

JUNE 13, 2002

4300 BLOCK EAGLE CREST DR

ZONE CHANGE

From: A-U Urban Agriculture
To: R-1A Single-Family Residential
Acreage: 5.513 acres
Applicant: Hayden Park Developers c/o Ron Jones (0206.1482)

Property Zone Existing Use	to North A-U Farmland	
to West R-1A Single-family residential under construction	Subject A-U ↔ R-1A Farmland	to East A-U Farmland
	to South R-1A & A-U Farmland and single-family residential under construction	

**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-1A 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 expanded.

Applicant's Findings

Applicant is requesting a R-1A Single-Family Residential Zoning classification. The subject property is located in a Urban Residential Plan Area where urban low-density residential land uses are appropriate in very-limited locations.

The subject property is to be developed as 13 single-family residential lots having a minimum frontage of 75 feet and a minimum area of 10,000 S.F.

This land use classification requires that sanitary sewer service be provided to each lot. Urban low-density residential uses should occur only where sanitary sewer exists or may be expanded or where new systems may be properly established. Expansion in sanitary sewer services in the general area is presently underway by RWRA with additional expansion expected within a few months, which will bring sewer service to Reid Road at Yellow Creek Park. This trunk line will be extended to serve the subject property as soon as service becomes available later this year.

Specific land use criteria (4) (a) through (4) (c) apply to the subject property, as follows:

(4)(a) Building and lot patterns should conform with criteria for “Urban Residential Development” (06). The subject property is being developed as a planned residential development with overall density within the limits of the proposed R-1A Zone.

(4)(b) Urban low-density residential uses should occur only where sanitary systems exist or may be expanded. Sanitary sewer facilities are available to the property and a collection system serving each lot is proposed.

(4) (c) Logical expansion. The subject property is a logical expansion of existing R-1A Residential development, Sections 1 and 2 of Eagle Crest Estates.

In summary, the proposed rezoning is in compliance with the comprehensive land use plan. All applicable criteria for urban low-density residential use are met.

Planning Staff Review

The subject property is located in the 4300 block of Eagle Crest Dr, which is currently under construction. 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

Expansion of sanitary sewer service in the general area is presently underway by RWRA with additional expansion expected within a few months, which will bring sewer service to Reid Road at Yellow Creek Park. Then the applicant proposes to extend this trunk line to serve the subject property. Other urban services, including gas, electric and water are available to the site.

Roadway Capacity

The Green River Area Development District, upon submittal of the first section of Eagle Crest Estates, conducted a traffic count for Hayden Rd. The subject property is located on Eagle Crest Dr, which is the only access point from Hayden Rd to interior lots. This road is just beginning to be constructed. Provisions were made on the initial section of Eagle Crest Estates for increased right-of-way to be dedicated near the main street entrance in the event that a turn lane is warranted in the future. Traffic counts indicated that Hayden Rd is currently operating at a Level of Service "B", at only 3 vehicles above the cutoff for a Level of Service "A". The addition of the lots proposed in this development will not reduce the current level of service of Hayden Rd. Previously 37 lots have been approved. With the approval of this section of Eagle Crest Estates, the total lots approved will rise to 51. According to the GRADD report, in order for Hayden Rd to approach an unsatisfactory level of service, the flow rate would need to be near 850 vehicles for the peak hour. The traffic volume generated by these fifty-one lots would be a maximum of 510 vehicles per day, calculated on a basis of ten trips per day for each single-family residence.

510 vehicles per day added to GRADD's traffic count of 560 vehicles in a 24-hour period would result in a maximum of 1070 vehicles per day on Hayden Rd once construction occurs on these lots. According to GRADD, the peak hour rate equals approximately 10% of the total number of vehicles per day. With the increased traffic volume generated by 51 dwellings, the peak hour rate would increase from 56 vehicles to 107 vehicles per peak hour. This is well below the 850 vehicles per peak hour necessary to increase the volume of traffic on Hayden Rd enough to reduce Hayden Rd to an unacceptable level of service. The capacity of Hayden Rd appears to be adequate to sustain this development without compromising its level of service.

Development Patterns

The property to the north and east of the subject property is predominantly zoned A-U Urban Agriculture. This surrounding agricultural area is part of the overall tract of property being proposed for development as indicated by a conceptual diagram that was submitted in conjunction with the previous rezoning and preliminary plat request on Section 2 of Eagle Crest. The applicant proposes to develop the property in stages. Section 1 and Section 2 of Eagle Crest Estates are zoned R-1A Single-Family Residential and are being developed for single-family dwellings in accordance with an approved preliminary plat. Existing residential development in the vicinity is also zoned R-1A Single-Family Residential.

SPECIFIC LAND USE CRITERIA

Urban low-density residential uses should occur only where sanitary sewers exist or may be expanded or where new systems may be properly established. The proposed preliminary plat includes engineered drawings to construct a sanitary sewer system within the development that will connect to RWRA's planned sewer extension in the general vicinity. However, the public sewer system is not yet extended to serve the subject property. Construction should begin in the near future. No final plats should be reviewed or building permits issued until the sewer connection has occurred.

Adjacent Section 1 and Section 2 of Eagle Crest Estates currently are zoned R-1A. The zoning of R-1A Single-Family Residential logically extends existing R-1A Single-Family zoning in the area without overburdening existing roadways or other urban services.

Planning Staff Recommendations

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

1. The subject property is located in an Urban Residential Plan Area, where low-density residential uses are appropriate in limited locations;
2. The subject property is located in an area where there is a planned expansion of sanitary sewers;
3. The preliminary plan submitted in conjunction with this request provides for construction of a sanitary sewer collection system to be connected to a trunk sewer when RWRA's sewer expansion is completed to Reid Rd at Yellow Creek Park;
4. Adjacent property is zoned R-1A Single-Family Residential; and
5. The applicant's proposal is a logical extension of R-1A zoning and would not overburden existing roadways or other urban services.