



Zoning Case #0917-01 Luxury Spec Homes, Inc.

From: “FR” Farm Rural District

To: “RS-4.5/PUD” Single-Family 4.5 District
with a Planned Unit Development

Planning Commission Presentation
September 20, 2017



Aerial Overview



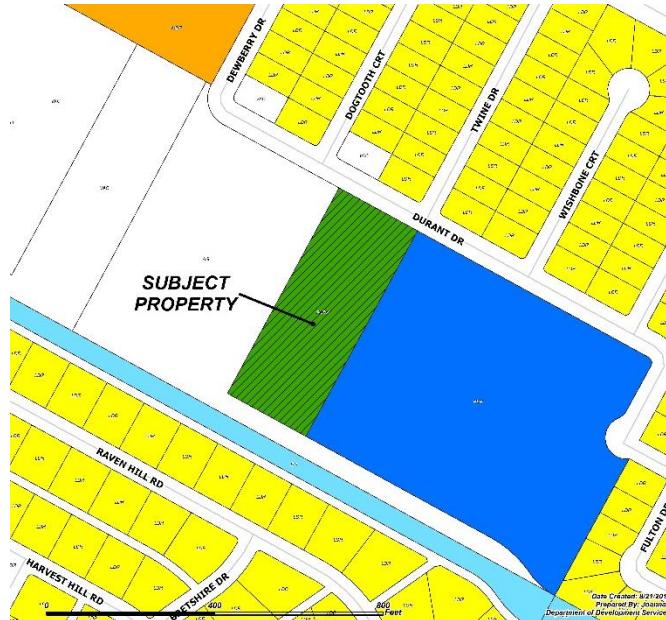


Subject Property at 6113 Durant Drive



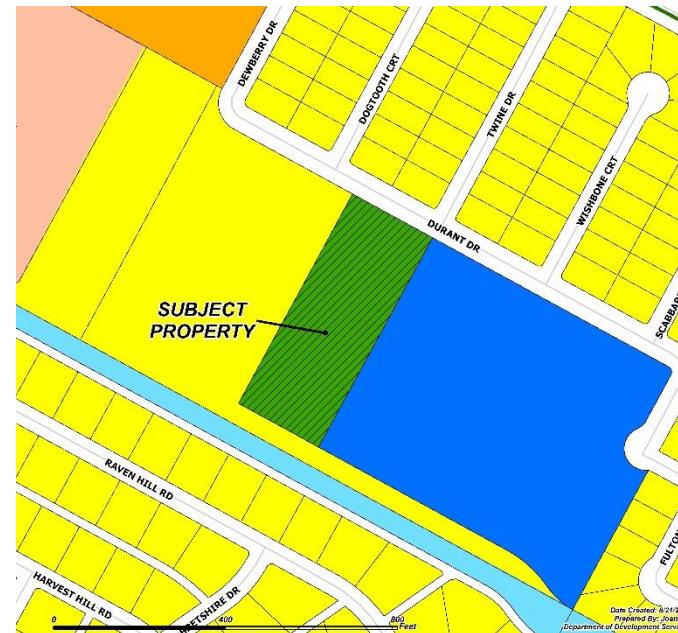


Existing Land Use



Vacant	Low Density Residential	Drainage
Medium Density Residential	Park	Public/ Semi-Public

Future Land Use



Medium Density Residential	Professional Office	Drainage
High Density Residential	Park	Government





