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ORDINANCE NO. O-1920-27

ITEM NO. 9b

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**STAFF REPORT**

**GENERAL INFORMATION**

APPLICANT	Woods Row, L.L.C.
REQUESTED ACTION	Rezoning to SPUD, Simple Planned Unit Development District
EXISTING ZONING	R-1, Single-Family Dwelling District
SURROUNDING ZONING	North: R-1, Single-Family Dwelling East: R-1, Single-Family Dwelling South: RM-6, Medium Density Apartment West: R-1, Single-Family Dwelling
LOCATION	SW corner of E. Boyd Street and 12 <sup>th</sup> Avenue S.E.
SIZE	5.46 acres, more or less
PURPOSE	19-lot single-family residential development
EXISTING LAND USE	Vacant and one duplex
SURROUNDING LAND USE	North: Single-family residential, one duplex East: Single-family residential South: Multi-family apartments West: Single-family residential

**SYNOPSIS:** The applicant is requesting to rezone from R-1, Single-Family Dwelling District, to a SPUD, Simple Planned Unit Development to allow for a single-family residential development, Boyd Street Commons. The development will meet the minimum required square footage for each lot but the applicant is requesting smaller front and rear setbacks than are required for the R-1, Single-Family Dwelling District. The site consists of 19 lots on 4.71 acres. The applicant has also applied for approval for a preliminary plat, and all public improvements required for the development are being assessed. Due to the reduced setbacks, this development proposal requires rezoning from R-1, Single-Family Dwelling District, to SPUD, Simple Planned Unit Development.

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

1. **USE** Aside from the existing single-family attached unit north of this project, no other single-family attached units will be developed in this SPUD. The SPUD will include 18 new single-family detached homes on Block 1 Lots 1-18 and the one existing single-family attached structure on Block 2 Lot 1. The development will maintain the coverage requirements from the R-1, Single-Family Dwelling District, of 40% maximum building coverage and 65% maximum impervious surface coverage. Block 1 Lots 1-17 will have a 15' front setback, 5' side setback, and 15' rear setback. Block 1 Lot 18 will have 15' front and rear setbacks with a 5' side setback on the southeast side of the property and a 10' side setback on the west side of the property because of the irregularly shaped corner. Block 2 Lot 1 is an existing lot with an existing single-family attached structure. It has a 25' front and rear setback with 5' side setbacks.
2. **OPEN SPACE** This SPUD will provide 11% open space. The public cul-de-sac will be tree-lined because each lot will be required to plant one 2" caliper Shumard Oak.
3. **PARKING** The SPUD states "side approach twin single-garages required at the front of each unit that afford on-site parking. Garages, like the homes, are required to have compatible architectural treatment, window(s), corbels, window trim, etc."
4. **PHASES** The SPUD lays out the development phases as follows:
  - Select builder fourth quarter 2019
  - Pre-Sales / Marketing to begin first quarter 2020
  - Plat / Rezoning process thru late-January 2020
  - Complete property purchases second quarter 2020
  - Construct Public Improvements third-fourth quarter 2020
  - Commence with home construction first quarter 2021

**ALTERNATIVES/ISSUES:**

- **IMPACTS** The addition of more single-family dwelling units will not be a more intensive use than the existing neighboring single-family dwelling units and single-family attached units. The trip generation table submitted did not show a significant increase in traffic.
- **ACCESS** Boyd Street Commons will be accessed off Boyd Street. No access will be granted off 12<sup>th</sup> Avenue SE. The developer will be providing 4' sidewalks throughout the development.

**OTHER AGENCY COMMENTS:**

- **PARK BOARD** Staff is recommending to the Park Board that the open space in this application be designated as Private Park Land. The Park Board is meeting on December 4 to discuss this application. Staff will update Planning Commission at the December 12 meeting.
- **GREENBELT COMMISSION** July 15, 2019  
The developer was commended by the Greenbelt Commission for efforts to preserve existing trees and for installing a green space area along Boyd Street. Staff found no opportunities for a trail within this property and the Commission agreed.

- **PUBLIC WORKS** The public improvements for this project will include fire hydrants, sanitary sewer mains, water mains, sidewalks, and a new public street. Drainage will be conveyed to a privately-maintained detention facility and then discharge into an underground stormwater system.
- **PREDEVELOPMENT PD19-29** **November 21, 2019**  
Neighbors along E Boyd Street are concerned that the perimeter fence for Boyd Street Commons will be too close to the driveway used by three single-family homes and one duplex. The applicant explained that the fence will be five feet from the driveway, which is along the right-of-way designated for the driveway. There should still be room for them to back out of their garages.

**STAFF RECOMMENDATION:** The applicant's request for a SPUD for the use of single-family dwelling units is similar to the existing residential uses in the general vicinity. The intensity of uses will remain the same. Staff supports the applicant's request and recommends approval of Ordinance No. O-1920-27.