



AGENDA MEMORANDUM

Public Hearing & First Reading Ordinance for the City Council Meeting 11/19/19
Second Reading Ordinance for the City Council Meeting 12/10/19

DATE: October 5, 2019

TO: Peter Zaroni, City Manager

FROM: Al Raymond, AIA, Director
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Rezoning a property at or near 6810 Bison Drive

CAPTION:

Zoning Case No. 0819-01, MPM Development, LP. (District 5). Ordinance rezoning property at or near 6810 Bison Drive from the "RS-4.5" Single-Family 4.5 District to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development.

SUMMARY:

The purpose of the zoning request is to allow for the construction of 36 single-family homes.

BACKGROUND AND FINDINGS:

The subject property is 5.77 acres in size. The applicant is proposing thirty-six single-family lots within the Planned Unit Development (PUD). The density proposed is approximately 6 units per acre. The 36 lots will range in area between 4,267 and 8,493 square feet in size. Based on the reduced lot size, applicant is requesting to have six lots per acre instead of the required minimum of seven lots per acre.

Conformity to City Policy

The subject property is located within the boundaries of the Southside Area Development Plan (ADP). The proposed rezoning to the "RS-4.5/PUD" Single-Family 4.5 District with a Planned Unit Development is consistent with the adopted Southside ADP and the Comprehensive Plan (Plan CC). The proposed rezoning is also compatible with neighboring properties and with the general character of the surrounding area. This rezoning does not have a negative impact upon the surrounding neighborhood. The subject property is suitable for the uses proposed by this rezoning. This PUD utilizes decreased lot sizes and right-of-way width, while still observing minimum street pavement widths, maximum building heights, parking requirements, and open space requirements. Infill development should be encouraged at this site. PUDs allow flexibility for attractive, efficient design and can often reduce infrastructure installation and maintenance costs to the city. PUDs can also encourage development on difficult sites.

Public Input Process

Number of Notices Mailed

16 within 200-foot notification area
5 outside notification area

As of October 2, 2019:

In Favor

0 inside notification area

0 outside notification area

In Opposition

15 inside notification area

0 outside notification area

Totaling 13.93% of the land within the 200-foot notification area in opposition.

Commission Recommendation

Planning Commission recommended approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development with conditions on September 18, 2019.

ALTERNATIVES:

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

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Staff recommends approval of the zoning request.

Planning Commission recommended approval of the change of zoning from the “RS-4.5” Single-Family 4.5 District to the “RS-4.5/PUD” Single-Family 4.5 District with a Planned Unit Development with conditions with the following vote count:

Vote Count:

For: 8

Opposed: 1

Absent: 0

Abstained: 0

LIST OF SUPPORTING DOCUMENTS:

Ordinance

Presentation - Aerial Map

Planning Commission Final Report