



**Zoning Case #0819-01  
MPM Development, LP**

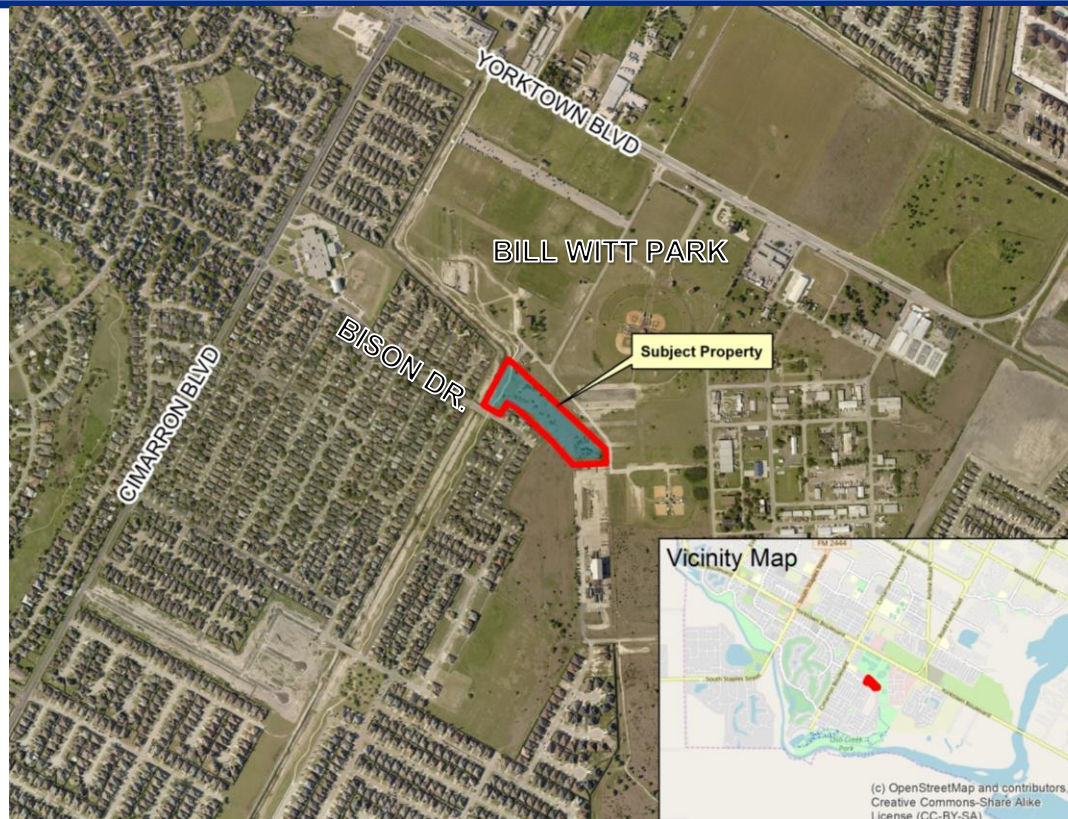
**Rezoning for a Property at  
6810 Bison Drive**

**From “RS-4.5” To “RS-4.5/PUD”**

City Council  
November 19, 2019



# Aerial Overview





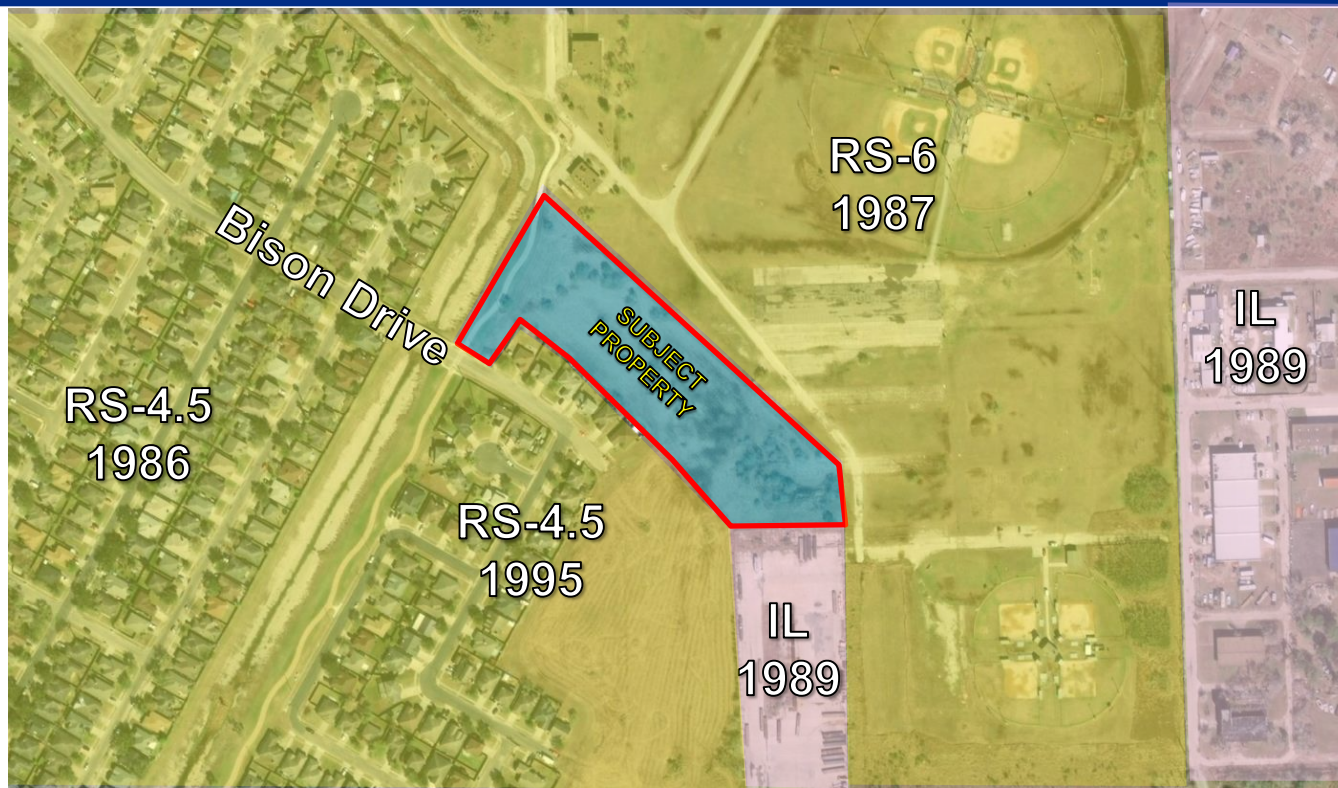
# Subject Property at 6810 Bison Drive







# Zoning Pattern





# 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.	16.5 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>





# Bill Witt Drive







# Planning Commission and Staff Recommendation

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**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

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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 36 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).
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