



## Legislation Details (With Text)

<b>File #:</b>	18-2757	<b>Version:</b>	1	<b>Name:</b>	Consideration of a request to revise the Development Standards for Mill Valley to eliminate the minimum front facing attached garage setback requirement
<b>Type:</b>	Consideration Item	<b>Status:</b>			Passed
<b>File created:</b>	5/31/2018	<b>In control:</b>			City Council
<b>On agenda:</b>	6/11/2018	<b>Final action:</b>			6/11/2018
<b>Title:</b>	Consideration of a request to revise the Development Standards for Mill Valley to eliminate the minimum front facing attached garage setback requirement for property generally located between S. Matlock Road and SH 360, and south of Harmon Road; Jabez Development (ZC#16-010A)				
<b>Sponsors:</b>	Joe Smolinski, Lisa Sudbury				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Location Map, 2. Letter of Request, 3. Proposed development standards, 4. Examples of house elevations				

Date	Ver.	Action By	Action	Result
6/11/2018	1	City Council	Approved	Pass

Consideration of a request to revise the Development Standards for Mill Valley to eliminate the minimum front facing attached garage setback requirement for property generally located between S. Matlock Road and SH 360, and south of Harmon Road; Jabez Development (ZC#16-010A)

To consider the proposed revision described below

The City Council approved the original Planned Development for this property on November 28, 2016.

Jabez Development, the developer of Mill Valley, is seeking a minor modification to the approved PD development standard to eliminate the minimum 3-foot setback for front facing attached garages. The provision requires that front-facing attached garages be set back at least 3 feet from the 20' front build-to-line. This provision was added in error and it was not the developer's intent to include it in the approved development standards.

The developer is requesting that the City Council eliminate this setback provision. One of the builders, Rendition Homes, does not have a residential product that accommodates the setback. Examples of the types of homes that Rendition plans for Mill Valley are attached.

Staff recommends approval.

Lisa Sudbury, AICP  
Interim Director of Planning  
817-276-4227