

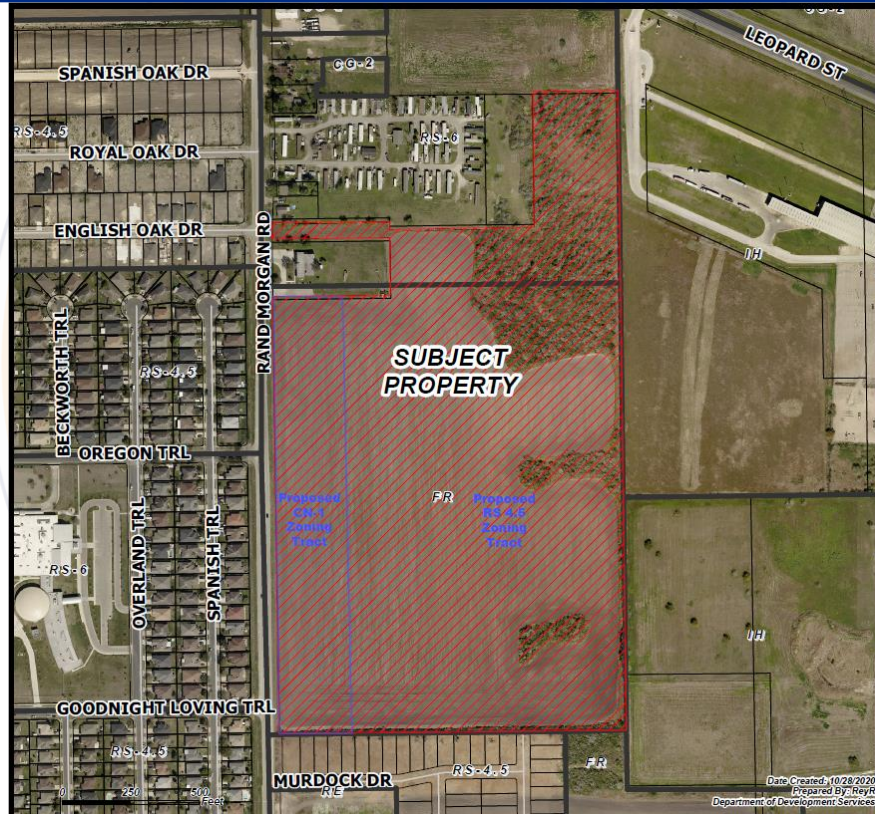
Zoning Case #1120-01

Mary Hutchins Triestman Partnership
Rezoning for a Property at 1902 Rand Morgan Road
From “FR” and “RS-6” To “CN-1” and “RS-4.5/PUD”

