APPLICATION 2020-730 STAFF REPORT
TYLER MUNDY, WILLIAMS RD, CHANGE IN ZONING

Pre Public Hearing Staff Analysis · July 2021
Location
2914 Williams Rd (Parcel Id 19344169) and Parcel Id 19344159 (no address assigned)

Ownership/Applicant
Tyler Mundy/Tyler Mundy

Zoning
Existing: R-15  Proposed: R-VS

Use
Existing: Vacant and Wooded
Proposed: Single family residential

Request Summary
The applicant proposes to change the zoning of the property from R-15 single family to R-VS for the purpose of constructing 12 single-family residences.
LOOKING SOUTH FROM WILLIAMS RD
Site Summary

The property is currently wooded and vacant.

The site is 5.473 Acres.

Directly to the south is a single family subdivision on Williams Station Rd. To the north are five large lot single-family residences. Across Williams Rd. from the site is a large lot single family residence and a small single family subdivision.

Previous Zoning Actions

None
PROPOSED SITE PLAN

- 12 total lots
- Storm water management to be on site B
- Proposed drive (50 ft. ROW) with sidewalk
- 2.19 Units per acre
- Tree Canopy required (8%): 19,072 sf
- Canopy provided: ~19,500 sf

- Open space required (17.5%): 41,721 sf
- Open space provided: ~42,000 sf
- Minimum lot area: 4,500 sf
SUMMARY OF PROPOSED CONDITIONS

- Exterior building materials will be a combination of brick veneer, stone, manufactured stone and cementitious siding.

- Vinyl, EIFS or Masonite may not be used as an exterior building material.

- Each dwelling unit shall have a covered front porch at least 6 feet in depth.

- Dwelling units located on the same side of the street and on abutting lots may not have the same front elevation design.

- That portion of the site designated as community open space shall contain benches or other seating elements.

- Applicant shall obtain habitat and wildlife keepers (HAWK) certification for tree save and open space areas.
### SUMMARY OF SCHOOL IMPACTS

This development may add 7 students to the schools in this area.

The following data is as of 20th Day of the 2020-21 school year.

<table>
<thead>
<tr>
<th>Schools Affected</th>
<th>Total Classroom Teachers</th>
<th>Building Classrooms/ Teacher Stations</th>
<th>20th Day, Enrollment (non-60)</th>
<th>Building Classroom/ Adjusted Capacity (Without Mobiles)</th>
<th>20th Day Building Utilization (Without Mobiles)</th>
<th>Additional Students As a result of this development</th>
<th>Utilization As of result of this development (Without Mobiles)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CROWN POINT ELEMENTARY</td>
<td>30</td>
<td>37</td>
<td>501</td>
<td>618</td>
<td>81%</td>
<td>3</td>
<td>81%</td>
</tr>
<tr>
<td>MINT HILL MIDDLE</td>
<td>54</td>
<td>50</td>
<td>1016</td>
<td>941</td>
<td>108%</td>
<td>1</td>
<td>108%</td>
</tr>
<tr>
<td>BUTLER HIGH</td>
<td>103.5</td>
<td>98</td>
<td>1979</td>
<td>1874</td>
<td>106%</td>
<td>3</td>
<td>106%</td>
</tr>
</tbody>
</table>

The total estimated capital cost of providing the additional school capacity for this new development is $169,000; calculated as follows:

- Middle School: $4 x $37,000 = $148,000
- High School: $3 x $44,000 = $132,000

### RECOMMENDATION

Adequacy of existing school capacity is a significant problem. We are particularly concerned about a case where school utilization exceeds 100% since the proposed development may exacerbate the situation. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.
Land Use Plan

The Land Use Plan does not specifically make a recommendation for this site, however it considers well-designed infill development, such as R-VS and other higher-density mixed and multi-family uses where appropriate and compatible with existing development.

Consistency

The proposed change in zoning from R-15 to R-VS is generally consistent with the land use plan.

RESIDENTIAL LAND USE ACTION ITEMS

1. Provide a variety of housing styles, densities and locations
2. Encourage design and construction of alternative style housing and infill development.
### Planning Department

1. Max cul-de-sac length is 400 feet- can request a public improvement variance.

2. Future tax value of 12 homes may not cover the expense of maintaining the length of the cul-de-sac.

### Police

No Concerns

### Fire

No Concerns

### Public Works

The planting strip along the bulb of the cul-de-sac is only 1 foot, should be 8 feet.

### Parks and Rec

No Concerns