



PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Painted Woods South – Rezoning

PREPARED BY: Andy Kass AICP, Senior Planner

REPORT DATE: May 18, 2018

MEETING DATE: May 22, 2018

GENERAL INFORMATION

Applicant: Chayse Holdings, LLC

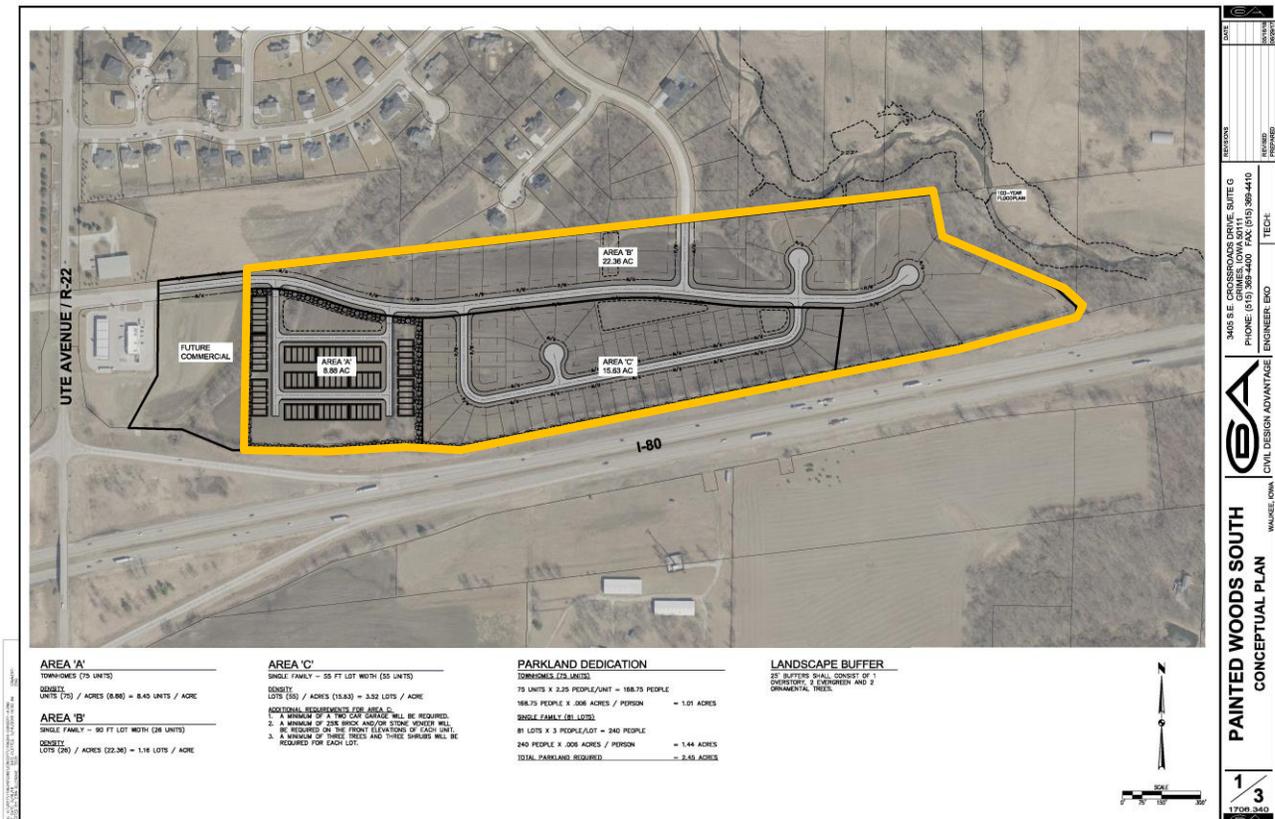
Owner: Painted Woods Farms, LLC

Owner’s Representative: Erin Ollendike, P.E. with Civil Design Advantage, LLC

Request: The applicant is requesting approval of a rezoning for a residential development

Location and Size: Property is generally located north of Interstate 80 and east of R-22/Ute Avenue, containing approximately 52 acres.

AREA MAP



ABOVE LEFT: Aerial of Property identifying the proposed plat (outlined in **ORANGE**).

