



## **CITY COUNCIL COMMUNICATION**

October 8, 2013

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 13-02-PD and Consider First and Final Reading of Ordinance No. 2009

**SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development

**REFERENCE NO:** 13-02-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 1.544 acres of land located in the William G. Matthews Survey, Abstract 1052, located northeast of the intersection of S. Main Street and E. Whitener Road, from Single Family Attached Dwelling (R-1A) zoning district into Planned Development (PD) zoning district to allow single family residential and consider approval of Ordinance No. 2009.

### **ALTERNATIVES:**

- Approve the request with modifications
- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Mr. Mike Nawar, representing Silver Bay Group

**Location/Zoning:** 1.544 acres located at the northeast corner of the intersection of S. Main Street and E. Whitener Road. The property is currently zoned Single Family Attached Dwelling District (R-1A).

**Project Description:** Silver Bay Group proposes to develop an eight (8) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced, unique design standards for the project. The current zoning of this property would allow the construction of townhomes, which could be built at a density of nine (9) units to the acre.

## Summary of Requested Modifications

Standards	R-1A	R-1L	Requested PD
Maximum Density	9 Units Per Acre	4 Units Per Acre	5.1 Units Per Acre
Minimum Lot Size	3,750 SF	5,500 SF	6,000 SF
Minimum Lot Width	32 FT	50 FT	50 FT
Minimum Living Floor Area	1,100 SF	1,700SF	1,800 SF
Minimum Front Yard Setback	25 FT	20 FT	20 FT – 4 Lots 25 FT - 2 Lots 15 FT – 2 Lots
Minimum Rear Yard Setback	15 FT	15 FT	15 FT
Minimum Side Yard Setback	Interior 10 FT Corner 15 FT	Interior 5 FT Corner 15 FT	Interior 5 FT Corner 15 FT

## Design Standards

*Lots* – The proposed development standards are similar to the R-1L standards with some exceptions. The minimum lot size will be 6,000 SF. Sidewalks will be installed on this subdivision. The two lots of Block B will have a fifteen foot (15') building setback and a twenty foot (20') garage setback to allow the future homeowners to have a backyard. Otherwise, the sight visibility standards of the City would severely impact the size of the backyard. The site has several existing trees on the north side of the tract. The developer will attempt to preserve several of these trees in the development process. The drainage on the north side of the property will be placed underground.

*Architectural Standards* – A list of architectural features are established as requirements within the Planned Development ordinance. These include: brick soldier coursing around windows where brick is used; minimum roof pitch of 6:12; wood or simulated wood panel garage doors; recessed windows; homes with stoop and portico front entry ways.

*Building Elevations* – Typical building elevations are included as attachments to the Planned Development ordinance which show arrangement fenestration of the building in relation to the building mass.

*Exterior Enhancements* – A masonry wall will be constructed along the S. Main and E. Whitener street frontages. A cedar fence with masonry columns will be constructed along the rear property line adjacent to the commercial business to the north. These walls will be placed within the property boundaries of the subdivision and be the responsibility of the home owners.

The Planning and Zoning Commission provided feedback to the developer concerning the construction of two story homes which may back up to the existing single-story homes to the east of the proposed subdivision. The applicant accepted a condition placed on those four lots that the homes constructed there would be limited to single story. This is reflected in the design standards as attached in the ordinance.

The Planning and Zoning Commission heard the case at their September 17, 2013 public hearing and recommended approval of the Planned Development zoning district with a vote of 4-0-0.

**SUPPORTING DOCUMENTS:**

- Ordinance No. 2009
- Minutes – P & Z
- Application
- Exhibit(s)
- Elevation(s)
- Comment Letter(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

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City Manager's Office

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City Secretary's Office