

ITEM 3 CASE #11-02-PD – HOLD PUBLIC HEARING REGARDING A PLANNED DEVELOPMENT AND CONSIDER A RECOMMENDATION REGARDING AN ORDINANCE

Receive public input regarding a request for a Planned Development of BBB & C RR Survey, A-204, Tracts 5 and 5D; J. Doss Survey, A-441, Tracts 3C, 4A1, 4A1A, 4B, 4B1, 4B2, 4C, 5, 6, 6A, 6A1, 6A2, 6B, 6B1, 6B1A, and 6B2; and J. Havins Survey, A-685, Tracts 2A and 3 from PD 1898 (Planned Development 1898) zoning to PD (Planned Development) zoning and consider a recommendation regarding an Ordinance. This property is located on the west side of Highway 121, between Glade Road and Cheek Sparger Road.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, Glade 121 LP, is requesting approval of a Planned Development. The property is located south of Glade Road, west of State Highway 121 and is zoned PD 1898 (Planned Development 1898). The applicant, Glade 121, LP is requesting approval of modifications to the Glade Parks Planned Development (PD) zoning district (Ordinance Number 1898) in order to provide specific lot and design regulations for single-family residential product within the Neighborhood Residential subdistrict; to modify the alignment of Red River Drive; to provide flexibility on perimeter fencing and screening around the Neighborhood Residential and Urban Residential subdistricts; and to update the associated graphics and exhibits of the Planned Development zoning district to accurately reflect current development goals. Modifications to the approximately 193 acre Glade Parks Planned Development zoning district was recommended for approval by the Planning and Zoning Commission on December 7, 2010 and approved by the City Council on January 11, 2010. One of the more significant changes to the ordinance at that time was the inclusion of a single-family product within the Neighborhood Residential subzone instead of only a townhome product.

Neighborhood Residential/Commercial Subdistrict

Since that approval in January, the developers of Glade Parks have the Neighborhood Residential tract under contract with K. Hovnanian Homes to potentially construct approximately 127 single-family housing units. The developer would seek modification to the Neighborhood Residential zoning text to allow front-facing garages on the single-family housing units in the place of requirements for rear-facing, alley access garages. Additionally, the lot sizes would be modified to reflect a lot fifty (50') feet in width and one-hundred ten (110') feet in depth. Multiple lot types are permitted. The average square feet of the homes must be 2,500. Ten (10%) of the homes are permitted to be a minimum of 2,000 square feet. The minimum front yard setback of thirteen (13') feet with a minimum garage setback of twenty-two (22') feet. A variation in the appearance and footprint of the house on the lot will be accomplished by the builder adjusting the front yard setback to a distance greater than (13') thirteen feet, while maintaining the twenty-two (22') feet minimum garage setback.

New graphic exhibits are provided in the ordinance revision to reflect the single-family typical elevation and representative interior finish out. Further revisions to the Neighborhood Residential would increase the architectural development standards to ensure a quality residential product and to allow a tubular steel/wrought iron style fencing with masonry columns on any lots that have a rear lot line to the park preservation area to the south.

Urban Residential/Commercial Subdistrict

The primary modification to the Urban Residential subdistrict is a change in the language regarding a perimeter masonry screening wall. A decorative masonry screening wall will be required to be constructed along the perimeter of the development, as well as between the residential and commercial uses. The requested change is to allow tubular steel (wrought iron type) fencing with masonry columns, incorporated within an enhanced streetscape design, to be constructed along the Heritage Avenue, Brazos Boulevard, and Red River Drive street frontages where the residential buildings front onto the street. Off-street parking shall not be located between the street frontage of any building and the public ROW. Any type of perimeter screening wall must be of similar construction materials and architectural style as the main structures.

Realignment of Red River / Entertainment Area

Previously defined in the ordinance was a Lawn/Entertainment area which would be the focal point of the lifestyle commercial area centered within Glade Parks. It is the developer's intention to remove Sabine Drive and to realign Red River Drive as the boundary between the Neighborhood Residential and Urban Residential.

Stephen Cook stated the applicants representatives, David Branch and Roger McInnis, were available for any questions.

David Branch, 4949 Harrison Avenue Suite 200, Rockford, Illinois, stated they were excited to have K. Hovnanian Homes joining the community.

Chairman McNeese asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

Commissioner Portugal asked staff to explain where the tubular fencing would go.

Stephen Cook pointed out on the PowerPoint presentation where the tubular fencing would go and stated it would be where there are gaps between the buildings.

Commissioner Portugal asked if the residential portion of the development would have a homeowners association.

Stephen Cook stated it would have a homeowners association.

Commissioner Brown asked staff if Red River would be one side parking.

Stephen Cook stated it would be.

Chairman McNeese stated he is excited about this development.

Vice Chairman Mennis made a motion to approve case #11-02-PD. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Chairman McNeese, Vice Chairman Mennis, Commissioners Zahn, Portugal, Tompkins, and Brown.

Nays: None

Abstention: None

The motion carried (6-0-0)