Subject Property, South on Durant Drive





Durant Drive, West of Subject Property





Durant Drive, North of Subject Property





Durant Drive, East of Subject Property





Public Notification

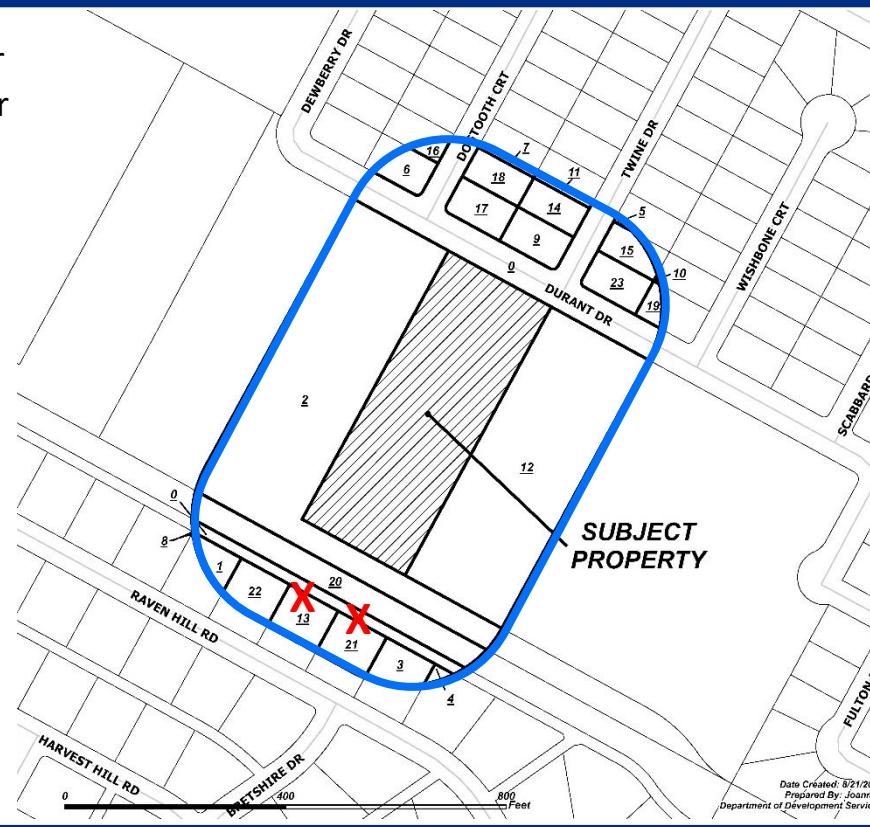
23 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 2 (3.94%)

