



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
September 2, 2014

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 14-03-PD and Consider Recommendation of an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 14-03-PD

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**ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 2.393 acres of land located out of the Ben F. Crowley Survey, Abstract No. 320, Tract 5A01, 1804 N. Main Street, from Single Family Detached Dwelling District (R-1) 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. Don Dykstra, representing Bloomfield Homes

**Location/Zoning:** 2.393 acres located at 1804 N. Main Street. 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 existing zoning is for single family detached dwellings. The proposed planned development zoning district will establish architectural design standards for the project.

## Summary of Requested Standards

Standards	R-1	Requested PD
Minimum Lot Size	7,500 SF	6,000 SF Lot avg: 9,176 SF
Minimum Lot Width	65 FT	57 FT
Minimum Living Floor Area	1,700 SF	2,300 SF
Minimum Front Yard Setback	25 FT	25 FT 20 FT (Lots 6 & 7)
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 6,000 SF however the majority of lots will be greater than 9,000 square feet. All lots will face internal to the cul-de-sac. There will be a buffer, landscaping lot along the northern property line between the cul-de-sac and the rear yard of the homes to the north.

The natural grade of the lot to be development falls from the southeast corner to the north. The site will be developed to handle the amount of stormwater runoff and direct it to the City stormwater system along N. Main Street.

*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 the City of Eules. These include ornamental lighting, roof pitch, brick and stone accents, garage doors and front doors. 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 N. Main frontage and will be designed with a sidewalk. The developer will work with the adjacent property owners concerning the rear fencing of the subdivision.

Staff recommends approval of the Planned Development Ordinance.

### **SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Responses from Neighboring Property Owners
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner