STAFF REPORT

Prepared by Nathan Page, Interim City Planner

**Patterson Place (Stillhouse Farms) (CR0502)**

**Type of Request:** Conditional Rezoning

**Meeting Dates**

Planning Board on March 17, 2015

City Council on April 14, 2015

**Contact Information**

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**Summary**

This is a request to amend the initial Conditional Mixed-Use-Residential (C-MXR) that was approved May 3, 2005. The site remains vacant today. The intention is to redesign the 112 unit townhome section into 80 multi-family dwelling units for seniors. Due to the increased regulations during the interim, the site will now need to comply with our stormwater ordinance.

**Location**  
Cheeks Lane, E Moore Street

GPIN: 8883569808, 8883552739, 8883359916, and 8883367159

**Current Zoning**Conditional Mixed Use Residential (C-MXR)

**Proposed Zoning**Conditional Mixed Use Residential (C-MXR)

**Overlay District**None

**Surrounding Zoning**R-18, R-12, B-2 & I-1

**Surrounding Land Uses**Single Family Houses, General Businesses, Light Industrial and Undeveloped

**Size**approximately 70 acres

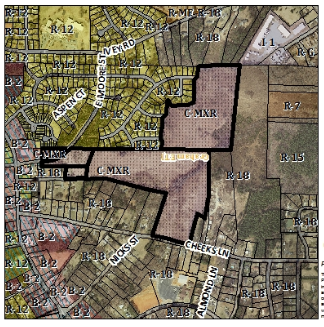
**Density**

3.0 DU/acre

**Public Water & Sewer**Water and Sewer will need to be extended by developer

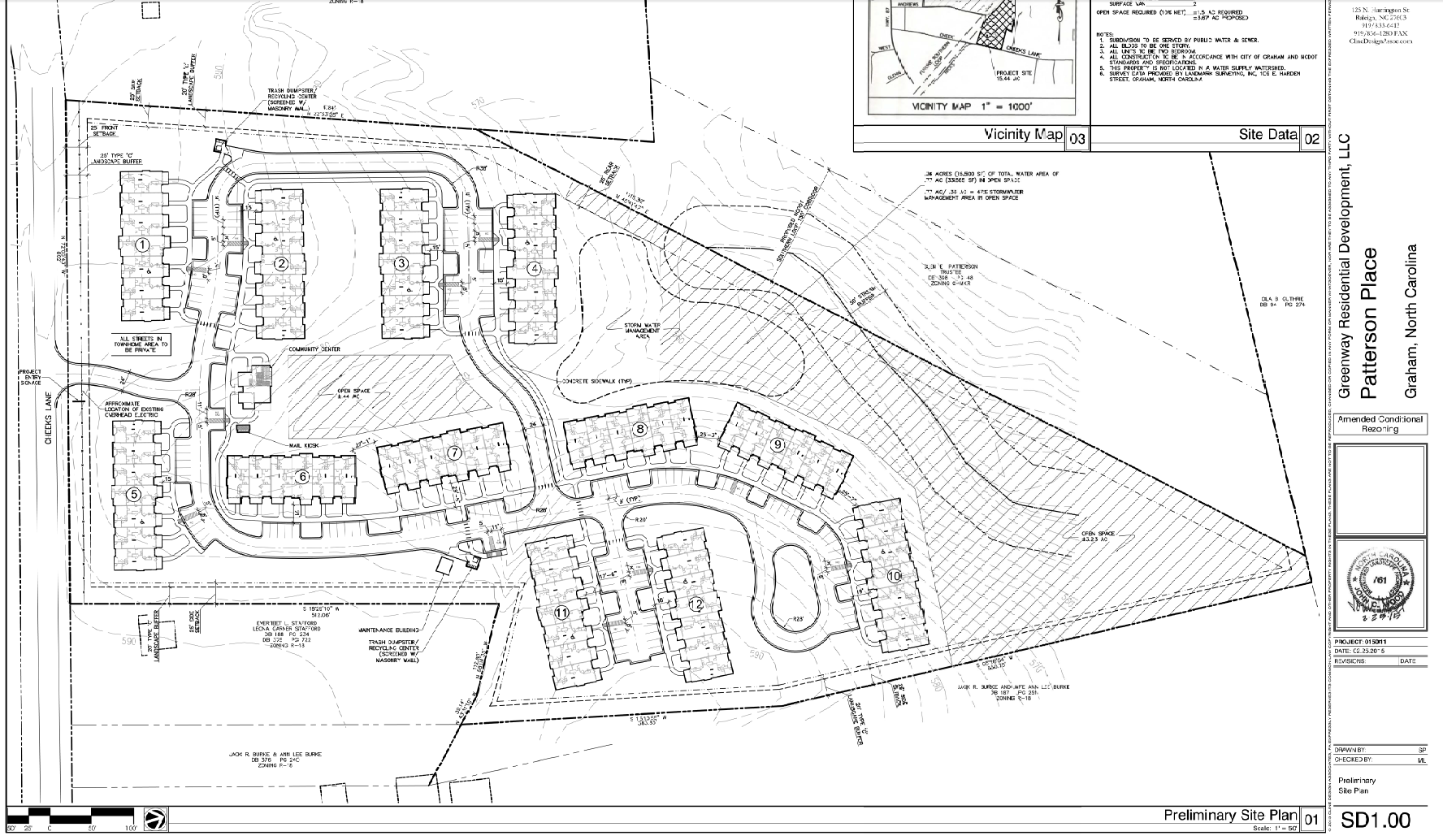
**Floodplain**Yes, across portion of property

