



PLANNING ANALYSIS

ZONING CASE 18-Z-035

CASTELLA COURT PUD ZONING

GENERAL INFORMATION

Owner: Hoch Construction, LLC

Current Zoning: TF-2-B (Two-Family)

Proposed Zoning: PUD (Planned Unit Development) with the following base zoning district:
CH-2-A (Cottage Housing)

Size and Location: The property is located at 603 Lion Drive and includes approximately 1.50 acres.

Staff Contact: Michael Chenausky
Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	HC-5-D	City of Leander Public Works Department
EAST	LO-2-A TF-2-B	Kepler Stem School Single-Family Residential
SOUTH	TF-2-B	There is an existing Single-Family home south of the proposed zoning change.
WEST	MF-2-B	Undeveloped lot

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 provide flexible, customized zoning and subdivision standards to encourage imaginative and innovative designs for the development of property within the City consistent with this ordinance and accepted urban planning principles in accordance with the City of Leander Comprehensive Plan.

USE COMPONENT

CH – COTTAGE HOUSING

Features: Three or more detached single-family dwellings per lot

Intent: The Cottage Housing use component provides for the development of multiple single-family detached dwellings on one lot 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 where it is appropriate to have cottage style development. This use component provides for greater flexibility in designing and placing structures while preserving open space, trees, and shared common areas. A variety of lot sizes shall be provided within one half mile of major intersections such as arterials or collectors and along residential collectors. The higher density residential shall be located closest to major intersections such as arterials or collectors and transition to lower density uses further away from the major intersections. This component provides for higher density lots and serves as a transition between moderate size lots and higher density areas. This component is generally intended as follows:

- (1) To provide an orderly transition to and create a buffer between larger lot neighborhoods and more intensive uses such as multi-family or commercial uses or arterial roadways.
- (2) To create more variety in housing opportunities in the fabric of neighborhoods.
- (3) To include or be located within six hundred (600') feet of shared amenity space. Shared amenity space may include parkland, recreational improvements, amenity centers, or other similar uses.

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:

- Create strong neighborhoods with a variety of housing choices.

FUTURE LAND USE CATEGORY

- **NEIGHBORHOOD RESIDENTIAL**

Intended to accommodate a variety of housing types. New development may consist of a variety of single-family detached and attached units but should be compatible with adjacent existing neighborhoods.

ANALYSIS:

The applicant has submitted a request to change the zoning of the property to a PUD (Planned Unit Development) in order to allow for the development of a condo style community under the Cottage Housing base zoning. The property to the south is currently developed with one residential home. The adjacent properties to the south, southeast, and southwest are residentially zoned. The properties directly north and east are zoned commercial. The property to the northeast is Christine Camacho Elementary School. The property directly west is undeveloped and zoned MF-2-B (Multi-Family).

The PUD proposal includes several modifications to the ordinance requirements. The proposal includes the CH-2-A (Cottage Housing) district as the base zoning district. This district permits detached single-family homes with a density of eight units per acre. This proposal includes modifying the density to allow for twelve units per acre and attached units. The total unit count will not exceed eighteen units and there will be no more than two attached units per building.

The development will also include increased landscaping along the common area as well as a homeowner's association that will maintain the community.

The request also includes a waiver to the perimeter block length requirements. The Subdivision Ordinance requires that blocks do not exceed 3,500 feet in perimeter block length. This distance is measured as the additive length of the roadways that surround the block. In this situation the project is surrounded by existing platted lots and updating the perimeter block length would be challenging.

Finally, the applicant is requesting to use the short form final platting process instead of the long form process. Typically, when a project requires the extension of offsite utilities the long form process is required. This process includes the concept plan, preliminary plat, construction plans, and final plat. The applicant is requesting the short form final plat process that would allow for the submittal of construction plans and a final plat.

HIGHER STANDARDS	WAIVERS
-	Increased density to 12 units per acre
-	Allow up to two attached units per building
Type A Architectural Component	-
Increased landscaping	-
-	Waive perimeter block length requirements
-	Allow the short form final plat process

STAFF RECOMMENDATION:

Staff recommends approval of the PUD with the base zoning district of CH-2-A. This proposal is in compliance with the intent statements of the Comprehensive Plan and Composite Zoning Ordinance.