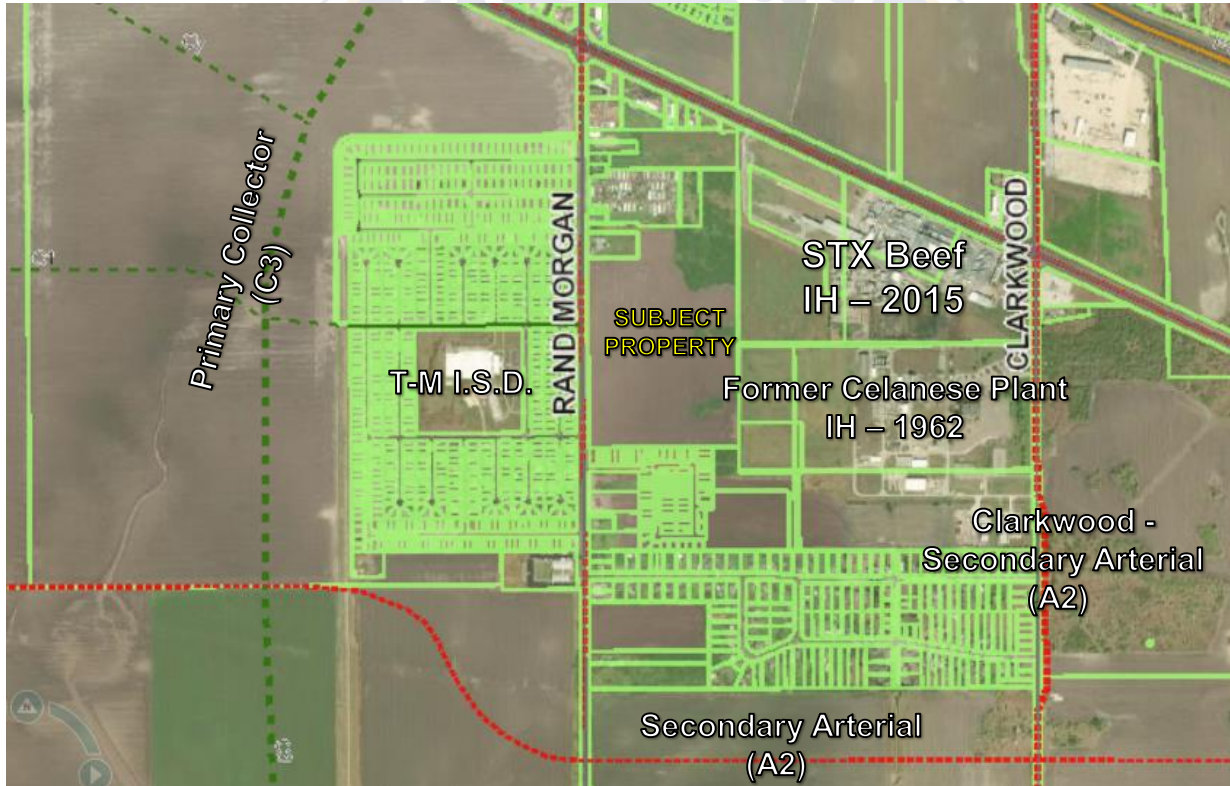


City Council
January 26, 2021

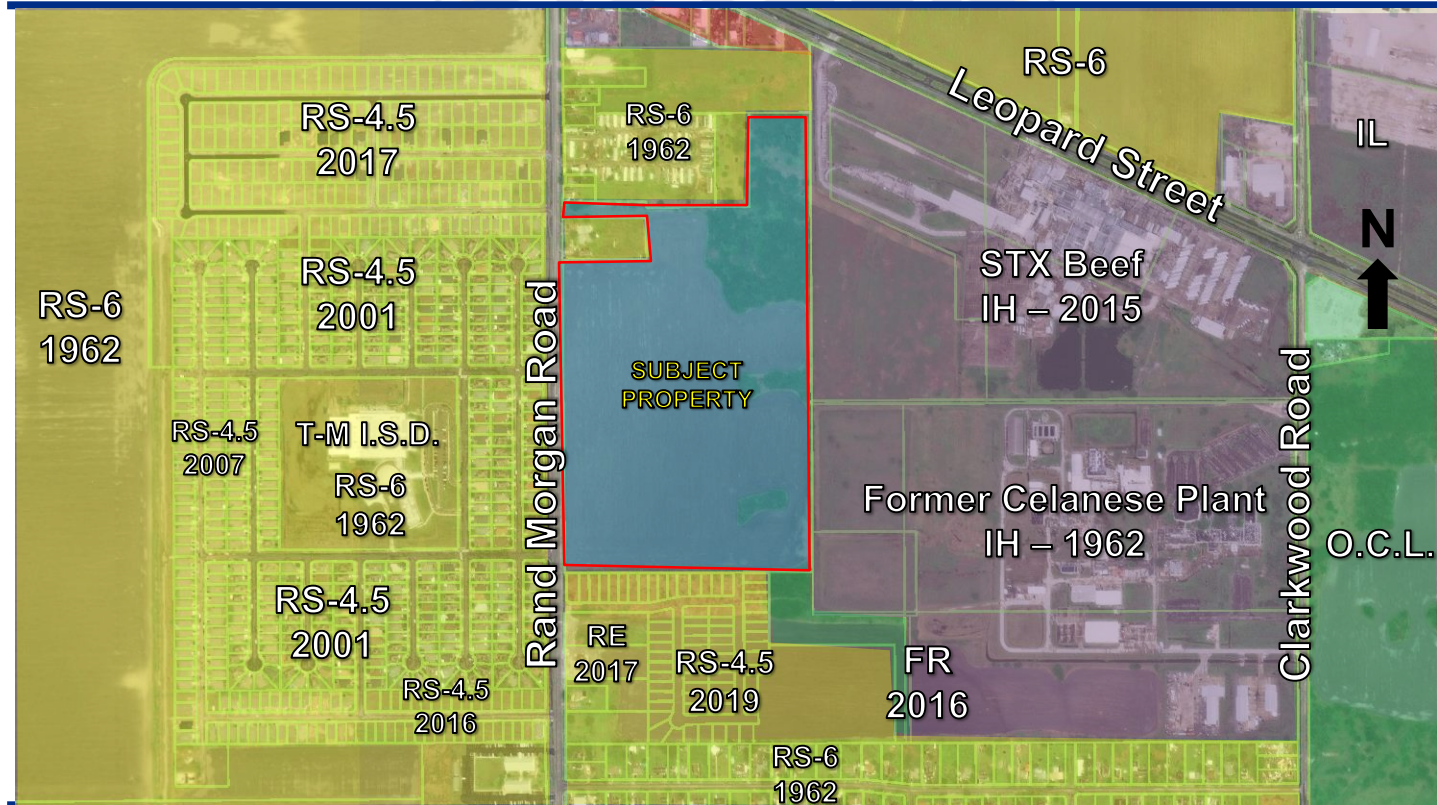
Aerial Overview



Adjacent Development



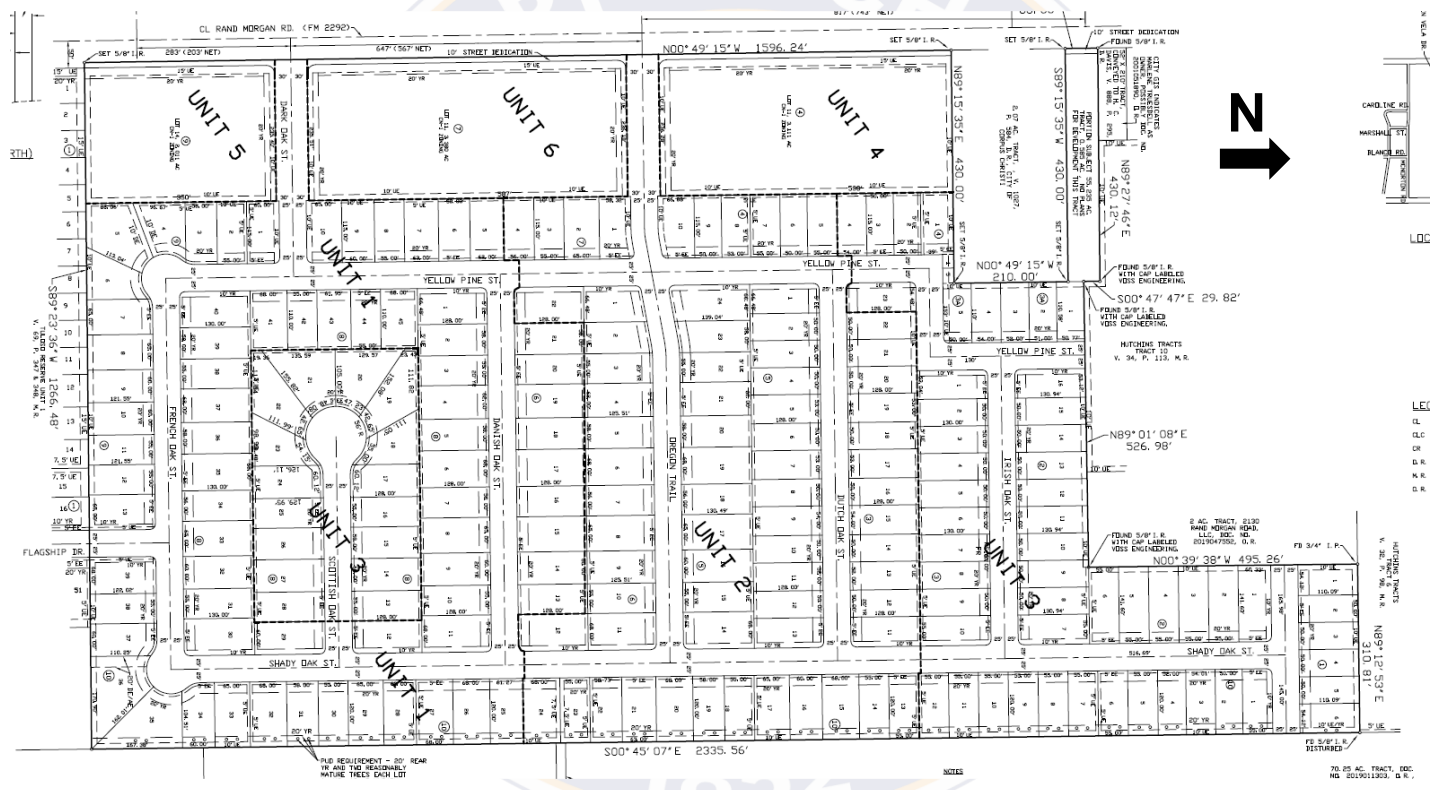
Zoning Pattern



PUD Deviations

| Minimum Dimensions | "RS-4.5" District Standards | Proposed PUD | Deviation |
