
ORDINANCE NO. O-1112-23

ITEM NO. 9b

STAFF REPORT

GENERAL INFORMATION

APPLICANT	Sassan Moghadam
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District
SURROUNDING ZONING	North: A-2 East: A-2 South: R-1 West: A-2
LOCATION	East of 48 th Avenue N.W. approximately 330 feet south of Tecumseh Road
SIZE	15.142 acres more or less
PURPOSE	Active Adult Community
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-Family Dwelling East: Single-Family Dwellings South: (proposed) Single-Family Dwellings West: Vacant farmland

SYNOPSIS: The applicant hopes to develop this tract for smaller single-family dwellings that would be marketed to "active adults" who would like to own a home with minimal yards and maintenance. The community would be gated and the interior street would be private. That road would provide access to all of the homes, which are either detached or attached single-family units. Each home is on an individual lot. There is a central community building, with amenities, located in one of the common areas. Those areas will have been designed to detain stormwater and eventually accommodate vegetative filtration, and provide the opportunity for trails around the different open spaces.

ANALYSIS: The particulars of this PUD include:

1. USE Other than the community amenities associated with the clubhouse, only single-family dwellings are permitted in this subdivision. Family Day Care homes are specifically prohibited by the PUD narrative. Seventy-two homes will be constructed,

which yields a density of 4.75 dwelling units per acre, well within the 3-6 typically seen in single family areas.

2. **OPEN SPACE** Several common lots comprise 3.949 acres of open space area, which yields twenty-six percent common open space, far in excess of the 10-15 percent suggested by the PUD ordinance. Trails will be constructed around the detention ponds within some of the common lots.
3. **LOT DESIGN** Individual lots are clustered in groups of four to six homes, which will share a common driveway. Attached units are permitted as shown on the Site Development Plan. Non-zero side yards will be at least five feet in width, with front and rear building setbacks at least ten feet (unless impacted by a larger utility easement). Garages should maintain a twenty foot setback, to accommodate guest parking. Because of the large amount of open space, the individual lots are relatively small, with the smallest lots around 2800-3000 square feet. A relatively high coverage factor of 75% is proposed, to allow more building flexibility.
4. **HOME DESIGN** Homes will be at least 1000 square feet of living space (not including garages), and will be limited to two stories in height. Masonry will comprise at least 50 percent of the exterior.
5. **SALES TRAILER** The PUD would allow one sales trailer to be placed near the entrance, which could remain for up to twelve months.
6. **PHASES** The narrative states that phasing is unknown at this time, which is not a concern due to the relatively small number of lots.

ALTERNATIVES/ISSUES:

- **IMPACTS** The proposed use is smaller single-family dwellings, which will complement the newer nearby subdivisions currently under development. According to the traffic analysis, 43 peak hour trips are expected, which all directly access 48th Avenue. No adverse traffic impacts are expected.
- **ACCESS** The subdivision will be gated, and the gate design meets the city standard for private gates.
- **SITE PLAN** The design of the plat only resulted in seven lots directly abutting 48th Avenue, where the highest impact from road noise would occur. A large open space/detention pond provides a buffer for all the other lots which have their rear yards oriented to the west. The home sites are small "lot clusters" which share a driveway. Each driveway connects to a curvilinear street which surrounds a large central open space.

OTHER AGENCY COMMENTS:

- **PARK BOARD** Private park land is proposed within the subdivision. At the time of building permit issuance, each lot owner will contribute to the community park fund.
- **PUBLIC WORKS** The internal roads have been designed as local streets, with 26 feet of pavement.

STAFF RECOMMENDATION: This development offers a smaller single-family alternative housing type near an area of larger lots, meeting the broad goal of neighborhood diversity. No negative impacts are expected should this development be approved. Staff recommends approval of this PUD rezoning request, including the PUD narrative and preliminary Site Development Plan.