



Legislation Details (With Text)

File #: 16-2138 **Version:** 3 **Name:** Ordinance - Public Hearing and First Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD, Planned Development for Single Family Residential Use on Approximately 15.46 Acres Generally Located About 1,300' South of the Southeast

Type: Ordinance **Status:** Passed

File created: 12/7/2016 **In control:** Zoning Board of Adjustments

On agenda: 1/23/2017 **Final action:** 1/23/2017

Title: Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD, Planned Development for Single Family Residential Use on Approximately 15.46 Acres Generally Located About 1,300' South of the Southeast Corner of N. Matlock Road and E. Debbie Lane; Skorburg Company (ZC#16-017)

Sponsors: Joe Smolinski, Felix Wong

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Exhibit A, 3. Maps & Supporting Info., 4. Letters of Support, 5. Development Plan Exhibits B- D, 6. Email from Tommy Reilly

Date	Ver.	Action By	Action	Result
1/23/2017	3	City Council	Approved on Third And Final Reading	Pass
1/9/2017	2	City Council	Approved on Second Reading	Pass
12/12/2016	1	City Council	Approved on First Reading	Pass

Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from PR, Pre-Development to PD, Planned Development for Single Family Residential Use on Approximately 15.46 Acres Generally Located About 1,300' South of the Southeast Corner of N. Matlock Road and E. Debbie Lane; Skorburg Company (ZC#16-017)

To consider the subject zoning change request.

The Planning and Zoning Commission held a public hearing on December 5, 2016, and voted 6-0 to recommend approval. Commissioner Knight was absent.

First Reading

The applicant is proposing 59 residential lots - 45 lots at 65' wide and 14 lots at 60' wide. The minimum lot size will be 7,200 square feet and minimum floor area will be 1,800 square feet with a maximum lot coverage of 55%.

The development will follow the residential development standards in Section 4600 of the Zoning Ordinance except for a reduction in the quantity of J-swing garages from 12 to 10 lots.

Second Reading

The applicant has revised the development plans to:

- correct the Vicinity Map on Exhibits D-1, D-4 and D-5
- change "Enhanced Paving" to "Brick Pavers" in Exhibit D-1

- change the minimum floor area per unit to 2,000 sq ft, except 20% of the homes may be reduced to not less than 1,800 sq ft

The applicant has not been able to resolve the comments related to the future use of the vacant PR tract at the SW corner of the proposed development. See attached email from Tommy Reilly regarding the future use of this tract.

Felix Wong, Director of Planning
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