PLANNING ANALYSIS

ZONING CASE 19-TOD-Z-015
SUBDIVISION CASE 19-TOD-CP-004

GENERAL INFORMATION

Agent/Owner: SEC Planning (Peter Verdicchio) on behalf of Southwestern Foundation.

Current Zoning: PUD/TOD (Planned Unit Development/Transit Oriented Development)
Conventional Development Sector

Proposed Zoning: PUD/TOD (Planned Unit Development/Transit Oriented Development)
Conventional Development Sector
SFL-2-A (Single-Family Limited)
LC-2-A (Local Commercial)

Size and Location: The property is generally located to the southeast of intersection of US 183 S and W South Street and includes approximately 201.188 acres.

Staff Contact: Robin M. Griffin, AICP
Planning Director

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

<table>
<thead>
<tr>
<th>ZONING</th>
<th>LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>TOD (T5 &amp; T4)</td>
</tr>
<tr>
<td>EAST</td>
<td>PUD/TOD CD</td>
</tr>
<tr>
<td>SOUTH</td>
<td>SFE-2-B, SFU-2-B, &amp; SFU/MH-2-B</td>
</tr>
<tr>
<td>WEST</td>
<td>HI-5-D, HC-4-D, &amp; GC-3-C</td>
</tr>
</tbody>
</table>
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 residential community with a central park and commercial development along the northern side of the property. 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 C, 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 residential community with commercial uses adjacent to South Street / RM 2243 that are contemplated within the development. 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.

CONVENTIONAL ZONE:
The Conventional Development Sector allows conventional single-use and mixed-use development with some basic design standards to provide a transition to adjacent neighborhoods and pedestrian-oriented communities, and for the possibility of future retrofit of the area to a more pedestrian-oriented pattern.

USE COMPONENTS:
SFL – SINGLE FAMILY LIMITED:
Features: 3,500 sq. ft. lot min.; 1,000 sq. ft. living area min.
Intent: Development of single-family detached dwellings on small lots, including zero lot line development, 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 small lot sizes and reduced setbacks. 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 should be located closer to major intersections. 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 be located in planned developments of greater than 100 acres and comprising less than twenty percent (20%) of the lots, or to provide infill opportunities in appropriate areas of the City.
4. To include or be located within six hundred (600’) feet of parkland or other recreational open space and/or transit opportunities.
**LC – LOCAL COMMERCIAL:**

*Features:* Any use in LO plus retail sales and services, restaurants, banks, nursery or greenhouse, grocery sales, pharmacies, fitness centers, dance and music academies, artist studio, colleges and universities, bed and breakfast. Hours of operation: 5:00 a.m. to 10:00 p.m. Sun.-Thurs., 5:00 a.m. to 11:00 p.m. Fri. and Sat.

*Intent:* Development of small scale, limited impact commercial, retail, personal services and office uses located in close proximity to their primary customers, which cater to the everyday needs of the nearby residents, and which may be located near residential neighborhoods. Access should be provided by a collector or higher classification street.

**SITE COMPONENTS:**

**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 intended to be utilized with LO, LC, GC, HC, and HI use components when adjacent to residential districts and additional compatibility standards are warranted.

(5) This component is generally not intended to be utilized with HC 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 landowner.

(6) Compliance with Type 1 standards shall also be deemed as compliance with this component.

**ARCHITECTURAL COMPONENTS:**

**TYPE A:**

*Features:* 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.

<table>
<thead>
<tr>
<th>COMPREHENSIVE PLAN STATEMENTS:</th>
</tr>
</thead>
<tbody>
<tr>
<td>The following Comprehensive Plan statements may be relevant to this case:</td>
</tr>
<tr>
<td>- Provide a balanced mix of complementary uses that support a strong and diverse tax base.</td>
</tr>
<tr>
<td>- Create strong neighborhoods with a variety of housing choices.</td>
</tr>
<tr>
<td>- Encourage a range of housing types at a variety of price points.</td>
</tr>
<tr>
<td>- Preserve and reserve open space to support healthy living and natural resource conservation.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>FUTURE LAND USE CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEIGHBORHOOD RESIDENTIAL</td>
</tr>
<tr>
<td>Neighborhood Residential is intended to accommodate a variety of housing types. The density and mix of housing types is dependent on a number of suitability factors including environmental constraints (such as steep topography and floodplain), the availability of sewer infrastructure, proximity to neighborhood and community centers, existing and planned parks and recreation sites, schools, and the road network.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COMMERCIAL CORRIDOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>The purpose of the Commercial Corridor designation is to allow for additional commercial development along corridors already devoted to primarily commercial and office uses.</td>
</tr>
</tbody>
</table>

Application: All land within approximately 500 feet of the outer edge of the right-of-way (typically one block deep) should be considered a part of the corridor.

