



Zoning Case #0819-01 MPM Development, LP

Rezoning for a Property at 6810 Bison Drive

Planning Commission
October 2, 2019



Aerial Overview





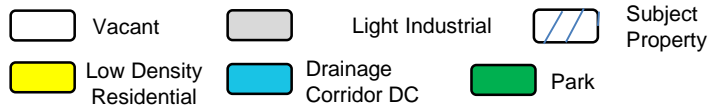
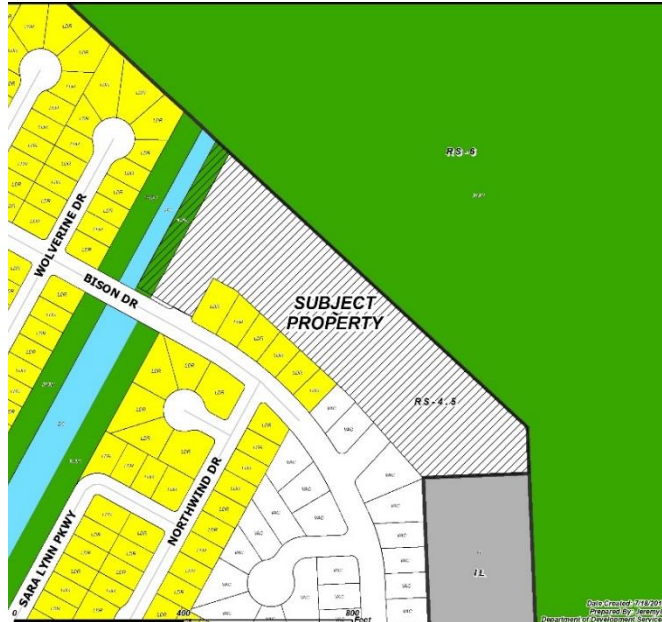
Subject Property at 6810 Bison Drive



