



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: April 6, 2020

Re: On the Ninth PD Plan Major Amendment (Case #61-2020)

Executive Summary

Approval of this request would permit the replatting of Lot D2 into 5 single-family lots. This request is being considered concurrently with a request to approve a design adjustment from the requirements of the UDC relating to sidewalk construction.

Discussion

Crockett Engineering Consultants (agent), on behalf of On the Ninth LLC (owner), is seeking approval for approval of a major amendment to the *On The Ninth PUD Plan*, located on PD (Planned Development) zoned property, to permit the replatting of Lot D2 into 5 single-family lots. The 5.68-acre property is located on the east side of Old Hawthorne Drive West, approximately 1,300 feet north of Route WW.

The applicant is seeking to change the lot arrangement and the residential uses for a portion of the area within the PD plan the lies west of Bunker Loop. On the current PD plan, the area shown as Lot 3-A (but platted as Lot D2) was originally proposed as a single lot with two separate single-family attached structures containing 4 units each. The revision would subdivide Lot 3-A into 6 lots - five single-family detached units and one common lot.

Associated with this PD plan amendment and being considered concurrently by Council as a separate agenda item is a request to approve a design adjustment from Section 29-5.1 (d) of the UDC to waive the requirement to construct approximately 620 feet of sidewalk along the west side of Bunker Loop. The attached PD plan amendment has been prepared assuming approval of the design adjustment.

The Planning and Zoning Commission considered the PD plan amendment and the design adjustment concurrently at their March 5, 2020 meeting. Staff presented its report and the applicant gave an overview of the request. No other member of the public spoke during the public hearing. Following limited discussion on the PD plan amendment, a motion to recommend **approval** of the PD plan passed (5-4). A full discussion of the requested design adjustment and the Planning and Zoning Commission vote upon that request is provided in the concurrent Design Adjustment report.

The Planning Commission staff report, locator maps, *On the Ninth PD Development Plan*, design adjustment worksheets, previously approved *On the Ninth PUD Development Plan*, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

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

Strategic & Comprehensive Plan Impact

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: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
01/21/2014	Approved preliminary plat and PUD Plan for On the Ninth (Ord. #021954)

Suggested Council Action

Approval of the *On the Ninth PD Plan*, as recommended by the Planning and Zoning Commission.