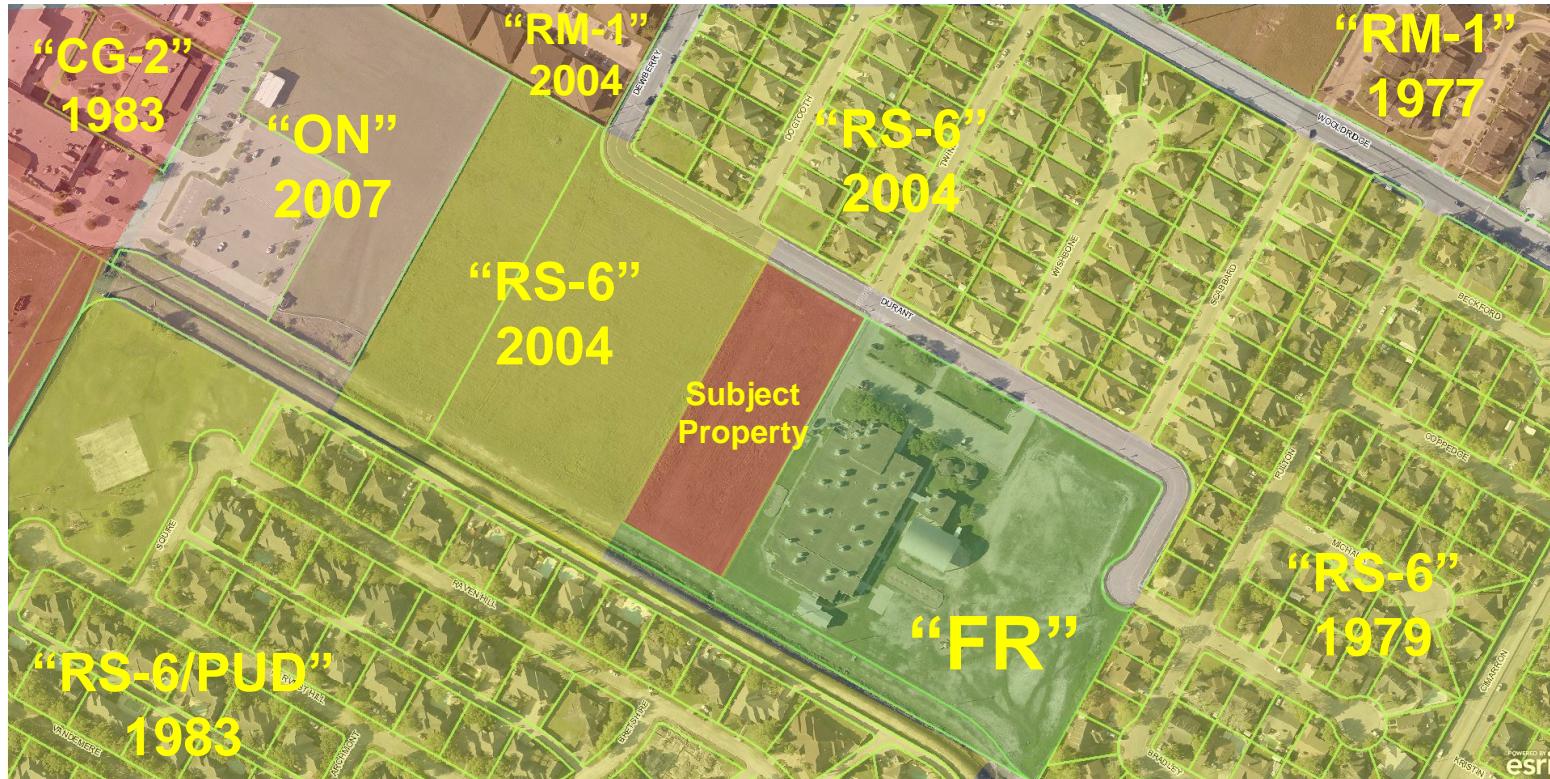


In Favor: 0





Zoning Pattern





Planned Unit Development (PUD)

Durant Park	
Lot	Sq. ft.
Lot 1	6,707
Lot 2	5,400
Lot 3	5,400
Lot 4	5,400
Lot 5	5,400
Lot 6	5,400
Lot 7	5,352
Lot 8	7,680
Lot 9	6,075
Lot 10	7,116
Lot 11	5,047
Lot 12	5,095
Lot 13	5,095
Lot 14	5,095
Lot 15	5,095
Lot 16	5,095
Lot 17	5,947

PUD Profile:

- 17 Lots
- Range: 5,047 – 7,680 sf.
- Avg. Lot Size: 5,671 sf.
- Density: 6.30 du/ac

Additional Lot Details:

- Smallest Lot: 5,047 sf.
- Largest Lot: 7,680 sf.
- Median: 5,400 sf., 5 Lots = 29%,
 - All Lots > 4,500 sf.
 - 4 or 24% of Lots > 6,000 sf.



Planned Unit Development (PUD)

