

**JUNE 10, 2004**

**101 BLK BOOTH FIELD RD**

**ZONE CHANGE**

**From:** A-U Urban Agriculture

**To:** R-1C Single-Family Residential

**Acreage:** 27.103 acres

**Applicant:** Robert Wimsatt (0405.1557)

|  |   |   |
|--|---|---|
| <b>Property Zone Existing Use</b>                              | <b>to North</b><br>A-U<br>Woodland                          |   |
| <b>to West</b><br>A-U<br>Single-Family residences and woodland | <b>Subject</b><br>A-U ⇄ R-1C<br>Vacant                      | <b>to East</b><br>R-1C<br>Single-family residential subdivision |
|  | <b>to South</b><br>A-U<br>Farmland, single-family residence |   |

**GENERAL LAND USE CRITERIA**

**Apply, if marked below:**

*Described in Comprehensive Plan on pages 445-448*

**Environmental** ☒

- E1** Flood Plains
- E2** Steep Slope
- E3** Historical & Archaeological Sites
- E4** Soils
- E5** Plant & Animal Life

**Urban Services** ⌘

- ⌘ **U1** Roadway Capacity
- ⌘ **U2** Electricity Supply
- ⌘ **U3** Water Supply
- ⌘ **U4** Stormwater Disposal
- ⌘ **U5** Sanitary Sewage Disposal

**Development Patterns** ❖

- D1** Land-Use Intensity, Clusters and Buffers
- D2** Land Use versus Street Function
- ❖ **D3** Intersection & Driveway Spacing
- D4** Roadway Buffer Standards
- D5** Lot Sizes & Proportions
- ❖ **D6** Residential Development
- D7** Non-Residential Development
- D8** Building Quality

**Proposed Zone & Land Use Plan**

The applicant is seeking an R-1C Single-Family Residential zone. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations.

**SPECIFIC LAND USE CRITERIA**

- (a) Building and lot patterns** should conform to the criteria for “Urban Residential Development” (D6).
- (b) Existing, expanded or new sanitary sewers** – Urban low-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

**Applicant's Findings**

Applicant is seeking an R-1C Single-Family residential zone. The subject property is located in an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations. Urban low-density residential use consists of dwelling located in areas with sanitary sewers, at densities up to 9 dwelling units per acre. This use exists widely in Central Residential and Urban Residential areas

The subject property consists of 27.103 acres situated to the west of Harbor Trace Subdivision. The proposed lot layout for Harbor Hills, as shown on the preliminary subdivision plat, provides for 48 lots to be developed on 27.103 acres, resulting in a gross density of 1.77 homes per acre. The proposed use complies with all applicable criteria of the Comprehensive Plan, as follows:

Building and lot patterns shall conform to the criteria for “Urban Residential Development” (D6) as follows: Residential area should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and arranged so they do not become irritants within the neighborhood. When land is proposed to be developed or redeveloped for urban-density residential uses, such development should be designed as either a “regular subdivision” or a “planned development.”

Urban low-density residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. The preliminary subdivision plat for the subject property

includes construction plans for extending sanitary sewer services. This plan has been reviewed and approved by RWRA.

The proposed zoning change is in compliance with the Comprehensive Land Use Plan and meets all applicable criteria.

### Planning Staff Review

The subject property is located in the 101 block of Booth Field Rd. Land use criteria applicable to this request are reviewed below.

#### GENERAL LAND USE CRITERIA

##### Environment

No important environmental criteria apply to the subject property.

##### Urban Services

All urban services are available to the site. A preliminary subdivision plat has been submitted proposing to extend sanitary sewers to the site.

##### Roadway Capacity

Booth Field Rd is a major collector. The addition of traffic from 48 lots onto Booth Field Rd should not overburden the capacity of the existing roadway. The GRADD Transportation Planner has evaluated the entire projected development and has not recommended any roadway improvements to date.

##### Development Patterns

The subject property adjoins A-U Urban Agriculture zoning to north, south and west. To the east of the subject property is a single-family residential subdivision, Harbor Trace Subdivision, developed by the applicant of this zoning request. The existing residential subdivision is adjacent to this zoning request. A preliminary subdivision plat has been submitted for the area between the existing Harbor Trace Subdivision and Booth Field Rd, which coincides with the subject property of this zone change request. The preliminary plat includes 48 lots on approximately 27 acres. The preliminary plat submitted in conjunction with this zoning request includes construction drawings for the sanitary sewer connection and street connection from the existing Harbor Trace Subdivision.

#### SPECIFIC LAND USE CRITERIA

The proposal meets the criteria for sanitary sewer systems for a low-density residential area by providing construction drawings to extend this service to the proposed development. The applicant has planned the subject property as a "regular subdivision" meeting all applicable regulations.

### Planning Staff Recommendations

Staff recommends approval because the proposal is in compliance with the community's Comprehensive Plan. This recommendation is made subject to the findings of fact that follow:

#### Findings of Fact:

1. The subject property is located in an Urban Residential Plan Area, where urban low density residential uses are appropriate in limited locations;
2. The subject property is adjacent to existing R-1C Single-Family Residential zoning and the existing Harbor Trace Subdivision;
3. A preliminary subdivision plat has been submitted for the subject property; and,
4. Sanitary sewer is proposed to be expanded to serve the subject property.