

APRIL 11, 2002

2307 REID RD, PORTION 2311 REID RD

ZONE CHANGE

From: A-U Urban Agriculture
To: R-1C Single-Family Residential
Acreage: 31.743 acres
Applicant: Jerry & Donna Butler, John & Pam Vanover, Norma Belcher (0204.1476)

Property Zone Existing Use	to North MHP & A-U <i>Mobile Home Park, residential</i>	
to West R-1A & A-U <i>Residential</i>	Subject A-U ⇄ R-1C <i>Cropland</i>	to East MHP & A-U <i>Cropland, Mobile Home Park, Residential</i>
	to South A-U & R-1A <i>Residential</i>	

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 a Future Urban Plan Area, where low-density residential uses are appropriate in very-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.
- (c) **Only logical expansion** In Future Urban Plan Areas, new locations of urban low-density use should not be established. However, existing areas of this use may be expanded onto contiguous land.

Applicant's Findings

The subject property is located in a Future Urban Plan Area where urban low-density residential use is appropriate in very-limited locations.

The owners of the subject 31.74 acre parcel plan to develop the property for single-family residential, consisting of 113 lots resulting in a density of 3.56 lots per acre. Access to the project will be provided by a new 34-foot curbed and guttered street from Reid Road. All services are provided including an 8” water main along Reid Road and a new sewer trunk line just recently constructed by RWRA along a Yellow Creek tributary to the north. All lots will be served by sanitary sewer.

Specific Criteria that applies to this application are as follows:

- a. Building and lot patterns should conform with the criteria for “Urban Residential Development” (D6).

The proposed development is joined on the north by Colony Mobile Home Park, a high-density manufactured Home Subdivision. Other developments in the area include low to moderate density residential including Brownwood Manor, Reynolds, Greenbriar, Thruston Heights Subdivisions on Reid Road and Graham Lane.

The proposed development is consistent with existing

growth patterns in the area.

- b. Existing, expanded or new sanitary sewer.

As stated above, the subject development is to be served by new sanitary sewer, which was recently completed by RWRA.

- c. Logical expansion.

The proposed development is a logical expansion of existing high-density residential development to the north. Proposed development is consistent with older subdivision in the general area including those specifically named above.

The proposed rezoning complies with all applicable criteria and is therefore in compliance with the adopted comprehensive land use plan.

Planning Staff Review

The subject property is located in the 2301 block of Reid Rd. A preliminary subdivision plat has been submitted for approval. Land use criteria applicable to this proposal 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 with a sanitary sewer system approved by RWRA for construction.

Roadway Capacity

Reid Rd is classified as a major collector. The Transportation Element of the adopted Comprehensive Plan includes data provided from Green River Area Development District's transportation model which includes 24 hour average daily traffic volumes for a study population of 100,000. This data shows Reid Rd with a projected 24-hour average traffic volume of a minimum of 400 vehicles per day to a maximum of 5000 vehicles per day. Actual traffic counts performed recently by the transportation planner at GRADD documented a 24-hour count of 1,550 vehicles with the road operating at a Level of Service "A". One hundred and thirteen proposed lots would generate additional traffic volume of a maximum of 10 trips per day per each dwelling unit or 1,130 total

additional vehicles per 24-hour period. This would result in a in a total traffic volume on Reid Rd after development of 2,680 vehicles per day, still well below the projected maximum of 5,000 vehicles. Given these figures, the current capacity of Reid Rd would seem more than adequate to support this development without improvements.

Development Patterns

The subject property is located in an area with heavy residential development. Numerous property divisions have occurred along the road frontage of Graham La and Reid Rd, with single-family housing developing on these lots, which are mostly zoned A-U Urban Agriculture. A residential subdivision zoned R-1A Single-Family Residential is located across Reid Rd and manufactured home subdivision borders the subject property to the north. The applicant's preliminary subdivision plat includes approved drawings for sanitary sewers to serve the subject property. RWRA plans with this sewer expansion to eventually provide sewer service to other properties in the vicinity.

Intersection & Driveway Spacing

Reid Rd is classified as a major collector with intersection access point spacing of 250 feet. The preliminary subdivision plat submitted for review limits the access point to one point in the middle of the property frontage. This access point will serve the entire acreage via a street constructed to public improvement specifications.

Roadway Buffer Standards

A 30-foot roadway buffer applies to the subject property along Reid Rd.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is a logical expansion of the existing low-density residential uses prevalent in the immediate vicinity. The expansion of sanitary sewer systems makes the subject property suitable for urban residential development. The property is located within the urban service area. Low-density residential uses have developed along Reid Rd and Graham La in the general vicinity. Urban residential development (Colony Mobile Home Park) adjoins the property to the north.

Planning Staff Recommendations

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

Conditions:

1. Access to Reid Rd shall be limited to one access point as shown on the submitted preliminary subdivision plat; and,
2. Sanitary sewers shall be constructed and connected to the public sanitary sewer system in accordance with RWRA specifications and approval.

Findings:

1. The subject property is located in a Future Urban Plan Area, where urban low-density residential uses are appropriate in very-limited locations;
2. The subject property is contiguous to R-1A Single-Family Residential zoning and MHP Manufactured Housing Park zoning;
3. The subject property is adjacent to residential uses;
4. Residential uses are prevalent in the immediate vicinity;
5. The applicant's proposal is a logical expansion of existing low-density residential use; and,
6. The subject property will be served by sanitary sewers.