



Legislation Details (With Text)

File #: 16-2030 **Version:** 1 **Name:** Consideration of a Request to Revise the Development Standards for the Ladera Mansfield Planned Development to Reduce the 25' Buffer Yards Along the West and South Property Lines of the 35.5 Acre Development Generally Located South of E. Debbie Lane and N

Type: Consideration Item **Status:** Passed

File created: 9/2/2016 **In control:** City Council

On agenda: 9/12/2016 **Final action:** 9/12/2016

Title: Consideration of a Request to Revise the Development Standards for the Ladera Mansfield Planned Development to Reduce the 25' Buffer Yards Along the West and South Property Lines of the 35.5 Acre Development Generally Located South of E. Debbie Lane and North of Sandstone Court and Primrose Trail; Integrity Group, LLC (ZC#15-005A)

Sponsors: Joe Smolinski, Felix Wong

Indexes:

Code sections:

Attachments: 1. Diagram in Site Plan, 2. Developer's Letter

Date	Ver.	Action By	Action	Result
9/12/2016	1	City Council	Approved	Pass

Consideration of a Request to Revise the Development Standards for the Ladera Mansfield Planned Development to Reduce the 25' Buffer Yards Along the West and South Property Lines of the 35.5 Acre Development Generally Located South of E. Debbie Lane and North of Sandstone Court and Primrose Trail; Integrity Group, LLC (ZC#15-005A)

To consider the proposed revision described below.

Staff recommends approval.

The City Council approved the original Planned Development for this property in 2015. According to the attached diagram out of the approved site plan, the proposed homes and ornamental-fenced yards are outside the 25' buffer yard.

Some of the proposed homes are deep enough that the rear facade is at the 25' buffer yard. As a result, the ornamental-fenced yards will encroach into the buffer yard by 5' (see developer's letter for further details). However, that is not the case for every home.

The request to reduce the buffer yard to 20' will apply to the west and south property lines. The developer has included a letter of support from the church to the west. There are existing single-family homes to the south.

Felix Wong, Director of Planning
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