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ORDINANCE NO. O-1213-35

ITEM NO. 13b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Sassan Moghadam
REQUESTED ACTION	Rezoning to PUD, Planned Unit Development District
EXISTING ZONING	A-2, Rural Agricultural District and PUD, Planned Unit Development District
SURROUNDING ZONING	North: RE, Residential Estates East: A-2, Rural Agricultural District South: R-1, Single Family District West: A-2, Rural Agricultural District
LOCATION	Generally located at the southeast corner of 48 <sup>th</sup> Avenue N.W.
SIZE	25.43 acres
PURPOSE	Active Adult Community and Large Lot Single Family Homes
EXISTING LAND USE	Vacant
SURROUNDING LAND USE	North: Single-Family Dwelling East: Single-Family Dwellings South: (proposed) Single-Family Dwellings West: Single-Family Dwelling/Farmland

**SYNOPSIS:** The Fountain View North Addition was previously approved as a PUD (Planned Unit Development) by the City Council in March of 2012. Since that time, the developer acquired additional land to the north and east of the originally approved site. The developer is hereby submitting this revised PUD for inclusion of the additional land area see, "Exhibit A". The applicant proposes to develop two separate areas, totaling 25.43 acres. One area will be approximately 15 acres, and consist of a gated active adult residential community with smaller lots clustered around central open spaces. A second area consisting of approximately 8 acres will feature seven large individual single-family lots with larger homes and a large open space area consisting of about one acre with a water feature. For the first site the target market is the "active adult" seeking an area of low maintenance home sites along with the security of a gated community. 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. The common areas have been designed to detain stormwater and eventually accommodate vegetative filtration, and provide the opportunity for trails around the different open spaces. The second site is gated as well and focuses on families seeking larger, higher maintenance lots.

**ANALYSIS:** The particulars of this PUD include:

1. USE

- **Gated Active Adult Community:** Other than the community amenities associated with the clubhouse, only single-family dwellings are permitted in this subdivision. The PUD narrative specifically prohibits in-home family day care businesses. Eighty-four residential lots are proposed for this portion of the development. This yields a density of 5.25 dwelling units per acre, within the 3-6 typically seen in single-family developments.
- **Gated Single-Family Large Lots:** The PUD narrative specifically prohibits in-home family day care business for this section as well. The large lot single-family area of the development will consist of seven residential lots. This yields a density of 0.74 lots per acre. The uses permitted will be as put forth under the R-1, Single Family Dwelling District.

2. OPEN SPACE

- **Gated Active Adult Community:** Several common lots comprise approximately seven acres of open space area, which yields fifty-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.
- **Gated Single-Family Large Lots:** There is a .81 acre lot adjacent to Tecumseh Road and 48<sup>th</sup> Avenue NW that has been set aside as open space area for this section of the PUD.

3. LOT DESIGN

- **Gated Active Adult Community:** 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. Side yards will be at least five feet in width, unless otherwise shown on the site development plan. Front and rear building setbacks will be 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. Total impervious area may be up to 85% of the lot area.
- **Gated Single-Family Large Lots:** The design of the large lots will be controlled by a Property Owners Association.

#### 4. HOME DESIGN

- **Gated Active Adult Community:** Homes will be at least 1000 square feet of living area (not including garages), and will be limited to two stories in height. Masonry will comprise at least 50 percent of the exterior.
  - **Gated Single-Family Large Lots:** Homes will be at least 2,500 square feet of living area (not including garages). There is no height limitation stated in the large lot development. Masonry will comprise 50 percent of the exterior.
5. **SALES TRAILER** The PUD would allow one sales trailer for each development area. The sales trailer will be located within 500 feet of the entrance for each development area. The sales trailer will be removed 12 months from the date they are permitted.
6. **PHASES** The narrative states that phasing for the development areas is unknown at this time, which is not a concern to staff.

#### **ALTERNATIVES/ISSUES:**

- **IMPACTS** The proposed uses are single-family dwellings, these developments will complement the newer nearby subdivisions currently under development. According to the traffic analysis for the active adult development area, approximately 45-50 peak hour trips are expected, all of these trips will directly access 48<sup>th</sup> Avenue. No adverse traffic impacts are expected from this development area. The large single-family lots will access Tecumseh Road. No adverse traffic impacts are expected from this development area.
- **ACCESS** Both development areas in this PUD will be gated. The gate design meets the city standard for private gates. Both developments will accommodate turnaround area for vehicles to return to the street without entering the gates.
- **SITE PLAN** The design of the plat resulted in six lots directly abutting 48<sup>th</sup> Avenue, where the highest impact from road noise would occur. Three of these lots are in the active adult community and three are in the large lot single-family development. A large open space/detention pond provides a buffer along the southern portion of the active adult community development area, adjacent to 48<sup>th</sup> Avenue NW, 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 private street, which surrounds a large central open space. The three lots in the large single-family development area that abut 48<sup>th</sup> Avenue NW will have large setbacks; this will create a buffer from the traffic/noise from the street.

#### **OTHER AGENCY COMMENTS:**

- **PARK BOARD** For the active adult development area private parkland is proposed within the subdivision. At the time of building permit issuance, each lot owner will contribute to the community park fund. The large single-family development parkland request will go to Parks Board April 4, 2013.

- **PUBLIC WORKS** The internal roads have been designed as local streets, with 26 feet of pavement.

**STAFF RECOMMENDATION:** This PUD is just slightly different than the previously approved PUD in March of 2012. The total increase of lots is 19; 12 in the active adult community and 7 in the large acre development. This development offers a smaller single-family alternative housing variety near an area of single-family lots, as well as a large lot single-family development for those looking for more square footage, therefore meeting the broad goal of neighborhood diversity. No negative impacts are expected should this zoning be approved. Staff supports this rezoning request, including the PUD narrative and preliminary Site Development Plan. Staff recommends approval of Ordinance No. O-1213-35.