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Agricultural	Rural Residential	A-1 (Agricultural)
North	Single Family Residential	Rural Residential	R-1 (Single Family Residential District)
South	Interstate 80	N/A	N/A
East	Agricultural	Rural Residential	A-1 (Agricultural)
West	Agricultural	Rural Residential	A-1 (Agricultural) & C-1 (Community & Highway Service Commercial District)

BACKGROUND

The subject property is located north of Interstate 80 and east of R-22/Ute Avenue encompassing a total of 52 acres. The applicant has submitted a rezoning request to rezoning the property from A-1 (Agricultural District) to R-1 (Single Family Residential District), R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District), and R-4 (Row Dwelling & Townhome District). The applicant has submitted the necessary consent to the rezoning with consent from 51%, 86%, and 100% from neighboring property owners for the individual areas proposed to be rezoned. The rezoning sign was placed on the property on May 14, 2018. Notification to adjacent property owners was mailed on May 15, 2018. To date, staff has not received any correspondence either for or against the proposed rezoning.

PROJECT DESCRIPTION

Proposed R-1

The rezoning map identifies a total of 22.18 acres proposed to be rezoned to R-1 (Single Family Residential). This area is the property immediately adjacent to the existing Painted Woods neighborhood and the creek to the north. The concept plan identifies a total of 26 lots for single family development. The minimum lot size required in the R-1 district is 10,000 square feet. All proposed lots meet the minimum requirement with lots ranging from 16,743 square feet to 52,878 square feet. The minimum lot width in the R-1 district is 80 feet. All proposed lots meet the minimum requirement with lots ranging from 80 feet to 112 feet. Lots that back-up to Interstate 80 will be required to have a 25 foot landscape buffer. The proposed density is 1.2 units per acre.

Proposed R-2 / PD-1

The rezoning map identifies a total of 15.66 acres proposed to be rezoned to R-2 (One & Two Family Residential District) / PD-1 (Planned Development Overlay District). This area is located immediately north of Interstate 80. The concept plan identifies a total of 55 lots for single family development in this district. The developer has requested a planned development to allow for deviations from the typical lot width, lot area, and side yard setback required in the R-2 district. Table 1 below identifies the typical requirement and the requested minimums. Lots that back-up to Interstate 80 will be required to have a 25-foot landscape buffer. The total density proposed is 3.5 units per acre.

Table 1: Standard R-2 requirements in comparison to the Planned Development.

Category	Standard R-2 (minimum)	Proposed PD-1/R-2 (minimum)
Lot Area	8,000 square feet	7,000 square feet
Lot Width	65 feet	55 feet
Side Yard Setback	15 feet total (7 feet minimum)	10 feet total (5 feet on each side)

All proposed lots within the Planned Development Overlay area meet or exceed the minimums proposed for lot width and area. In addition to the relaxed bulk regulations the Planned Development Agreement requires the following provisions for these lots when developed:

- Minimum two car garage;
- Minimum of 1,300 square feet for a single story home;
- Prohibition of vinyl siding on single family homes;
- Adjacent lots cannot share the same building elevation;
- 25% stone on the front of the home facing the public street; and
- Three (3) trees and three (3) shrubs planted on each lot.

Elevations of the proposed homes that will be constructed within this portion of the development have been provided for review and included as part of the attached Planned Development. The square footages for this proposed homes range from 1,374 square feet to 1,565 square feet on the main floors. All proposed homes are single-story ranch style homes.

Proposed R-4

The rezoning map identifies a total of 8.91 acres proposed to be rezoned to R-4 (Row Dwelling & Townhome District). This area is located immediately north of Interstate 80 on the west end of the development. The concept plan identifies a total of 75 units that could be constructed on the property. The total density proposed is 8.45 units per acre which is within the Zoning Ordinance maximum of 12 units per acre. A site plan will be required to be submitted prior to the development of any townhomes on this property. Elevations for proposed units within this part of the development have not been provided for review because at this time there is no interested party in developing the townhomes. Elevations will be reviewed at the time a site plan is submitted.

PARKLAND

Based on the number of lots and proposed townhome units a total of 2.45 acres of parkland are required to be dedicated. Outlot Z shown on the concept plan is 2.75 acres in area and is proposed to be dedicated to the City to satisfy parkland dedication requirements.

COMPREHENSIVE PLAN

The subject property is identified as Rural Residential on the Future Land Use Map in the 2008 Comprehensive Plan. Rural Residential is characterized as large lot residential development that takes advantage of the natural landforms and topographic conditions within that designation. Staff believes that the proposed rezoning is consistent with the Comprehensive Plan. Although the lots are not as large as what is indicated by the Rural Residential land use classification, the applicant is placing the larger lots within the areas of the property with the unique natural landscape along the creek to minimize impact to the natural areas. The remaining portion of the property has minimal unique natural landforms or extreme topographic conditions. The areas proposed for the Planned Development lots and townhome development are suitable to that type of development, will provide differing housing options and price points within the neighborhood, and are not significant increases in density.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning for Painted South based on its general conformance with the Comprehensive Plan as discussed above.