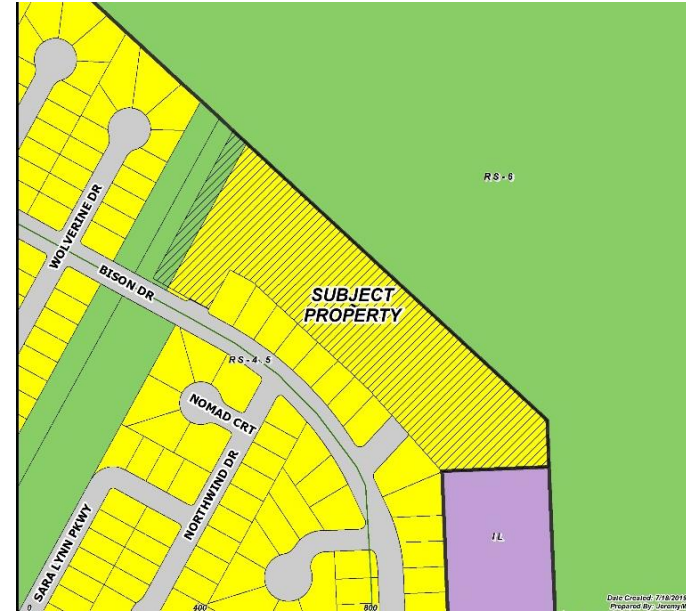


Land Use

Existing Land Use

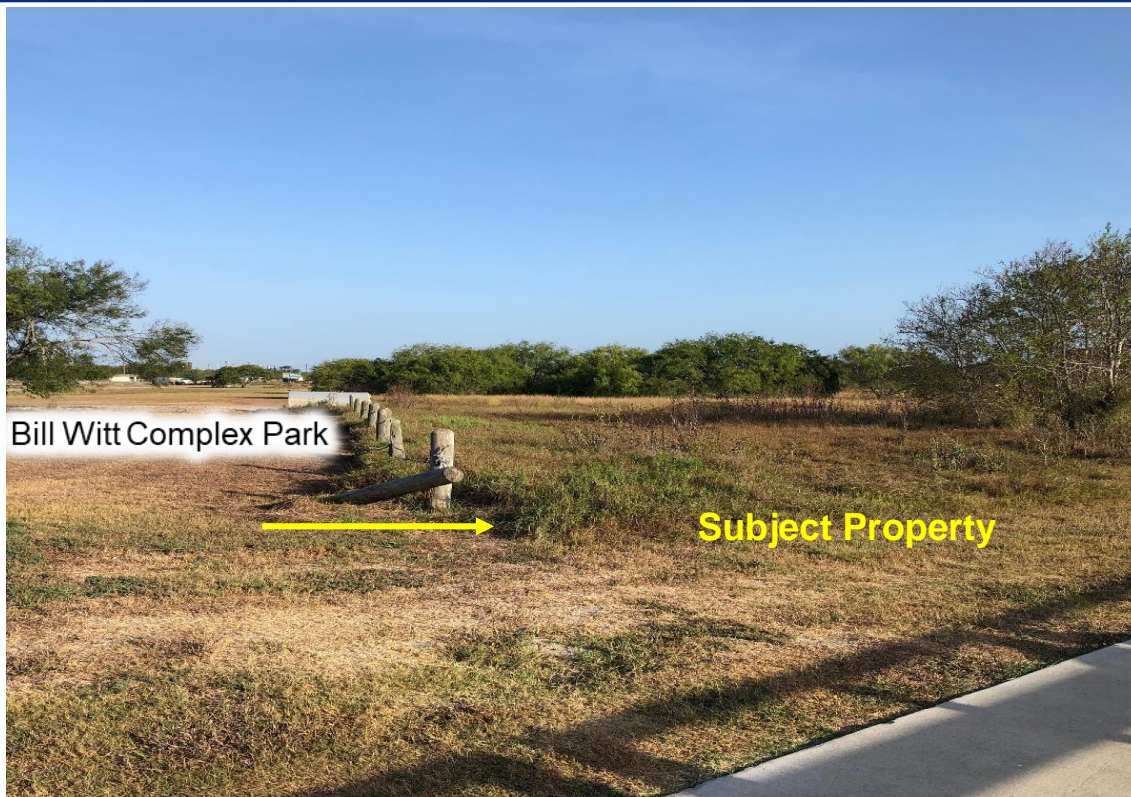


Future Land Use





Street North of Subject Property





Bison Street South of Subject Property





Bison Street West of Subject Property





Crosswind Drive East of Subject Property





Public Notification

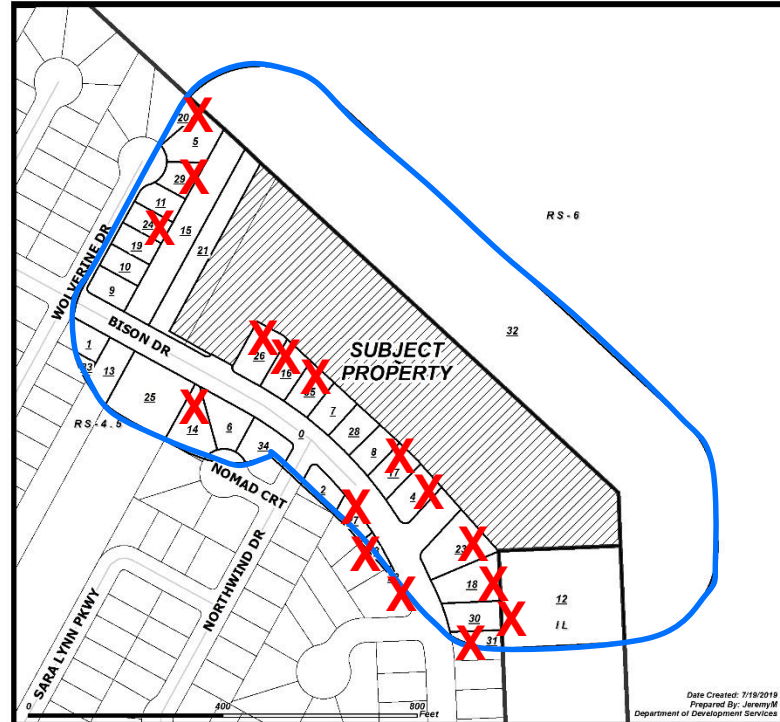
35 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 15 (13.93%)

