



Zoning Case #0617-01

MVR Construction Company

From: “RS-6” Single-Family 6 District

To: “RS-6/PUD” Single-Family 6 District
with a Planned Unit Development

City Council Presentation
July 11, 2017



Aerial Overview





Subject Property at 6746 Aaron Drive





Planned Unit Development (PUD)



PUD Profile:

- 73 Lots
- Range: 3,892 – 7,760 sf.
- Avg. Lot Size: 4,463 sf.
- Avg. Home: 2,279 sf.
- Density: 7.71 du/ac

Additional Lot Details:

- Smallest Lot: 3,892 sf.
- Largest Lot: 7,760 sf.
- Median: 4,050 sf., 35 Lots = 48%,
 - 9 Lots < 4,000 sf.
 - 60% less than 4,050 sf.



Planned Unit Development (PUD)



Amenities:

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

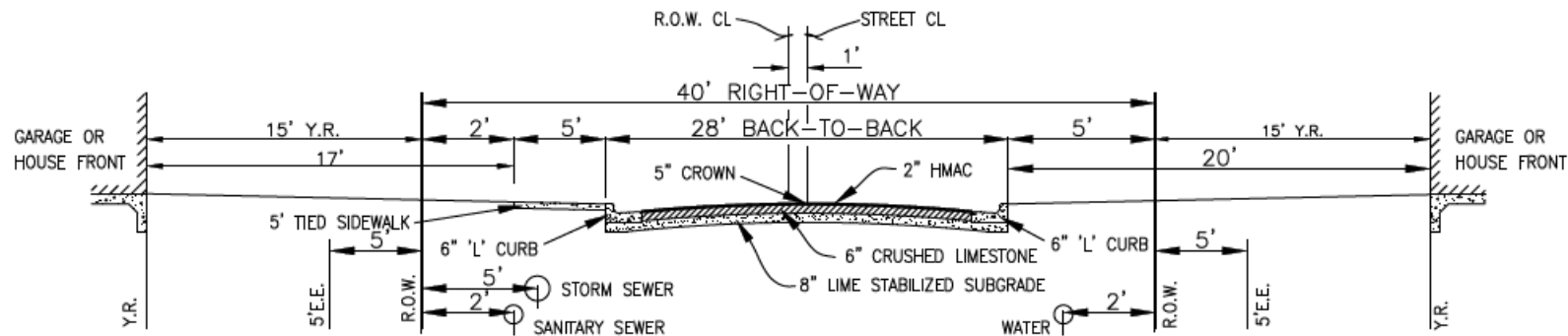


Planned Unit Development (PUD)

<i>Minimum Dimensions</i>	<i>"RS-6" District Standards</i>	<i>"RS-4.5" District Standards</i>	<i>Proposed PUD</i>	<i>Deviation</i>
Lot Area	6,000 sf.	4,500 sf.	3,500 sf.	<u>Yes</u>
Minimum Lot Width	50 ft.	45 ft.	44 ft.	<u>Yes</u>
Street Yard	25 ft.	20 ft.	15 ft.	<u>Yes</u>
Street Yard (Corner)	10 ft.	10 ft.	5 ft.	<u>Yes</u>
Side Yard	5 ft.	5 ft.	5 ft.	No
Rear Yard	5 ft.	5 ft.	5 ft.	No
Open Space	30%	30%	30%	No
Maximum Height	35 ft.	35 ft.	35 ft.	No
Paved Street Width	28 ft.	28 ft.	28 ft.	No
R.O.W. Width	50 ft.	50 ft.	40 ft.	<u>Yes</u>
Curb Type	6-in. curb & gutter	6-in. curb & gutter	6-in. curb & gutter	No
Parking Requirement	2 spaces per unit	2 spaces per unit	2 spaces per unit	No
Sidewalks	5 ft. on both sides	5 ft. on both sides	5 ft. on one side	<u>Yes</u>

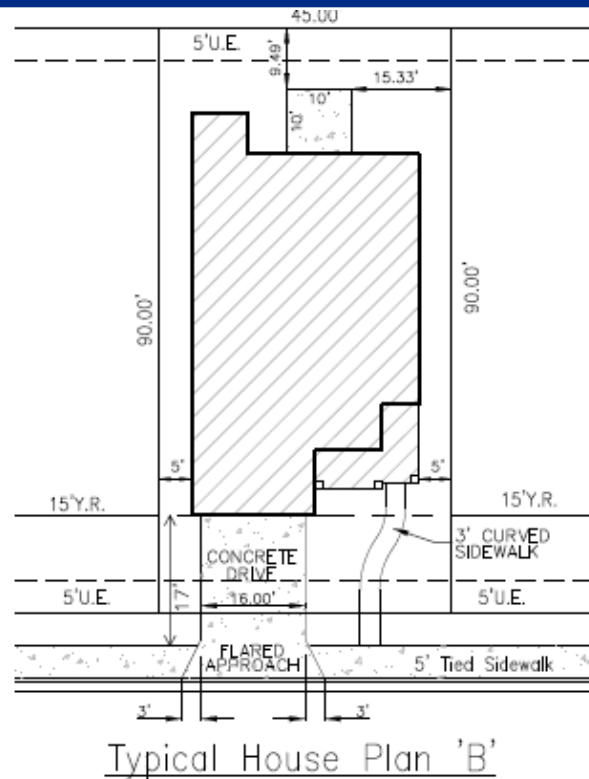
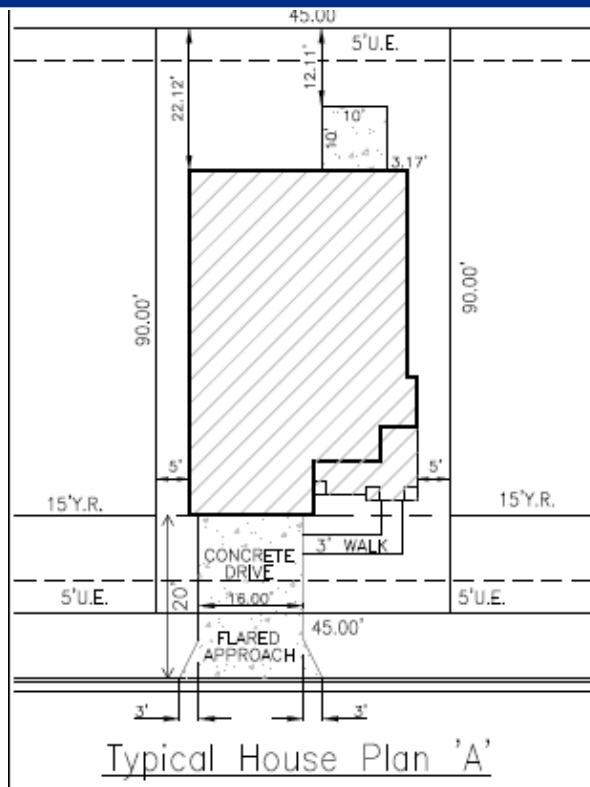


Planned Unit Development (PUD)





Planned Unit Development (PUD)





Planning Commission and Staff Recommendation

Approval of the “RS-6/PUD” Single-Family 6 District with a Planned Unit Development