PLANNING ANALYSIS

ZONING CASE 19-Z-008

BLUFFVIEW PUD AMENDMENT REZONING

GENERAL INFORMATION

Owner: Development Solutions Bradley, LLC. (Gregory Rich)

Current Zoning: Bluffview PUD (Planned Unit Development) with the following base zoning districts:
SFS-2-A (Single-Family Suburban)
SFU-2-A (Single-Family Urban)
SFC-2-A (Single-Family Compact)

Proposed Zoning: Amendment to the garage standards

Size and Location: The property is located at 500 Bradley Ranch Road and includes approximately 182.84 acres.

Staff Contact: Robin M. Griffin, AICP
Planner Director

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

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<th>ZONING</th>
<th>LAND USE</th>
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COMPOSITE ZONING ORDINANCE INTENT STATEMENTS

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for a walkable, pedestrian friendly neighborhood. The contents of this PUD further explain and illustrate the overall appearance and function desired for this community. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document. The Conceptual Site Layout and Land Use Plan depicts a mix of residential products and open space areas that are contemplated within the community. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

USE COMPONENT

SFS – SINGLE FAMILY SUBURBAN:

*Features*: 9,000 sq. ft. lot min.; 1,500 sq. ft. living area min.

*Intent*: Development of single-family detached dwellings on intermediate suburban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with intermediate lot sizes.

SFU – SINGLE FAMILY URBAN:

*Features*: 7,200 sq. ft. lot min.; 1,200 sq. ft. living area min.

*Intent*: Development of single-family detached dwellings on moderate urban standard sized lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with moderate lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods.

SFC – SINGLE FAMILY COMPACT:

*Features*: 5,500 sq. ft. lot min.; 1,100 sq. ft. living area min.

*Intent*: Development of single-family detached dwellings on small lots and for other compatible and complimentary uses. The purpose of this component is to provide regulations to maintain and protect the City's single-family residences and neighborhoods in areas with small lot sizes. Such components are generally intended to offer variety in housing opportunities and in the fabric of the neighborhoods, and to be developed on a moderate scale with a maximum district size of seventy-five (75) acres.
SITE COMPONENT

TYPE 2:

*Features:* Accessory buildings greater of 10% of primary building or 120 sq. ft.; accessory dwellings for SFR, SFE and SFS; drive-thru service lanes; uses not to exceed 40,000 sq. ft.; multi-family provides at least 35% of units with an enclosed garage parking space.

*Intent:*

(1) The Type 2 site component may be utilized with non-residential developments that are adjacent to a residential district or other more restrictive district to help reduce potential negative impacts to the more restrictive district and to provide for an orderly transition of development intensity.

(2) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.

(3) This component is intended to be utilized with the majority of LO and LC use components except those that meet the intent of the Type 1 or Type 3 site component or with any use requiring drive-through service lanes.

(4) This component is generally not intended to be utilized with LI and HI use components except where such component is adjacent to, and not adequately buffered from, residential districts or other more restricted districts, and except as requested by the land owner.

ARCHITECTURAL COMPONENT

TYPE A:

*Features:* 85% masonry; 5 or more architectural features.

*Intent:*

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.

(2) This component is intended to be utilized for single-family development that backs up to, or sides to, a major thoroughfare.

(3) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

(4) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

(5) This component may be utilized for any high profile development, for any property in a prominent location or at an important gateway to the community.

(6) This component is not intended to become an involuntary standard for the majority of a single-family subdivision, especially with SFR, SFE, SFS, SFU and SFC components.

COMPREHENSIVE PLAN STATEMENTS:
The following Comprehensive Plan statements may be relevant to this case:

- Plan for continued growth and development that improves the community’s overall quality of life and economic viability.
- Enhance Leander’s public spaces to create and link destinations.
- Create strong neighborhoods with a variety of housing choices.
ANALYSIS:
The applicant is requesting an amendment to the Bluffview PUD (Planned Unit Development) district in order to allow remove the additional garage standards as well as update the screening fence requirements. This development includes a residential community that will be made up of a variety of housing types. The proposal includes detached residential lot widths ranging from as narrow as fifty (50’) feet to over seventy (70’) feet wide. The applicant has incorporated the mixture of residential districts in a well-integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The PUD proposal includes the following base zoning districts:
- SFS-2-A (Single-Family Suburban)
- SFU-2-A (Single-Family Urban)
- SFC-2-A (Single-Family Compact)

The surrounding properties to the north, east and south are located outside the City Limits. The property to the north is the Rancho Sienna Subdivision and to the east is the Gabriel’s Overlook Subdivision. The property to the west is undeveloped and zoned interim SFR-1-B (Single-Family Rural) and GC-3-C (General Commercial). The proposed Valley Vista Subdivision is located on the west side of Ronald W. Reagan Blvd.

This request includes a change to the garage standards associated with the PUD. The current ordinance limits the number of street facing garages to 50% of the subdivision. The remaining lots would be required to have a side entry, rear entry, or another alternative. In addition, the applicant is requesting to update the design of the fencing to include a masonry base instead of split faced CMU.

STAFF RECOMMENDATION:

Staff recommends approval of the amendments of the PUD. This application effectively utilizes composite zoning to incorporate a variety of lot sizes while maintaining high form standards. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.