

**ITEM 3 HOLD PUBLIC HEARING FOR PLANNED DEVELOPMENT CASE NO. 13-06-PD AND CONSIDER RECOMMENDATION OF AN ORDINANCE**

Receive public input regarding a request to change the zoning of 4.991 acres of the J.E. Whitener Estates Addition, Block 1, Tracts 1A and C, by changing the zoning from Neighborhood Business (C-1) zoning district and Planned Development (PD) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider recommendation for an Ordinance.

Chairman McNeese opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. Silver Bay Group proposes to develop a twenty-five (25) 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 was established as neighborhood business and a planned development which had anticipated commercial development within this intersection. In 1997, the majority of S. Main Street had been rezoned as single-family from the previous commercial zoning to protect the existing neighborhoods. This would enable individual development proposals to be considered by the City Council for rezoning which would be consistent with the historic character of the existing neighborhood area. Plans had been anticipated for the widening of S. Main Street that would have encouraged commercial development of the district. However, in recent years, the use of S. Main Street as an inter-city arterial is not a priority, while protecting the integrity of the surrounding neighborhoods remains a priority. Silver Bay Group proposes to develop a single-family development utilizing similar design standards as the Trinity Court Addition located north on S. Main Street.

**Summary of Requested Modifications**

Standards	Requested PD
Maximum Density	5 Units Per Acre
Minimum Lot Size	6,000 SF
Minimum Lot Width	50 FT
Minimum Living Floor Area	1,800 SF average 2,300 SF
Minimum Front Yard Setback	20 FT – 21 Lots 25 FT - 4Lots 22 FT – Garage Setback
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

**Design Standards**

*Lots* –The minimum lot size will be 6,000 SF. Sidewalks will be installed on this subdivision. Minimum building size will be 1,800 SF with an average size at 2,300 SF.

*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. Pipeline Road and S. Main Street frontages. New wooden fencing will be constructed along the rear property line adjacent multi-family use to the north and the church to the east. The building which previously was a skating rink will be demolished.

Staff recommends approval of the Planned Development Ordinance.

Commissioner Tompkins wanted to have it noted in the minutes that he would like the Historical Preservation Committee notified to see what historical items might be salvaged for the Heritage Museum prior to demolition.

There were no further questions or comments presented by the Commission.

Vice Chairman Mennis made a motion to approve case no 13-06-PD. Commissioner Brown 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)