

AGENDA REPORT
PLANNING AND ZONING COMMISSION MEETING
March 24, 2016

SUMMARY

A request by Lyon Crest Properties, LLC (owner) to amend the PUD (Planned Unit Development) zoning and approve a major revision to the development plan of Cotswold Villas at Bluff Creek Estates. The 8.67-acre subject site is located on the east side of Bluff Creek Drive, east of Pebble Creek Court. (Case #16-3)

DISCUSSION

The applicant is requesting major revisions to the existing PUD development plan which was approved in 2014. The proposed changes include:

- Reconfiguring the development's internal street network and lot layout,
- Changing the type of dwelling from attached single-family to detached single-family units, and
- Reducing the total number of dwelling units from 44 to 39.

Since the statement of intent associated with the existing PUD-5.1 (Planned Unit Development) zoning (approved in 2014) only allows attached single-family dwelling units, the applicant is requesting an amendment to the zoning statement of intent to accommodate detached single-family units. Staff does not object to the proposed changes to the zoning statement of intent and development plan since they represent a reduction in density and intensity that will result in greater consistency with surrounding detached single-family homes.

It should be noted that the 2014 development plan was approved with a variance from Section 25-54.1 of the Subdivision Regulations, which limits the development of one- and two-family residences to no more than 100 from a single point of public street access. There are 61 existing single-family homes and/or platted residential lots currently limited to a single point of access between the intersection of Bluff Creek Drive and Lacewood Drive and Grindstone Creek. While Bluff Creek Drive has the potential to eventually be extended across Grindstone Creek to provide a second outlet to the north, this public project is not yet funded, and is shown as a 10+ year project on the City's Capital Improvement Program. The reduction of dwelling units within the proposed development plan revision (from 44 to 39) will bring the total number of dwelling units deriving access from a single point to 100, which reaches, but does not exceed the maximum threshold established in the Subdivision Regulations.

The applicant is requesting an exception from the minimum setback requirement for front yards abutting interior streets in PUDs (Section 29-10(d)(7)) to allow a reduction from 20 feet to 18 feet. Staff has visited existing PUD developments which have been granted the same setback exception in the past and found that there appears to be adequate space to accommodate most private automobiles within 18-foot driveways without obstructing public sidewalks. 18 feet is the minimum depth required for 90 degree parking spaces in the City's Off-street Parking and Loading standards (Section 29-30(k)).

With the exception of the proposed front yard setback reduction, the rezoning and development plan conform to all City Zoning and Subdivision standards.

RECOMMENDATION

- Approval of the proposed changes to the PUD-5.1 zoning statement of intent
- Approval of the PUD development plan, including the exception from Section 29-10(d)(7) to allow a reduction of front yard setbacks along interior streets from 20 feet to 18 feet.

ATTACHMENTS

- Locator maps
- Letters from applicant and applicant’s consultant
- Revised zoning statement of intent & development plan
- 2014 rezoning ordinance and PUD development plan

SITE HISTORY

Annexation Date	1969
Existing Zoning District(s)	PUD-5.1 (Planned Unit Development)
Land Use Plan Designation	Employment District
Subdivision/Legal Lot Status	Legally platted as Bluff Creek Estates Plat 8, Lot 801

SITE CHARACTERISTICS

Area (acres)	8.67 acres
Topography	Relatively flat in the middle, with steep slopes around the edges
Vegetation/Landscaping	Mostly grass-covered with a few trees
Watershed/Drainage	Grindstone Creek
Existing structures	None

ACCESS

Bluff Creek Drive	West side of site
Major Roadway Plan	Residential Collector street (Improved & City-maintained)
CIP Projects	Bridge over Grindstone Creek is listed as a 10+ year project
Sidewalk/Bike/Ped	5-ft wide sidewalk needed.

PARKS & RECREATION

Neighborhood Parks	Waters-Moss Memorial Wildlife Area is 2,000 ft west of site
Trails Plan	Grindstone Creek Trail is north of site (on north side of creek)

SURROUNDING LAND USES

Orientation from site	Zoning	Land Use
North	O-1 (Office District)	Undeveloped
South	O-1	Office building
East	US 63	Highway
West	R-1	Single-family homes

UTILITIES & SERVICES

All City services are available to the site.

PUBLIC NOTIFICATION

All property owners within 200 feet and City-recognized neighborhood associations within 1,000 feet of the boundaries of the subject property were notified of a public information meeting, which was held on March 1, 2016.

Public Information Meeting Recap	Number of attendees: 3, including applicant Comments/concerns: None
Neighborhood Association(s) Notified	Bluff Creek Drive
Correspondence Received	None as of this writing

Report prepared by Steve MacIntyre; approved by Patrick Zenner