

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: October 9, 2019

ACTION REQUESTED: Z-19-09 - A request to rezone approximately 0.29 acres located at approximately 100 West 100 South, from the current Planned Unit Development (PUD) zoning to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development zoning designation.

APPLICANT: Curtis Anderson

OWNER: Same as above

ENGINEER: R. Pope Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The two (2) week holdover is now completed, this item is ready for city council action.

The applicant is requesting approval to change the zoning of approximately 0.29 acres, located at approximately 100 West 100 South. The requested change is from the current zoning of Planned Unit Development (PUD), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 0.29 acre into a multi-family residential project consisting of a twin home and a small single dwelling unit to make up the three (3) dwelling units as part of this proposed project. Each dwelling unit will have 3 bedrooms, 2 baths, and an oversized one car garage.

Staff has reviewed the requested zone change and finds it conforming to the general surroundings of the neighborhood with adjoining Millcreek Townhome development on the west boundary of this proposed project. Also, with the close proximity of commercial zoning to the north, this development fits well with the staggering of zoning types desired between commercial and single family zoning districts.

The Planning Commission reviewed this request at their August 21, 2019 meeting.

Recommendation

The Planning Commission unanimously recommended denial of Z-19-09, for the zone change request from Planned Unit Development (PUD), to the proposed Planned Unit Development - Residential (PUD-R), (requesting the Multi-Family Residential Development Standards) onto to the City Council, based on the following findings. The reason given in the motion for denial was "based on the concern that it doesn't meet the neighborhood zone to the northeast".

Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The utilities that will be necessary for this type of development will be readily accessible to the site.

Conditions

1. The project shall conform to the standards of the PUD - Residential (Multiple Family Development) Zone.
2. A traffic study shall be submitted for review and approval prior to submitting building permit applications.
3. A final drainage study and grading and drainage plan shall be submitted for review and approval prior to site development. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
4. The elevations of the buildings shall be as portrayed in this submittal.
5. Detailed landscape and irrigation plans shall be submitted for review and approval prior to building permit applications and shall conform to the approved zoning plan. The developer shall install the landscaping and irrigation infrastructure prior to the occupancy of any unit.
6. Block walls (six feet in height min./max.) will be required along the north and west boundary of the development. Details for the required perimeter block walls shall be submitted for review and approval with the site development plans.
7. All structure and site improvements shall meet the requirements of City-adopted building and fire codes.
8. A Post Construction Maintenance Agreement needs to be recorded prior to any plat recordations.

9. The driveways will be required to be a minimum of eighteen feet (18') wide to allow for garage access and an additional parking space as required for two spaces (one covered and one other parking stall).