



Legislation Details (With Text)

File #:	22-4581	Version:	3	Name:	Ordinance - Public Hearing and Second and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known a
Type:	Ordinance	Status:			Passed
File created:	3/9/2022	In control:			City Council
On agenda:	6/13/2022	Final action:			6/13/2022
Title:	Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer, (ZC#20-021)				
Sponsors:	Jason Alexander				
Indexes:					
Code sections:					
Attachments:	1. Ordinance, 2. Exhibit A - Property Description, 3. Exhibit B - Development Plan, 4. Exhibit C - Elevations and Perspectives, 5. Exhibit D - Landscape Plan, 6. Maps and Supporting Information				

Date	Ver.	Action By	Action	Result
6/13/2022	3	City Council	Approved on Second and Final Reading	Pass
5/23/2022	2	City Council	Approved on First Reading	Pass
3/21/2022	1	City Council	Approved on First Reading	Pass

Ordinance - Public Hearing Continuation and Second and Final Reading of an Ordinance Approving a Zoning Change from SF-7.5/12 Single-Family Residential District to PD, Planned Development District for Single-Family Residential Uses on Approximately 2.997 Acres Known as Lot 15, Mount Zion Estates, Located at 301 Sayers St.; Michael Thomas of MJ Thomas Engineering, LLC, engineer, on behalf of Christine Panagopoulos of Trinity Habitat for Humanity, owner/developer, (ZC#20-021)

To consider the subject zoning change request.

During the May 23rd First Reading, City Council requested that the development team make modifications to their site plan and elevation exhibits to incorporate appropriate standards for architectural design elements to be included with the development. This included signage and carport details, refuse and recyclable collection screening details, and overall architectural and minimum square footage details to be included with the homes. The development team has provided updated exhibits identifying their intentions to meet those requests.

Staff recommends approval of the site plan and elevation exhibits as updated and presented.

Existing Use: Vacant land

Existing Zoning: SF-7.5/12, Single-Family Residential District

Surrounding Land Use & Zoning:

North - Single-family residential, SF-7.5/12 District.

South - Single-family residential, SF-7.5/12 District.

East - Vacant land, PR, Pre-Development District.

West - Sayers Street; single-family residential (i.e., SF-7.5/12 District) across the street.

Case History

December 21, 2020:

Habitat for Humanity submits a zoning change request application to a Planned Development for a townhome style project.

February 16, 2021:

The first public hearing for this rezoning request was held. At the time, the development consisted of a townhome style project with 33 dwelling units in 13 buildings. The Planning and Zoning Commission voted 7-0 to continue the public hearing and to table possible action until March 1, 2021. The vote was intended to provide the applicant with a reasonable amount of time to make their presentation in-person, to visit with surrounding property owners, and to present examples of similar developments.

March 1, 2021:

The Planning and Zoning Commission continued the public hearing. There was extensive discussion concerning the proposed project including possible encroachments into the gas pipeline easement; the architecture of the dwellings; the site layout; the development intensity; the location access points and spacing of driveways; the considerations for parking and storage; and the development phasing and maintenance among other considerations. The Planning and Zoning Commission voted 7-0 to table their consideration and possible action until a future meeting so that the applicant could negotiate and secure an agreement with the pipeline operator.

February 21, 2022:

The Planning and Zoning Commission held a continued public hearing on a new site layout and development plan that consisted of 22 detached, alley-served units. After discussion on the merits of the project the Planning and Zoning Commission voted to deny the case, 5-1-1.

March 21, 2022:

City Council remands the case to Planning and Zoning Commission for further consideration and to allow for more public input and to allow adequate and accessible participation in the public planning process.

April 28, 2022:

City Staff invited members of the general public to a forum to receive additional information on current and upcoming projects and to have an opportunity to voice concerns about the Habitat for Humanity (the applicant) ahead of a scheduled public hearing with the Planning and Zoning Commission. At the forum, City Staff and Habitat for Humanity provided the public with updates and renderings that illustrate the inclusion of covered parking with secured storage, addressing a concern previously made on the previously proposed plans.

May 16, 2022

The Planning and Zoning Commission recommended to deny the zoning request with a vote of 5-0-2.

Commentary and deliberation centered on overall density, lot layout and site constraints, and parking (resident and guest).

May 23, 2022

City Council First Reading, City Council recommended approval to proceed with a Final Reading of the request on June 13, 2022 and requested that the development team make modifications to their site plan and elevation exhibits to incorporate appropriate standards for architectural design elements to be included with the development. This included signage and carport details, refuse and recyclable collection screening details, and overall architectural and minimum square footage details to be included with the homes.

Synopsis

The requested PD, Planned Development zoning designation is to accommodate a single-family residential development. The development proposes construction of 22 detached single-family units supported by parking, landscaping, sidewalks, and other related amenities. The development, if approved, will yield a gross density of 7.34 dwelling units per acre. Although the proposed development is compatible with the surrounding properties and is consistent with the recommendations found in the Land Use Plan, opportunities to improve the development and increase community input in its design emerged over time. Habitat for Humanity has made significant strides to address community input and elevate urban design, landscape, and other architectural considerations.