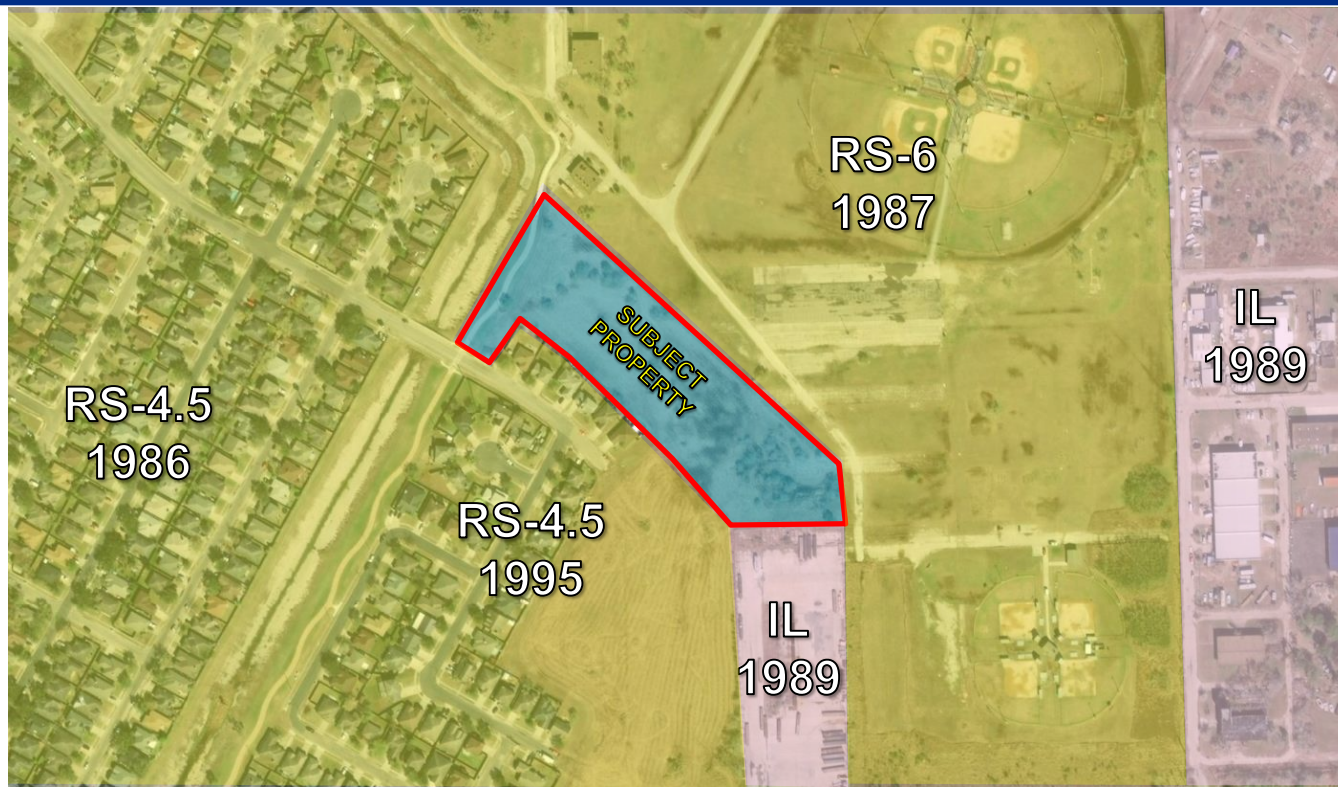


In Favor: 0 (0%)





Zoning Pattern





UDC Requirements



Buffer Yards:

"RS 4.5/PUD" to "IL"

Type D: 20 points (8 ft. fence).

Setbacks:

Street with sidewalk: 20 feet

Street without sidewalk: 15 feet

Side/Rear: 5 feet

Parking:

2 per dwelling unit

Uses Allowed:

Single-Family Homes, Home

Occupations, Group Homes



Deviation Table

Minimum Dimensions	"RS-4.5" District Standards	Proposed PUD	Deviation
Lot Area	4,500 sf.	4,267 sf.	<u>Yes</u>
Maximum Density	7 Units per Acre	6 Units per Acre	No
Minimum Lot Width	45 ft.	45 ft.	No
Minimum Front Yard Setback	20 ft.	15 ft.	<u>Yes</u>
Minimum Street Corner	10 ft.	10 ft.	No
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.	35 ft.	No
Parking Requirement	2 spaces per unit	2 spaces per unit	No



