



*Plan and Zoning Commission
Staff Report*

Meeting Date: June 20, 2017

Agenda Item: Villas at Brinmore Estates Rezoning-Action

Report Date: June 15, 2017 *ETC*

Prepared By: Emily Bodeker, AICP
Associate Planner

Staff Recommendation:

That the Plan and Zoning Commission recommend City Council approval of the request by Classic Development, LLC to rezone property from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.

Project Report

Classic Development, LLC. 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. NW 43rd Street runs east from NW Irvinedale Drive. NW Northwood Drive, NW Countrywood Drive NW Cedarwood Drive and another north south street will connect NW 43rd Street to NW 41st Street which also runs east and west.

The proposed PUD allows a minimum lot area of 6,200 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 and is similar to the last Villas at Brinmore Estates rezoning. The current application includes a larger rezoning area.

Public Hearing:

The Plan and Zoning Commission held a public hearing on the proposed rezoning on June 6th, 2017. During the public hearing, there was a discussion of the project from the applicant's

representative as well as questions/comments from the Commission. A complete recap of the discussions and questions can be found in the minutes from the meeting.

One question that was brought up was the four lots that are included in the PUD area that will be developed as single family lots with R-2 bulk regulations. This was not particularly clear within the PUD, so the applicant has added notes to the PUD that clarifies how these lots will be developed.

Summary:

The proposed rezoning is consistent with the Land Use Plan. Questions brought up at the public hearing were addressed by the applicant. Therefore, staff recommends that the Plan and Zoning Commission recommend City Council approve the rezoning request from R-2, One-Family and Two-Family Residence District to PUD, Planned Unit Development.