Staff Analysis

The subject property consists of 2.997 acres of vacant land. The applicant is requesting to rezone the property from SF-7.5/12, Single-Family Residential District to PD, Planned Development District for single-family residential uses.

Development Plan and Regulations

The applicant proposes to develop a single-family residential neighborhood with 22 dwelling units—resulting a gross density of 7.34 dwelling units per acre. Each dwelling unit will be constructed on an individual lot; and the lots will be served by a common access driveway and alley system serving surface parking. The development is designed in a manner such that the front façade of the homes either face Sayers Street or open space areas. The parking for the dwellings will be located in the rear, and accessed by a system of alleys and driveways. Additional parking and a landscaped area will be generally located in the central portion of the development, while detention will be located in the northeast. The applicant intends for all units to be owner-occupied. All property outside of the individual residential lots will be under common ownership and will be maintained by a homeowners' association, which will also maintain all alleys, driveways, parking spaces, sidewalks, landscaping, fencing, and amenities. The applicant further intends that waste collection and disposal service will be handled by trash carts; and that the carts will be stored in a series of fenced trash bin corrals off the alleys.

The residential lots will vary in size from 2,356 to 4,093 square feet. The lots will range in width from 31 to 36 feet and will range in depth from 76 to 94 feet. Each lot will have a minimum front yard setback of 20 feet and a minimum rear yard setback of 20 feet. Finally, the dwelling units will be 2-stories in height and vary in size from 1,240 to 1,350 square feet.

A gas pipeline runs along the east and south property lines and the development has been redesigned not to encroach into the easement, except for permitted fencing.

Access, Circulation, Parking, and Other Considerations

The development will be served by one common access point off Sayers Street. The common access driveway includes alley service to most of the lots, as well as a cul-de-sac like turnaround in the center of the development. Most of the units will include two (2) dedicated parking spaces in the rear of each lot, except for Lots 18, 19, 20, and 21, which will be served by adjacent, covered parking spaces that are located in the front or side of the lots. A total of 55 parking spaces will be provided; which consists of two (2) parking spaces for each dwelling and 11 parking spaces for visitors. To address a concern that was brought up during public hearings, many of the residential units have a carport and secured storage area. Those without a storage area have a carport. These parking structures are to be complementary or visually compatible with the architecture of the dwellings. A network of sidewalks will ensure pedestrian access to the front of each home, the shared parking spaces, and a new sidewalk along Sayers Street.

Elevations and Perspectives

The applicant has provided elevations for the units. As proposed --- and shown --- the primary exterior finish for the units will be cementitious fiber board. Brick and cedar shake are intended to be used as accent materials. A front porch or covered entryway will be provided for each dwelling; and each unit will have a covered rear porch. Roof pitched will range from 4:12 to 8:12. Architectural details have been identified and called out on each elevation (Exhibit C).

Landscaping and Screening

A landscape plan, showing the preservation of over 60 existing trees, has been provided. The majority of the preserved trees are located in the northern portion of the property (around the detention area) and along the east boundary of the property. In addition, several new trees will be planted throughout the development, particularly in common areas, in front of each residence, along Sayers Street, and along the main driveway that goes through the center of the development. Finally, shrubs will line the main driveway and foundation plantings will accent the front of each home. Each residential lot is also planned to be fenced and the trash cart corrals will also be screened. Screening to be approved by the Director of Planning at building permit submittal.

Signage

The applicant has noted on the Development Plan that all signage will follow the typical standards applicable to residential neighborhood signage and provided maximum dimensions (6' l x 4' w) that meet those standards.

Land Use Plan

The subject property is located in Sub-Area 2 of the City's Official Land Use Plan. The Land Use Plan encourages the provision of housing opportunities for those who wish to age in place as well as more intense residential products on lots that are smaller and narrower. In addition, the Land Use Plan calls for preserving heavily wooded areas to provide natural buffers and protect wildlife habitats.

Summary

The proposed development, if approved, will provide for residential infill. The proposed development generally adheres to the vision and goals set forth in the Land Use Plan while providing for single-family housing that is compatible with the area. In addition, the development will provide for the preservation of existing trees in the northern and eastern portions of the property, provides for a natural buffer around the perimeter of the property, avoids encroachment of the pipeline easement, and provides for additional landscaping, sidewalks, parking, fencing, and alleys to serve the

development. The development has provided additional elevations with architectural details and renderings of homes to be constructed and carport spaces with secured storage area for most of the residential units.

Staff recommends approval of the site plan and elevation exhibits as updated and presented.

Prepared By:

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Attachments:

Maps and Supporting Information
Ordinance
Exhibit A - Property Description
Exhibit B - Development Plan
Exhibit C - Elevations and Perspectives
Exhibit D - Landscape Plan