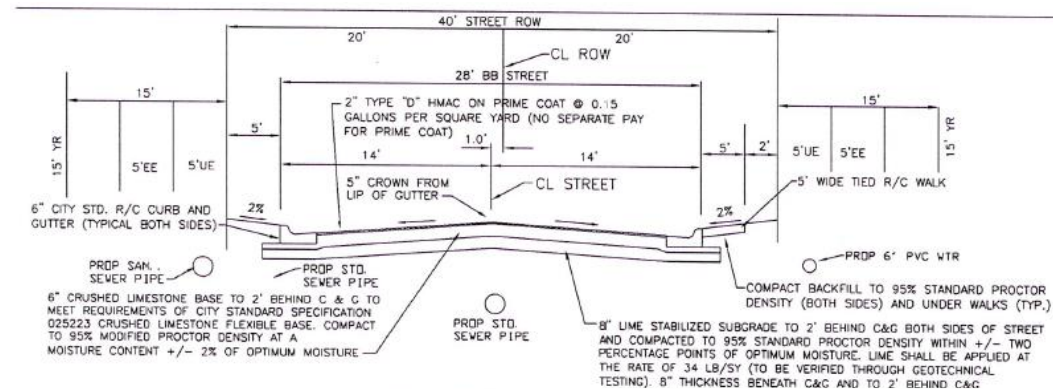
Deviation Table

Right-of-way Deviations			
Airking Drive			
Right-of-way width	50 ft.	40 ft.	<u>Yes</u>
Paved Street Width	28 ft.	28 ft.	No
Curb Type	6-in. curb & gutter	6-in. curb & gutter	No
Sidewalk	4 ft. on both sides	5 ft. on one side	<u>Yes</u>
Bill Witt Drive			
Right-of-way width	60 ft.	53 ft.	<u>Yes</u>
Paved Street Width	40 ft.	40 ft.	No
Curb Type	6-in. curb & gutter	6-in. curb & gutter	No
Sidewalk	4 ft. on both sides	8 ft. on one side	<u>Yes</u>

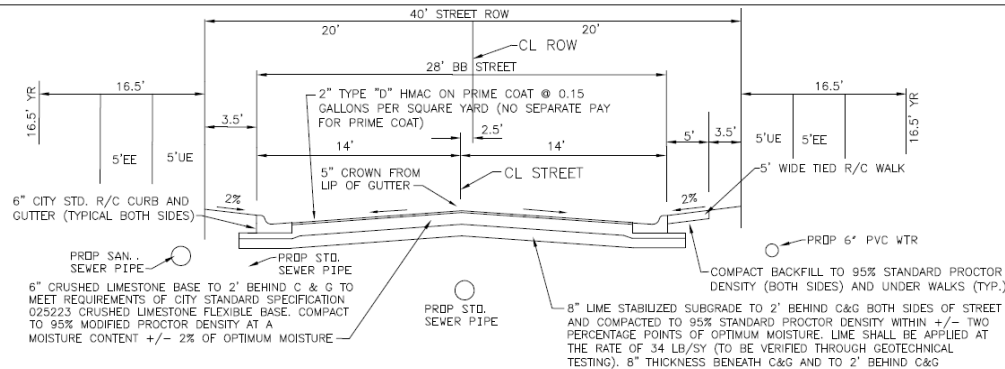


Cross Section

Original



Revised



TYPICAL STREET SECTION - 40' ROW



Staff Recommendation

Approval of the change of zoning to the
“RS 4.5/PUD” Single Family 4.5 District with a
Planned Unit Development District.



PUD Conditions

1. **Planned Unit Development Guidelines and Master Site Plan:** The Owners shall develop the Property in accordance with Crosswind Estates Unit 2 Planned Unit Development (PUD) Guidelines and Master Site Plan. The development of the Property is to consist of 34 single-family residences.
2. **Other Requirements:** The PUD conditions listed herein do not preclude compliance with other applicable UDC and Building and Fire Code Requirements.
3. **Time Limit:** This Planned Unit Development (PUD) shall be compliant with Section 3.5.9. of the Unified Development Code (UDC).

*** Two correction on the PUD documents will need to be addressed

1. 36 Units on the first page of the PUD Guidelines
 2. Dimension of the linear park for the 8-foot sidewalk and 1.5-foot D.E.
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