



CITY COUNCIL COMMUNICATION

September 23, 2014

SUBJECT: Hold Public Hearing for Planned Development Case No. 14-02-PD and Consider First and Final Reading of Ordinance No. 2040

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

REFERENCE NO: 14-02-PD

ACTION REQUESTED:

Receive public input regarding a request to change the zoning of 3.282 acres of land located out of the J.E. Whitener Estate, Block 2, Lots 31 and 32; 200 block of E. Whitener Road, from Community Unit Development Ord. No. 753 (CUD), based on the two-family dwelling (R-2) zoning district into Planned Development (PD) zoning district to allow single family residential, and consider approval of Ordinance No. 2040.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: Mr. Don Dykstra, representing Bloomfield Homes

Location/Zoning: 3.282 acres currently within the 200 block of E. Whitener Road. The property is currently zoned Community Unit Development Ord. No. 753 (CUD), based on the two-family dwelling district (R-2).

Project Description: Bloomfield Homes intends to construct a nineteen (19) lot single-family detached subdivision. The previous zoning of the property was for the development of duplexes. The proposed planned development zoning district will establish architectural design standards for the project.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot avg: 6,384 SF
Minimum Lot Width	55 FT
Minimum Living Floor Area	1,800 SF
Minimum Front Yard Setback	20 FT
Minimum Rear Yard Setback	15 FT
Minimum Side Yard Setback	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 5,500 SF with an average lot size at 6,384 SF. All lots will face internal to the cul-de-sac subdivision.

Architectural Standards – A list of architectural features are established as requirements within the Planned Development ordinance and are similar as has been approved through previous planned developments for Bloomfield Homes within South Eules. The list of features is attached as part of the ordinance for the Planned Development.

Exterior Enhancements – A masonry wall will be constructed along the E. Whitener frontage and will be designed with a sidewalk where a sidewalk had not been located previously. A stained wood fence with metal posts will be constructed along the rear property lines adjacent to the rear property lines of the Knob Hill subdivision and Spring Valley Apartments. The existing fence on the back property of Knob Hill is a chain link fence and a wood fence on the property line of the apartments.

The Planning and Zoning Commission heard the case at their September 2, 2014 public hearing. There were comments provided to the Planning and Zoning Commission in regards to the potential drainage issues of the development on adjacent properties. Staff informed the Commission that the site will be specifically engineered to assure compliance with drainage requirements and not increase the amount of stormwater flow to adjacent properties. The Planning and Zoning Commission recommended approval of the Planned Development zoning district with a vote of 6-0-0.

SUPPORTING DOCUMENTS:

- Ordinance No. 2040
- Minutes – P & Z
- Application
- Comment Letters
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office