



PLANNING AND ZONING COMMISSION COMMUNICATION
November 5, 2013

SUBJECT: Hold Public Hearing for Planned Development Case No. 13-03-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 13-03-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 1.693 acres of land located in the B. Harrington Survey, Abstract 808, 2907 Baze Road, from Single Family Detached Dwelling (R-1) zoning district into Planned Development (PD) 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. Don Dykstra, representing Bloomfield Homes

Location/Zoning: 1.693 acres located at the 2907 Baze Road. The property is currently zoned Single Family Detached Dwelling District (R-1).

Project Description: Bloomfield Homes intends to construct an eight (8) lot single-family detached subdivision. The proposed planned development zoning district will establish enhanced, design standards for the project.

Summary of Requested Modifications

Standards	R-1	Requested PD
Minimum Lot Size	7,500 SF	5,600 SF Lot avg: 7,614 SF
Minimum Lot Width	65 FT	55 FT
Minimum Living Floor Area	1,700 SF	2,200 SF Avg: 2,800 SF
Minimum Front Yard Setback	25 FT	22 FT – 7 Lots 20 FT (22' Garage)- 1 Lot
Minimum Rear Yard Setback	15 FT	15 FT
Minimum Side Yard Setback	Interior 10 FT Corner 15 FT	Interior 5 FT Corner 15 FT

Lots – The lots will be a minimum of 5,600 SF with an average lot size at 7,614 SF. The shape of the primary tract and the minimum size of the cul-de-sac road creates design challenges for the site.

Front yard setback distances are set at a minimum of 22' to allow for longer vehicle length on the driveway with the exception of Lot 5 which will have a 20' building setback and a 22' garage setback. To encourage the development of front porches that can be actually be used, the builder proposes a seven foot encroachment into the front building line.

Architectural Standards – A list of architectural features are established as requirements within the Planned Development ordinance and are the same as was approved through previous planned developments for Bloomfield Homes. These include: no two homes with the same design; a minimum roof pitch of 8:12; ornamental lighting; meet the masonry standards of the City with at least 20% stone or detailed brick accents on the front facade; provide aggregate driveways; and have a minimum of 130 square feet of front porch or rear patio/deck.

Exterior Enhancements – A masonry wall will be constructed along the Baze Road street frontage. A stained wood fence with metal posts will be constructed along the rear property line adjacent to alleys and rear property lines of adjacent homeowners.

The concept plan has cited several trees in which the development will preserve and protect through the development process. The process in which the trees will be protected is attached in the ordinance.

Staff recommends approval of the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance No. 2016
- 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