

WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

HEARING DATE: January 15, 2020

ACTION REQUESTED: Z-20-01 - A request to rezone approximately 8.30 acres located at approximately 3925 South Washington Fields Road, from the current Agricultural - 20 Ac. min. (A-20) zoning to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development zoning designation.

APPLICANT: Smoothie Kings Holdings, LLC

OWNER: Wild Oak Rose LC

ENGINEER: Premier Design Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval to the City Council with conditions

Background

The applicant is requesting approval to change the zoning of approximately 8.30 acres, located at approximately 3925 South Washington Fields Road. The requested change is from the current zoning of Agricultural - 20 Ac. (A20), to a proposed Planned Unit Development - Residential (PUD-R) Multiple Family Development.

The PUD-R request is for the purpose of developing the 8.30 acres into a multi-family residential project consisting of 71 townhome dwelling units. Each dwelling unit will have 3 bedrooms, 2 ½ baths, and a 2 car garage.

This particular location has a General Plan Land Use designation of Medium High Density. This designation carries a 7-12 dwelling units per acre density ratio. This proposed project will have 8.55 dwelling units per acre. The surrounding zoning to this parcel is R-3 to the south, Ag-20 to the north and east, and R-1-6 to the west.

The PUD-R zoning designation carries requirements for extra visitor parking and also recreation area for the future residents of the townhomes. The applicant has provided two car garages and double wide driveways along with 23 extra visitor parking stalls found throughout the development. Staff feels the applicant has met the requirements for the dwelling unit and visitor parking stalls for this development. The applicant is also showing two designated recreation

areas (one in the northeast corner of the project and one in the southwest corner of the project), each recreation area has playground equipment, shade structure pavillion, and a BBQ area. The applicant has also provided private back yard areas for each dwelling unit (those areas range from a minimum of 350 square to 425 square feet). There is also provided trails within the project design to help movement through the development without having to always be on a street sidewalk.

Recommendation

Staff recommends that the Planning Commission recommend approval of Z-20-01, for the zone change request from Agricultural - 20 Ac. Min. (A-20), to the proposed Planned Unit Development - Residential (PUD-R), with request for the Multi-Family Residential Development Standards onto to the City Council, based on the following findings.

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 to the public works department for review and approval, prior to submitting construction drawings.
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, west and south boundaries 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 proposed amenities will be completed before one-third ($\frac{1}{3}$) build out of the development is completed. Roughly, before the 23rd townhome is completed within the project.