Typical Uses: A variety of medium-intensity uses including general businesses and services, offices, restaurants, retail, professional and medical services, light industrial, flex space, storage and even some limited residential uses.

Design Standards:

- Minimize driveways on corridor
- Connect parking lots
- Screen parking from view
- Architecturally integrated signage
- Sidewalks and street trees

Compatible Zoning Use Components: GC, LC, LO, PUD
ANALYSIS:

The applicant has submitted a request to amend the TOD/PUD (Transit Oriented Development/Planned Unit Development) district to create the Horizon Lake PUD establish the base zoning districts for this property. This request includes a PUD and a Conceptual Site Layout and Land Use Plan that can also be considered as the Concept Plan as permitted by the Composite Zoning Ordinance.

Since this property is located within the Conventional Development Sector of the TOD, the next step in the process is to amend the PUD in order to establish the base zoning district. The applicant is requesting the SFL-2-A (Single-Family Limited) and LC-2-A (Local Commercial) base zoning districts. The purpose of this request is to allow for the development of a single-family community with commercial on the northside of the property. This proposal will include a maximum of 500 single-family lots, 9.5 acres of commercial, and 89.5 acres of parkland.

The proposed PUD includes the following residential lot mix:
- 40% of the total lots may have a total width of less than 45’
- 10% of the total shall have a width of 60’ or wider

The ordinance currently requires at least two different use components. Each use component is required to include twenty (20%) percent of the lots within the subdivision. The applicant’s proposal would be a reduction to the minimum requirement. The request does include a requirement that the lots adjacent to the Overlook Estates neighborhood are a minimum of sixty (60’) feet wide, 7,200 square feet in lot area, and 1,200 minimum home size.

The SFL use component requires a minimum lot width of 40 feet and the applicant is requesting to remove the maximum lot width requirement. The LC use component allows for small scale retail, office, and commercial uses.

The project also includes dedicating approximately 89.5 acres of parkland as part of this development. The existing lake area is identified as a Community Park on the City’s Parks, Recreation, and Open Space Master Plan. The majority of the parkland is located within an inundation easement that will limit the development to park improvements.

This proposal includes a Master Sign Plan. This plan provides for alternative materials that are not currently supported by the ordinance. These materials include the use of metal or wood in addition to masonry.
This application includes the following higher standards and waivers.

<table>
<thead>
<tr>
<th>HIGHER STANDARDS</th>
<th>WAIVERS</th>
</tr>
</thead>
<tbody>
<tr>
<td>COMPOSITE ZONING ORDINANCE</td>
<td></td>
</tr>
<tr>
<td>Require that the larger lots are located closer to the existing subdivision</td>
<td>Reduce lot mix requirements</td>
</tr>
<tr>
<td>-</td>
<td>Remove lot width maximums</td>
</tr>
<tr>
<td>Dedication of 89.5 acres of parkland</td>
<td>-</td>
</tr>
<tr>
<td>-</td>
<td>Remove enhanced architectural elements for the single-family homes</td>
</tr>
<tr>
<td>-</td>
<td>Provide alternative materials for the signage</td>
</tr>
</tbody>
</table>

The majority of this property is currently designated as a Neighborhood Residential land use category by the Comprehensive Plan. The portion along the railroad tracts is currently designated as a Commercial Corridor land use category.

**STAFF RECOMMENDATION:**

Staff recommends approval of the requested PUD with the SFL-2-A (Single-Family Limited) and LC-2-A (Local Commercial) base zoning districts contingent on the approval of the Comprehensive Plan Amendment (19-CPA-003) with the following condition:

1. Update the Parkland section to state that the applicant must submit detailed plans to the WCID for review before proposed improvements may be approved and count as credit.

If the Comprehensive Plan Amendment is not approved, then the PUD will need to be modified to comply with the Future Land Use Map.

This proposal includes a cohesive community development with a central park area and commercial zoning on the northern side of the property. The request meets the intent statements of the Composite Zoning Ordinance, and the goals of the Comprehensive Plan if the amendment is approved.