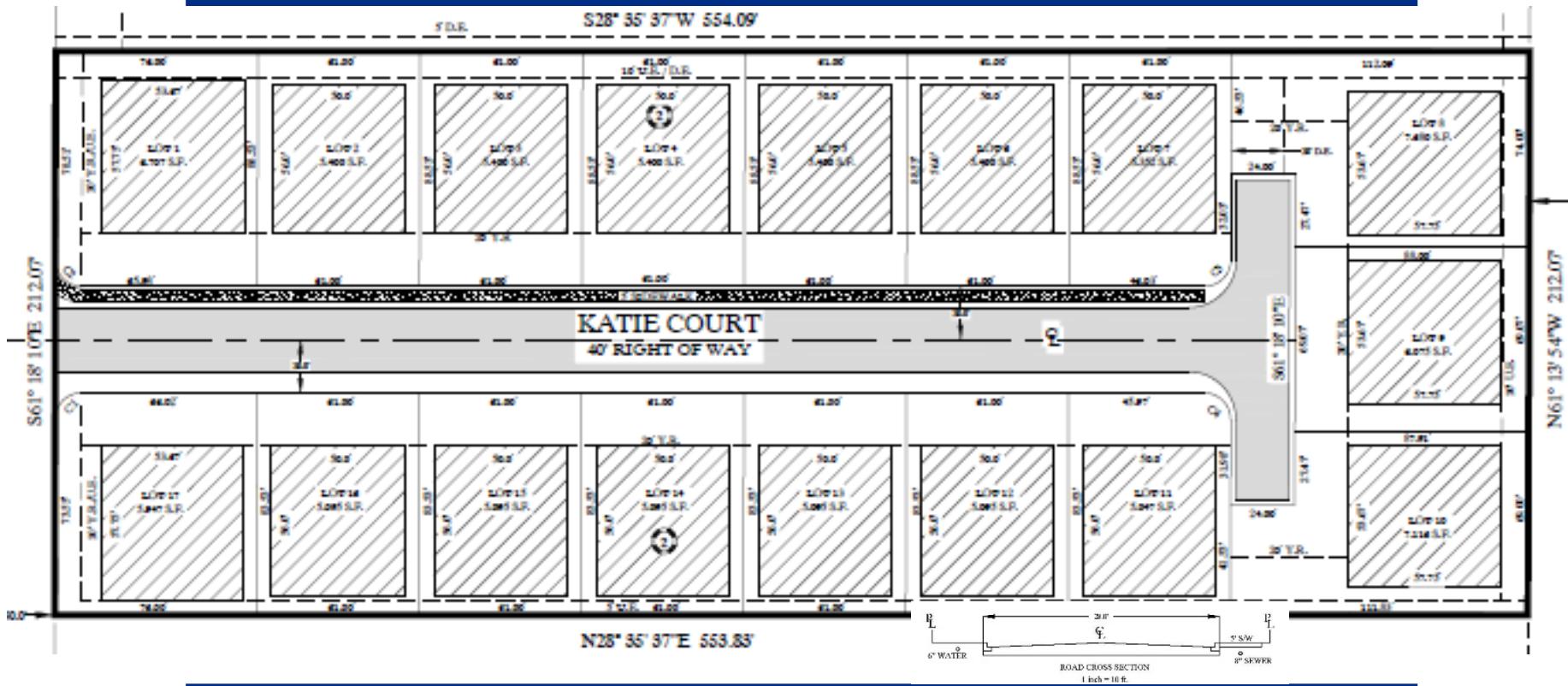
LUXURY ESTATES SUBDIVISION			
	"RS-4.5" District	Planned Unit Development	Deviation
Minimum Lot Area	4,500 sq. ft.	4,500 sq. ft. Lots ave. – 5,670 sq. ft.	No
Density	9.68 units per acre	6.30 units per acre	No
Minimum Lot Width	45 ft.	45 ft.	No
Minimum Street Yard	20 ft.	20 ft.	No
Minimum Street Yard (Corner)	20 ft.	10ft.	Yes
Minimum Side Yard	5 ft.	5 ft.	No
Minimum Rear Yard	5 ft.	5 ft.	No
Minimum Open Space	30%	30%	No
Maximum Height	35 ft.	35ft.	No
Required Off-Street Parking	2 spaces/unit	2 space/unit	No
Right-Of-Way Width	50 ft.	40 ft.	Yes
Pavement Width	28 ft.	28 ft.	No
Curb and Gutter	6 in.	6 in.	No
Sidewalks	4 ft. on each side	5 ft. on one side	Yes
Drainage Easement	20 ft. with RCP pipe	20 ft. with HDPE pipe	Yes

Amenities:

- Speed Reduction (25 mph)
- Speed Hump
- 5' Sidewalk (1 side of street)
- Neighborhood Entry Feature with Landscaping



Planned Unit Development (PUD)





Staff Recommendation

Denial of the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development