



*Plan and Zoning Commission
Staff Report*

Meeting Date: March 21, 2017

Agenda Item: Public Hearing: Villas at Brinmore Estates Rezoning

Report Date: March 15, 2017

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Associate Planner

Discussion

Classic Development, Inc. is requesting to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development. The subject property is located east of NW Irvinedale Drive, approximately a quarter mile north of NW 36th Street.

The land to the east and north of the subject property is zoned R-2, One-Family and Two-Family Residence District. The property located to the south of the subject property is zoned R-3, Multiple-Family Residential District with restrictions (some restricted to single family, some restricted to 10 units/acre. Property located to the west of the subject property is identified as Low Density Residential in the Comprehensive Plan and is currently located within Polk County. The City is currently processing a voluntary annexation that includes this property.

The PUD concept plan provided shows how this area could potentially be developed. The PUD concept plan is similar to the layout of the Brinmore Estates Preliminary Plat that was approved March 21st, 2016. NW Countrywood Court is shown on the concept plan as extending north from NW 41st Street instead of extending south off of NW 43rd Street. The proposed PUD allows a minimum lot area of 7,500 square feet, a minimum lot width of 54 feet, 25 foot front and rear yard setbacks and a side yard setback of 5 feet. The intent of this development would be similar to the developer's Villas at Stonehaven project.

The developer has submitted the required rezoning petitions consisting of the signatures of more than 50% of the land area subject to the rezoning, as well as the signatures of the owners of at least 60% of the land within 250' of the subject property.

Staff will present a complete staff report at the next Plan and Zoning Commission meeting on April 4, 2017.