|--|--|---------------------------------------|------------|
| Block 1, Lot 6 Buffer Yard | | | |
| Minimum Lot Width | 50 feet and 50 points | 10-foot side yard & 2 trees east side | <u>Yes</u> |
| Block 10, Lots 1-35 Buffer Yard | | | |
| Buffer Yard: "RS-4.5" and "IH" | 50 feet and 50 points | 20-foot rear yard & 2 trees east side | <u>Yes</u> |
| Street Design | | | |
| Cul-de-sac Design | Allowed with Technical Review Committee (TRC) Approval | Allowed | <u>Yes</u> |

Master Site Plan



Public Notification

70 Notices mailed inside 200' buffer
6 Notices mailed outside 200' buffer

Notification Area

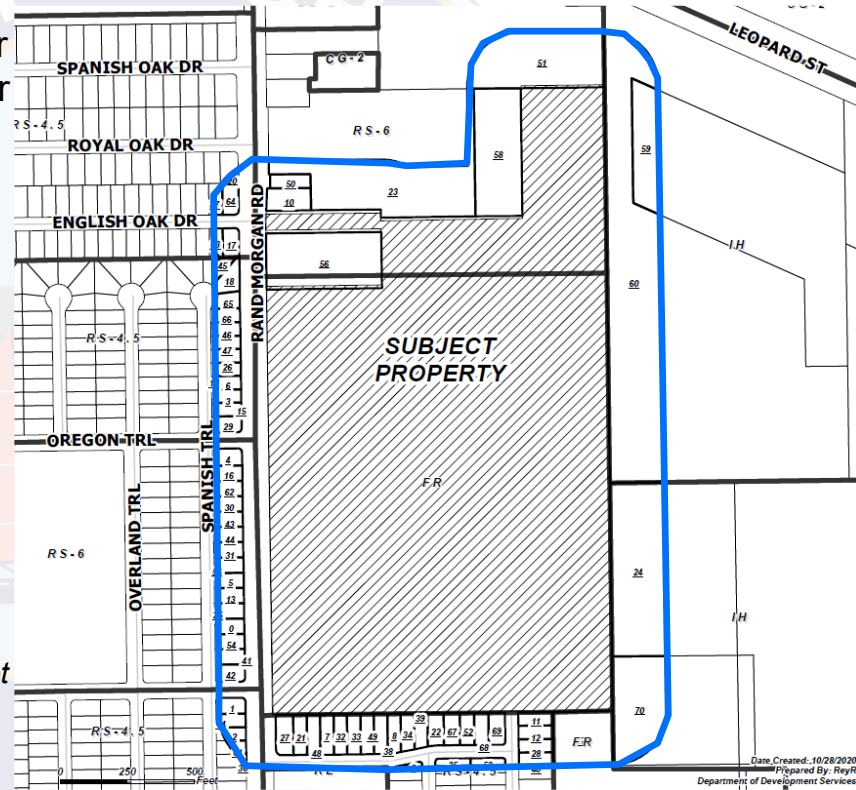
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0