**Staff Recommendation**  
Approval with conditions



The applicant is proposing to amend the conditional zoning to allow for a different style of construction and rental units for the Cheeks Lane portion of the property. The preliminary site plans, completed by Cline Design on 2/25/2015, as well as building elevations are enclosed to provide additional information regarding site layout and design.

The proposal is for an 80-unit multifamily development consisting of twelve residential buildings, a maintenance building and a community center complex. All buildings are proposed to be one-story tall. The applicant also proposes to provide large areas of open space, as well as a protected corridor for the future Southern Loop.



**Technical Review Committee**

The TRC reviewed the original preliminary site plan and met with the applicant on March 2, 2015. The following TRC comments have not been addressed on the preliminary site plan:

* Cheeks Lane is identified as a priority corridor in our pedestrian plan. Please provide a sidewalk along Cheeks Lane.
* Plan must address how the property is to be served by water and sewer.
* Stream determination points will need to be field verified.

**Conformity to the *Growth Management Plan* (GMP) and Other Adopted Plans**

**Applicable Goals to Guide Us into the Future**

* 6.1.1. Support efforts to protect sensitive natural resources including wetlands, waterways, slopes, floodplains, etc. *Steelhouse Branch Creek crosses the property. The proposed development is set back from the creek and floodplain in accordance with the Development Ordinance.*
* 6.1.3 Enforce landscaping standards to help beautify and buffer development sites. *The proposal includes a type “C” yard buffering all nearby residential properties, as well as a street yard for the portion abutting Cheeks Lane.*
* 6.3.1. Encourage the conversion and development of higher density residential development around the downtown and other designated activity areas. *This proposal is for a higher density residential development in a Traditional Neighborhood Zone.*

**Planning District**  
South

**Development Type**  
Village Center, Traditional Neighborhood Development and   
Neighborhood Residential

For single family residential, townhouses, apartments & condominiums, commercial, office/institutional and mixed use

Characteristics include open space; parks included with development; pedestrian-oriented; automobile-oriented; design requirements; sidewalks; street trees; landscaping; buffering/screening; parking provided on-site; height of structures regulated; controlled access; building orientation

Density of 3+ DU/acre or   
10,001 to 100,000sf of retail

Infrastructure includes   
water, sewer, street connectivity and underground utilities

* 6.3.1. Prohibit residential development that is in close proximity to incompatible uses or provide proper buffering to protect existing uses and new development. *The proposed dwelling units are adjacent to Cheeks Lane and undeveloped land and low density residential. The location also identifies a corridor for the future Southern Loop.*

**Applicable Planning District Policies and Recommendations**

* 7.5.4.1.1 Improve the transportation network to allow for east-west corridors in the southern section of Graham, which would alleviate pressures on South Main Street and offer residence alternative transportation routes. *The project protects a potential alignment for the proposed Southern Loop.*
* 7.5.4.1.6 Encourage residential development that conserves land along rivers, creeks and tributaries to protect environmentally sensitive areas, promote open space preservation and provide a natural buffer for waterways. *The proposal includes open space encompassing an identified creek to the northwest of the project.*
* 7.5.4.1.8 Encourage neighborhood residential development in remaining undeveloped areas that are adjacent to existing residential developments. Additionally, interconnectivity between neighborhoods should be a priority for new developments. *The northern portion of the plan, comprised of single family homes, is to connect to existing road ends. The southern portion of the plan, consisting of multi-family dwelling units, is to be divided from the balance of the property by the Southern Loop, and connect only to Cheeks Lane.*

**Graham Pedestrian Plan**

* Recommends a sidewalk on this section of Cheeks Lane as a high priority project.

**Staff Recommendation**

Based on the *Growth Management Plan 2000-2020* and the *City of Graham Development Ordinance*, staff **recommends approval** of the Conditional Rezoning, **with the following conditions:**

* The project will supply a sidewalk along Cheeks Lane.
* The final site plan must be submitted to and approved by the TRC before a building permit and/or certificate of occupancy will be issued.

The following supports this recommendation:

* The development furthers a number of goals of the *Growth Management Plan* and is consistent with the Development Toolkit Checklist for Regional Commercial Center.
* The development complies, or will comply upon final site plan approval, with the standards of the *Development Ordinance*.