

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







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.



Legend:	Existing	Sidewalk	Acush	net	Drive	Existin	g Sidewall
Planned Unit Development (PUD) Boundary		1	_ot 30	12 M	Lot	20	
Residential Lot (2 On-site Parking S	paces)	1	.ot 29		Lot	19	
Street Povement			.ot 28		Lot	18	
Proposed Sidewalk							
Existing Sidewalk	*		_ot 27		Lot		
Speed Hump	5	1	.ot 26		Lot	16	
Required Parking: 2 Spaces Per Unit	Ň	1	_ot 25		Lot	15	
	,	1	.ot 24		Lot	14	
		1	.ot 23		Lot	13	
			.ot 22	2000	Lot	12	
	7		Lot 21		Lot	11	
	Lo	t 1 1	.ot 20	Lane	Lot	10	ء
	Lo	12	_ot 19	1 16	Lot 9	O	Ditc
Michelle Lane	Lo	13 1	.ot 18	Mikayla	Lot	8	Schanen Ditch
Michelle Lane	Lot	14	ot 17		Lot	7	Sch
	Lot	15 1	_ot 16		Lot	6	
The solution		6 ©]	.ot 15		Lot	5	
Lot 3 Lot 4 Lot 3	Lo	t 7	ot 14		Lot	4	
Z Lot 3	Lot	t 8 I	_ot 13		Lot	3	
Lot 2	Lo	t 9 L	.ot 12		Lot	2	
Lot 1	Lot	10	Lot 11		Lot	1	
	Jenr	nifer La	ne		199		
Lucity Sidework		Ĩ	Ø				
t t	5	t 9	e e	t 7	8	on #	
Lot Lot	Lot	Lot	Lot	Lot	Lot	Lot	

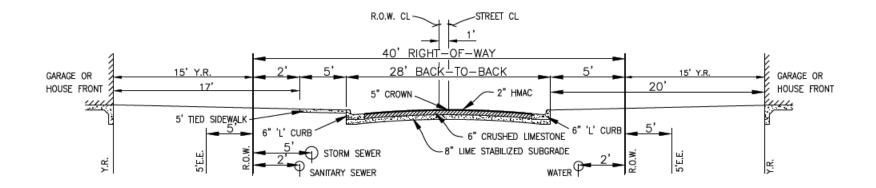
Amenities:

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

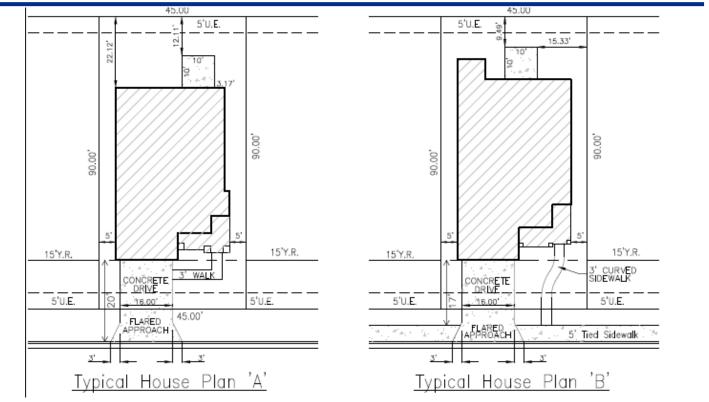


Minimum Dimensions	"RS-6" District Standards	"RS-4.5" District Standards	Proposed PUD	Deviation	
Lot Area	6,000 sf.	4,500 sf.	3,500 sf.	Yes	
Minimum Lot Width	50 ft.	45 ft.	44 ft.	<u>Yes</u>	
Street Yard	25 ft.	20 ft.	15 ft.	Yes	
Street Yard (Corner)	10 ft.	10 ft.	5 ft.	Yes	
Side Yard	5 ft.	5 ft.	5 ft.	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.	Yes	
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>	











Planning Commission and Staff Recommendation

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