

MAY 9, 2002

4100 BLOCK MEDLEY RD

ZONE CHANGE

From: A-U Urban Agriculture
To: R-1C Single-Family Residential
Acreage: 8.297 acres
Applicant: Robert J. Wimsatt (0205.1478)

Property Zone Existing Use	to North A-U & R-1C Woodland , residential	
to West A-U Woodland	Subject A-U ⇄ R-1C Woodland	to East R-1C Residential
	to South R-3MF Residential	

**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 a 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 dwellings 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 8.297 acres situated to the south of Doe Ridge and the west of the Turtle Creek Subdivision. The proposed lot layout as shown on the preliminary subdivision plat provides for 27 residential single-family lots to be developed resulting in a gross density of approximately 3.25 homes per acre. The proposed use complies with all applicable criteria of the comprehensive plan, as follows:

Building and lot patterns shall conform with the criteria for “Urban Residential Development” (D6), as follows: Residential areas 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 may be properly established. The preliminary subdivision plat for the subject development 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 thereof.

Planning Staff Review

The subject property is located in the 4100 block of Medley Road and is adjacent to the previously approved Doe Ridge and Turtle Creek Subdivisions. 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. The preliminary subdivision plat submitted by the applicant includes construction drawings approved by RWRA for extending sanitary services to the subject property.

Roadway Capacity. Medley Road, classified as a major collector, has a pavement width of approximately 18 feet with no curbs or gutters. Prior to development of Turtle Creek and Doe Ridge subdivisions, the road served as access for only a few developed properties surrounded by farmland.

Zone changes and subdivision approvals have occurred to date based on the roadway capacity being adequate to serve these new developments without overburdening Medley Rd. As development continues, we must review anticipated traffic generation to ensure the capacity of Medley Rd is not overburdened.

To date, 111 lots have received preliminary or final approval in Turtle Creek and Doe Ridge, combined. With this zone change request, 27 additional lots are proposed for preliminary approval, bringing the total lots available to 138.

The addition of 27 lots should not significantly lower the level-of-service of Medley Rd, according to the Transportation Planner at GRADD. Peak hour traffic would total approximately 138 vehicles, 10% of the average trips per day of 1380. The applicant has provided a revised conceptual plan showing the proposed transportation network for the anticipated development of

the remaining farm acreage extending to Booth Field Rd. A minor collector street is planned to eventually extend west from the currently developed area directly to Booth Field Rd. This will provide an alternate vehicular route to serve the neighborhood in addition to Medley Rd. The Transportation Planner has been given a copy of this plan for his review and comment.

The Transportation Planner at the Green River Area Development District will advise the Planning Staff when improvements are necessitated by future development to maintain acceptable level of service on Medley Rd.

Development Patterns

Property to the north is zoned R-1C Single-Family Residential and is a portion of Doe Ridge Subdivision. Property to the east is also zoned R-1C and is a portion of Turtle Creek Subdivision. Property to the west and south remains A-U Urban Agriculture and is existing pasture and woodlands.

The proposed pattern of development is lots under ½ acre in size fronting upon internal streets that extend from the previously approved sections of Doe Ridge Subdivision and Turtle Creek Subdivision. The proposed lots would be a continuation of urban low-density uses and consistent with the criteria for residential development.

The proposal includes a common area corridor between the two subdivisions, which may become part of the Greenbelt at a future time.

SPECIFIC LAND USE CRITERIA

The applicant's proposal is consistent with the specific land use criteria. The applicant's preliminary subdivision plat indicates that sanitary sewers can and will be expanded to the site.

Planning Staff Recommendations

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

1. The subject property is located within an Urban Residential Plan Area, where urban low-density residential uses are appropriate in limited locations;
2. Sanitary sewers are proposed to be expanded to the site;
3. The subject property immediately adjoins areas of urban low-density residential zoning; and,
4. The proposed development of the subject property should not significantly lower the level-of-service of Medley Road.