



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 20, 2017

Re: Sinclair Road PUD & Variance (Case #17-50)

Executive Summary

Approval of this request will result in the creation of a PUD Development Plan to be known as "Sinclair Road PUD" and permit the construction of one single-family home on the 5.03-acre subject parcel. Approval would also grant a variance from Section 25-53(4), which limits driveway access for residential lots along major roadways.

Discussion

The applicant is seeking approval of a PUD plan for the subject property. The property was zoned PUD 0.5 upon annexation in 2012; however, no development plan was approved at that time. The applicant intends to construct a single-family home on the site. In addition to PUD plan approval, the applicant is requesting that a variance from Section 25-53(4) of the Subdivision Regulations be approved. This section restricts driveway access to residential lots onto major roadways, such as Sinclair Road, which is classified as a major collector.

PUD Plan

The plan depicts a 40 foot setback from all property boundaries as required by the approved PUD Statement of Intent, as well as a 1.25-acre tree preservation area at the southeast corner of the subject lot in accordance with Section 12A of the City Code. The tree preservation area is protected by a 10-foot building setback on its north and west sides. Furthermore, the PUD plan includes a note that states the lot is subject to the covenants and restrictions of the Cascades Subdivision; however, would be allowed to have a detached two-car garage provided the garage's exterior finish and roof pitch are similar in character to that of the home constructed on the site.

A concurrent platting action (Case # 17-49) reconfigures the lot to coincide with existing zoning boundaries. Presently, the site is split-zoned C-P and PUD. The split zoning, applied in 2012, was to ensure that the driveway serving the commercial business in the structure to the south of the subject site was within the C-P district. The concurrent platting action will eliminate the split-zoning condition and allow all commercial uses to be contained within a single C-P zoned lot.

Variance

The development plan depicts a 150-foot zone along the parcel's Sinclair Road frontage where a driveway would be allowed. The extents of this zone place a future driveway 22 feet from the northern property line and 45 feet from the southern property line of the subject



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site from any existing or future access to neighboring lots along the same frontage. Staff finds that these separations are sufficient and placement of a driveway within the 150-feet of identified frontage would not increase public safety hazards.

The Planning and Zoning Commission considered this case at their January 19, 2017 meeting. After limited discussion, the Commission voted 9-0 for approval of the PUD plan and the associated variance.

The Planning and Zoning Commission staff report, locator maps, PUD plan, variance exhibit and meeting excerpts are attached for reference.

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. No public infrastructure extension/expansion would be required at present; however these improvements would be at the cost of the developer.

Long-Term Impact: None anticipated.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

Primary Impact: Not Applicable, 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: Not Applicable

Legislative History

Date	Action
12/4/2012	Approved annexation and permanent zoning (Ord. 21520).

Suggested Council Action

Approve the "Sinclair Road PUD Plan" and the associated variance for driveway access onto Sinclair Road as recommended by the Planning and Zoning Commission.