



PLANNING AND ZONING COMMISSION COMMUNICATION
September 17, 2013

SUBJECT: Hold Public Hearing for Planned Development Case No. 13-02-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 13-02-PD

ACTION REQUESTED:

Receive public input regarding a request 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 recommendation for an Ordinance.

ALTERNATIVES:

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*
4. Recommend approval of the request with modifications – *simple majority*
5. Recommend denial of the request – *simple majority*

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

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.

Staff recommends approval of the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 2009
- Application
- Exhibit(s)
- Surrounding Property Owner Comments
- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner