



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 6, 2017

Re: Kelly Farms Rezoning and PUD Development Plan (Case 17-1) – Supplemental Memo

## Executive Summary

Approval of this request will result in the rezoning of approximately 43 acres from A-1 to PUD 10 and approve a PUD Development Plan to be known as “Kelly Farms” which will permit the construction of 384 multi-family units (524 beds) and 10 single-family homes.

## Discussion

This case was previously considered by City Council on January 17. At that meeting, a request to table the project by the adjacent HOA was granted by Council until the February 6 City Council meeting, to allow additional discussions between the applicant and HOA. The applicant has resubmitted revised plans based on those conversations, which are attached.

The primary revision is the increase of the conservation buffer on the north side of the property from 100 feet to 200 feet. This revision has also precipitated a revision to the street design and the lot layout. Revisions are listed below.

### **PUD Plan**

- The conservation easement on the north side of the development has increased from 100 feet to 200 feet.
- Cassia Court has been removed. Timberhill is now one continuous street. Sidewalks are shown on both sides of Timberhill up to the conservation easement, then sidewalks continue on east side up to the north property line.
- Lots 2-11 have been rearranged to fit within the new remaining area, and the larger A-1 setbacks for Lots 10 and 11 have been reduced to R-1 setbacks (although the minimum lot size of 13,500 sq.ft. remains for 10 & 11).

### **Statement of Intent (revisions highlighted)**

- Within the single-family portion of the PUD, street corner side yard setbacks have been increased to 15 feet vs previous 12.5 feet. This change was made because of the lot layout revision which eliminated internal corner lots.
- Lots 10 and 11 were previously subject to A-1 setbacks (25-foot on all yards), with R-1 setbacks for Lots 1-9, but revision applies R-1 setbacks to all lots, reducing side yards to 6 feet.
- Lots 2 & 7 no longer have an exterior street corner side yard setback.

A copy of the revised PUD plan and Statement of Intent (both dated 1/24/17) and correspondence from the applicant describing the revisions, is attached.



## Fiscal Impact

Short-Term Impact: None. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance for utility services, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and property tax collections.

## Vision & Strategic Plan Impact

### Vision Impacts:

Primary Impact: Development, Secondary Impact: Transportation, Tertiary Impact: Not Applicable

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Land Use & Growth Management, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

## Legislative History

Date	Action
1/17/17	Approved motion to table request until February 6, 2017
5/4/15	Defeated rezoning (A-1 to PUD 11) and PUD plan (B86-15)
4/17/14	Defeated reconsideration rezoning (A-1 to PUD 11) and PUD plan (REP 28-14)
2/3/14	Amended & defeated rezoning (A-1 to PUD 11) and PUD plan (B372-13)

## Suggested Council Action

This memo is has been submitted as supplemental information. If Council finds the revisions acceptable, a recommendation of approval may be made. Such recommendation is consistent with the December 8, 2016 Planning Commission action.