



PLANNING AND ZONING COMMISSION COMMUNICATION

January 19, 2016

SUBJECT: Hold Public Hearing for Planned Development Case No. 15-08-PD and Consider Recommendation of an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 15-08-PD

ACTION REQUESTED:

Receive public input regarding a request for Planned Development to change the zoning of 2.959 acres of land located out of the J.E. Whitener Estate, Block 2, Portion of Lot 1 and Lot 2; from Single Family Detached Dwelling (R-1) zoning district to Planned Development (PD) zoning to allow single family residential, and consider recommendation for an Ordinance.

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Mr. Jamal Aloffe

Location/Zoning: 2.959 acres currently within the 200 block of S. Pipeline Road. The property is currently zoned single family detached dwelling (R-1) district.

Project Description: This zone change request represents another example of a proposed infield tract development that has its' own unique conditions. The subject property is part of the J.E. Whitener subdivision that was platted in 1950. Mr. Aloffe has owned a portion of the described property for several years. The property is zoned R-1 single family residential. However, the lot was designed to be large enough to accommodate horses, but was not wide enough to further subdivide into appropriately sized single family lots. Through an agreement with the place of worship to the west on S. Pipeline Road, the developer will combine a portion of Lot 1 and Lot 2 of the original subdivision to construct a seventeen (17)

lot single family cul-de-sac development. In June 2015, Bloomfield Homes received zoning approval for the Hearthstone Planned Development to create a similar subdivision immediately adjacent to the north. The proposed planned development zoning district will establish architectural design standards for the project that are similar to Hearthstone and other recently approved subdivisions located south of S.H. 10.

Summary of Requested Standards

Standards	Requested PD
Minimum Lot Size	5,500 SF Lot ave: 5,885 SF
Minimum Lot Width	50 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 5,885 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 such as 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 S. Pipeline Road, leaving an area for the gas pipeline easement similar to the Silver Creek Subdivision to the west. Sidewalks will be placed within the subdivision. 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 church property.

Staff recommends approval of the Planned Development Ordinance.

SUPPORTING DOCUMENTS:

- Draft Ordinance
- Application
- Planned Development Exhibits
- Property Owner Comments

- Map 1, Map 2, and Map 3

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner