

EXCERPTS

PLANNING AND ZONING COMMISSION MEETING

MARCH 24, 2016

VI) PUBLIC HEARINGS

Case Number 16-3

A request by Lyon Crest Properties, LLC (owner) to amend the PUD (Planned Unit Development) zoning and approval 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.

MR. REICHLIN: May we have a staff report, please?

Staff report was given by Mr. Steve MacIntyre of the Planning and Development Department.

Staff recommends:

1. Approval of the proposed changes to the PUD-5.1 zoning statement of intent; and
2. 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.

MR. REICHLIN: Do we have any questions of staff?

MR. TOOHEY: I have one. Was there any concern about how parking would work with this -- with this change?

MR. MACINTYRE: No. Each unit is going to have a two-car garage and two parking spaces in -- in the driveway in front, so it's actually effectively doubling the minimum required parking. In addition, there is -- I believe it's a six-space overflow parking area that's located at the northern end of the site on the internal portion of the loop. While that's fairly limited, we do believe that the amount of off-street parking being provided with each unit should be adequate to accommodate the occasional party, provided that not everyone has friends over all the time in large amounts.

MR. TOOHEY: Thank you.

MR. MACINTYRE: You're welcome.

MR. HARDER: I have a --

MR. REICHLIN: Mr. Harder?

MR. HARDER: You had a question about -- you had mentioned that there was a maximum or this reached the maximum that would require connecting Bluff Creek between the subdivisions. And so if -- after this, if something else gets proposed, that's -- that would require the connection or at a different location in that subdivision or something?

MR. MACINTYRE: Yes. Technically speaking, while certainly the original -- the currently approved PUD plan here exceeded it by four units, I believe -- or five units, pardon me -- you know, it could be addressed in a similar fashion on a case-by-case basis, but we would certainly provide the option for -- or safety services -- emergency services to weigh in on that and then provide you with the

information that we have to see if you think it's appropriate or not to perhaps approve a variance in a slight case or require something bigger in terms of meeting that requirement via additional connection.

MR. HARDER: Okay. Thanks.

MR. REICHLIN: Any other questions of staff? Seeing none, we'll open the public hearing.

PUBLIC HEARING OPENED

MR. REICHLIN: Anybody who cares to comment on Case Number 16-3, please come forward.

MR. SANDER: I'm Chris Sander with A Civil Group here on behalf of Lyon Properties. Our office is at 3401 Broadway Business Park Court. We -- Ms. Ravapudi was here tonight and she apologized, but she needed to get home and take care of her kids, so she apologizes for not being able to be here. The Ravapudis live right across the street from this property off of Pebble -- Deer Court, which comes off of Pebble Court. And Mr. -- Dr. Ravapudi's mother actually lives in one of the houses on Bluff Creek Drive that faces this property. They purchased it a couple of years ago with the intent of looking to make sure that what happened with this property was in line with what -- what would fit with the neighborhood because this is where their home is. They -- they needed to hurry up to get an approval prior to closing on the property, but have spent the last couple of years thinking this through and have come to this plan. They're really looking at some high-end homes with -- primarily targeting elderly, mature folks, or young adults without families that -- that would be a cerebral nice neighborhood for the high end, but won't have the yard maintenance and those kind of things. So if you have any questions for me, I'd be glad to answer or try to.

MR. REICHLIN: Any questions of this speaker? Seeing no one, thank you very much. Anybody else caring to comment on this matter? Seeing no one, I'll close the public hearing and turn the this over to the -- my fellow Commissioners for comment and --

PUBLIC HEARING CLOSED

MS. BURNS: I'd be happy to frame a motion. Okay? In the Case of 16-3, a request by Lyon Crest Properties to amend the Planned Unit Development zoning and approve a major revision to the development plan of Cotswold Villas at Bluff Creek Estates and also including the exception from the minimum setback of the front yard from 20 to 18 feet.

MS. RUSHING: Second.

MR. REICHLIN: That was Ms. Rushing. May we have a roll call, please.

MS. LOE: Yes, Mr. Chairman. So, in the Case of 16-3.

Roll Call Vote (Voting "yes" is to recommend approval. Voting Yes: Mr. Toohey, Ms. Burns, Ms. Loe, Mr. Harder, Mr. Reichlin, Mr. Strodman, Ms. Rushing, Ms. Russell. Motion carries 8-0

MS. LOE: Unanimous approval. Recommendation for approval will be forwarded to City Council.