STAFF REPORT

Prepared by Nathan Page, Planning Director

**Shamrock Valley (CR0501)**

**Type of Request:** Conditional Rezoning Amendment

**Meeting Dates**

Planning Board on July 19, 2016

City Council on August 2, 2016

**Contact Information**

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**Summary**

This is a request to amend the existing Conditional Rezoning application for the townhome section (Shamrock Pointe) of Shamrock Valley. The amendment will permit the homeowners to build to their rear property lines. Some of the homes already have sunrooms and porches extending beyond the footprint shown on the plan approved in 2005. This amendment, which was signed by all of the property owners in the townhome section, would allow these to come into conformance, and would allow the other properties to make the same modifications.

**Location**
Monroe Holt and Lacy Holt Rd

GPIN: see application

**Current Zoning**Conditional Residential (C-R)

**Proposed Zoning**Conditional Residential (C-R)

**Overlay District**none

**Surrounding Zoning**R-18, C-MXR, Vacant

**Surrounding Land Uses**Single Family Houses

**Size**7.03 acres

**Density**9 DU/acre

**Public Water & Sewer**Yes

**Floodplain**No

**Staff Recommendation**
Approval



**Conformity to *The Graham 2035 Comprehensive Plan* (GCP) and Other Adopted Plans**

**Development Type:** Suburban Residential

**Description of Development Type**Suburban Residential

**Development Toolkit Checklist**
Located near a major thoroughfare

Predominantly detached single-family homes

Characteristics include
porches, sidewalks, street trees, and garages setback from the front of the home

Density of 3-6 DU/acre

New neighborhoods should consider a variety of lot sizes with consistent setbacks along the same street

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

* 4.3.1 **Land Use Patterns** Promote development of efficient land use patterns to allow continued quality and efficiency of water systems. Discourage the extension of water service into areas that are not most suitable for development. *This proposal takes advantage of existing infrastructure, and would allow the neighbors to do what they wish with their backyards.*

**Applicable Policies and Recommendations**

* 2.2.1 **Focused Development** In order to maintain Graham’s affordability and promote growth, the City will facilitate smart growth development by promoting infill development and focused, walkable, and mixed use built environments. *While the density is higher than that recommended by the 2035 Comprehensive Plan, the townhomes have already been approved. This amendment deals only with the rear yard of existing homes.*

**Staff Recommendation**

Based on *The Graham 2035 Comprehensive Plan* and the *City of Graham Development Ordinance*, staff **recommends approval of the amendment to the existing conditional rezoning:**

The following supports this recommendation:

* While the development doesn’t strictly comply with the Suburban Residential type, the homeowners of the entire development have requested to be permitted to construct porches, sunrooms or decks to be better able to use their own backyards.