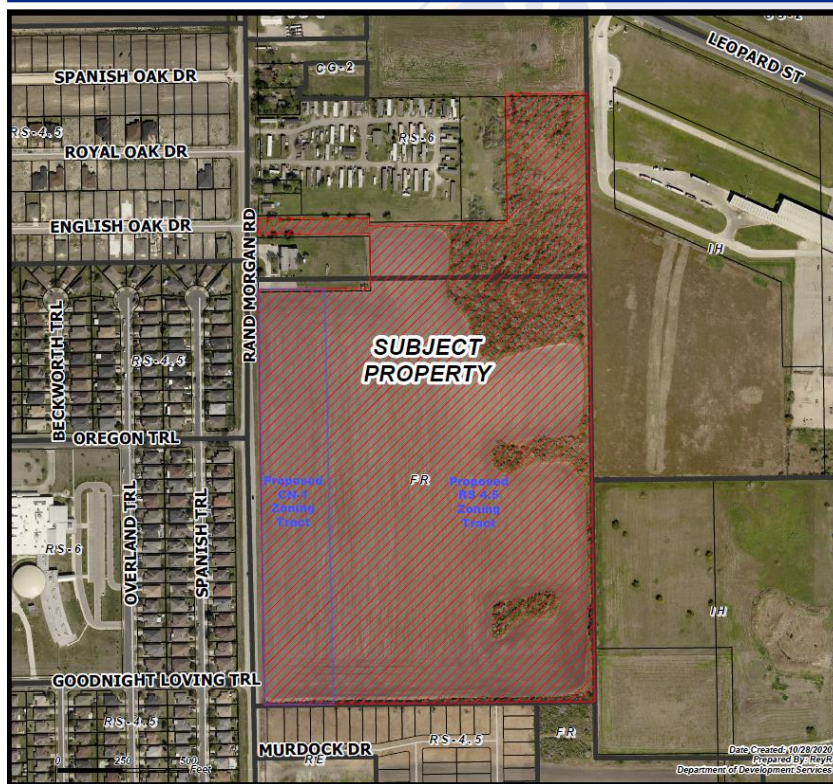
*Notified property owner's land in square feet
/ Total square footage of all property in the
notification area =
Percentage of public opposition*



Planning Commission and Staff Recommendation

Approval of the
“CN-1” Neighborhood Commercial District
and the “RS-4.5/PUD” Single-Family 4.5
District with a Planned Unit Development
with conditions

UDC Requirements



Buffer Yards:

RS-4.5 to IH: Type E: 50' & 50 pts.

CN-1 to RS-4.5: Type B: 10' & 10 pts.

Setbacks:

Street: 20 feet

Side: 5 feet

Rear: 50 feet (buffer yard)

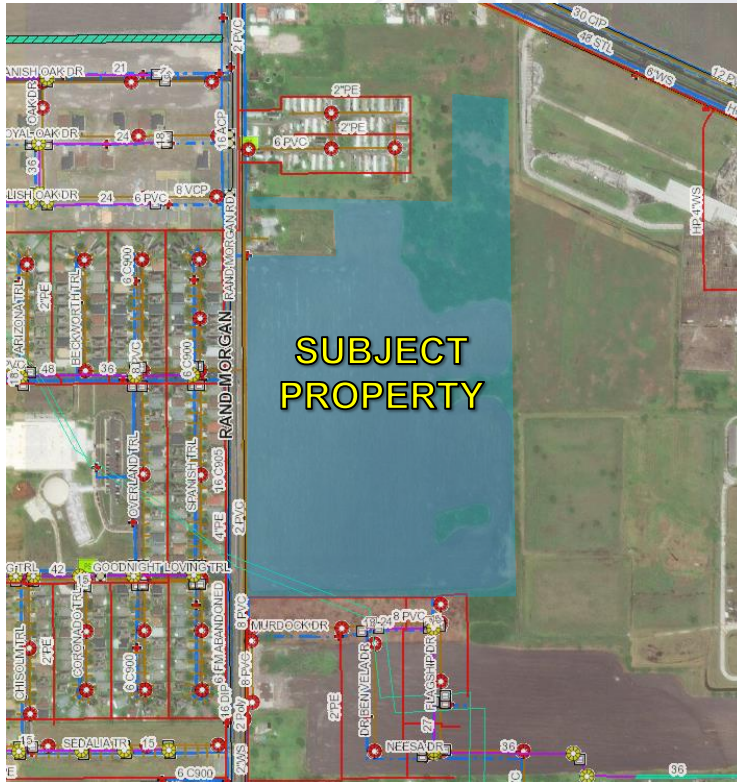
Parking:

2 per single-family home

Landscaping, Screening, and Lighting Standards

Uses Allowed: Townhouse, Multifamily, Cottage Housing, Group Living, Medical, Park, and Overnight Accommodations.

Utilities



Water:
16-inch DIP



Wastewater:
2.5-inch VCP



Gas:
4-inch line

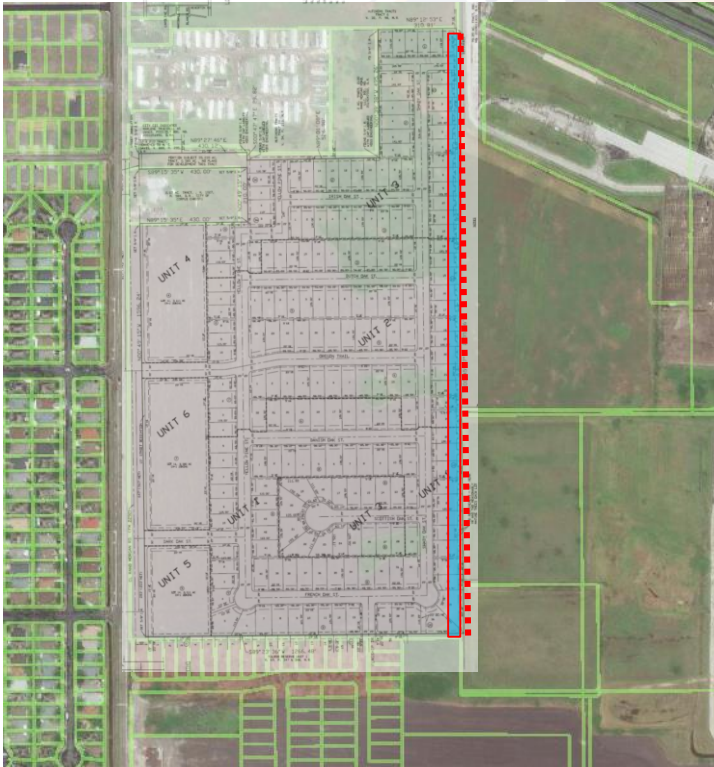


Storm Water:
N/A

PUD Conditions

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with The Royal Oak Future Units Planned Unit Development (PUD) Guidelines.
 2. **Buffer Yard:** The lots identified as Lots 1-35, Block 10 must have a buffer yard consisting of a minimum 20-foot rear yard setback, must have two trees per lot with a minimum of a 2.5 inch caliper, and a 7-foot solid wooden screening fence along the property line shared with the “IH” Heavy Industrial District. The lot identified as Lot 6, Block 1 must have a buffer yard consisting of a minimum 10-foot side yard setback, must have two trees with a minimum of a 2.5 inch caliper, and a 7-foot solid wooden screening fence along the property line shared with the “IH” Heavy Industrial District.
 3. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
 4. **Time Limit:** An approved development plan shall expire 24 months after the date that the development plan was approved, unless a complete building permit application has been submitted or, if no building permit is required, a certificate of occupancy has been issued.
-

PUD Conditions



Buffer Yard:

- Rear Setback: 20 feet
- 7-foot solid fence
- 2 trees per lot