family development.

### **Rezoning History in Area**

A 1.67 acre parcel to the south was rezoned to UR-2(CD) under petition 2003-115 to allow seven townhouses at an overall density of 4.2 dwelling units per acre.

### **Public Plans and Policies**

**South District Plan (adopted 1993).** This south district plan recommends that most of this parcel develop as multi-family with up to twenty-five dwelling units per acre.

## **Proposed Request Details**

This request would allow the development of forty-one multi-family units on 4.51 acres at an overall site density of 9.09 units per acre. The site plan also includes the following:

- Non-residential uses will not be allowed.

## **Public Infrastructure**

**Traffic Impact / CDOT Comments.** CDOT notes that this site could generate approximately 130 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 240 trips per day. This will have a minor impact on the surrounding thoroughfare system. Additional CDOT comments are attached.

**CATS.** CATS has no issues regarding this petition.

**Connectivity.** Connectivity is not an issue.

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

**School Information.** This development will add approximately 16 students to three schools in this area. The development allowed under existing zoning would generate 4 students, while the development allowed under the proposed zoning will produce 16 students. Therefore, the net increase in number of students generated from existing zoning to proposed zoning is 12.

## **Outstanding Issues**

**Land Use.** This request is consistent with the South District Plan, which recommends that most of this site develop as multi-family with up to twenty-five dwelling units per acre.

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

- The petitioner should note on the site plan that additional right-of-way to total fifty feet from the centerline of North Wendover Road will be dedicated and conveyed to CDOT prior to the issuance of a certificate of occupancy.
- The petitioner should include pedestrian scale lighting on all interior streets. This lighting should be shielded with full cut-off.
- Open space and tree save area locations should be shown on the plan with amenities.
- The setback along North Wendover Road should be increased to twenty feet from the future back of curb. Currently the notes indicate a fourteen foot undisturbed setback, but it also shows a six foot wide sidewalk within the fourteen foot setback.
- A note should be added to the plan indicated that the six foot wide sidewalk may meander as long as a minimum eight foot wide planting strip is provided to save existing tree six inch in caliper and larger.