



**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**

<b>Project Title/Address:</b>	Cityview – 895 Geneva Rd.		
<b>City Staff:</b>	Ellen Johnson, Planner		
<b>PUBLIC HEARING 7/19/16</b>	X	<b>MEETING 7/19/16</b>	X

**APPLICATIONS:** Map Amendment  
Special Use for PUD  
PUD Preliminary Plan

**ATTACHMENTS AND SUPPORTING DOCUMENTS:**

Staff Report	Applications and Plans (received 6/16/16)
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**SUMMARY:**

The subject property is a vacant, one-acre parcel located at the northwest corner of Geneva Rd. (Rt. 31) and Mosedale St.

David Weekley Homes, applicant, is proposing to develop the property with single-family homes. Details of the proposal are as follows:

- Rezone the property from RT-1 Traditional Single-Family Residential (8,400 sf minimum lot) to RT-2 Traditional Single-Family Residential (6,600 sf minimum lot size).
- Establish a Planned Unit Development (PUD) to allow certain deviations from the requirements of the RT-2 zoning district.
- Subdivide the property and construct seven (7) single-family homes.
- Extend Keller Place through the site to connect to Mosedale St.
- All seven homes will front on Keller Place with front-loaded garages.
- Underground stormwater detention will run along the east end of the property.

The Land Use Plan designation for the property is Detached Single Family Residential.

A Concept Plan similar to what is now proposed was reviewed by the Plan Commission in April 2016.

**SUGGESTED ACTION:**

Conduct the public hearing on the Map Amendment and Special Use for PUD and close if all testimony has been taken.

Staff has placed this item, along with the PUD Preliminary Plan, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete. Upon resolution of outstanding staff comments, the proposal has the ability to meet City Code requirements.

**INFO / PROCEDURE ON APPLICATIONS:**

*(See next page)*

Applications are listed in order of consideration

#### MAP AMENDMENT

- Revision to the zoning map to change the zoning district of a specific property.
- Public hearing is required, with a mailed notice to surrounding property owners.
- All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.

#### SPECIAL USE FOR PUD

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

#### PUD PRELIMINARY PLAN

- Approval of engineering plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development  
 Planning Division

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**Staff Report**

**TO:** Chairman Todd Wallace  
 And Members of the Plan Commission

**FROM:** Ellen Johnson, Planner

**RE:** Cityview – 895 Geneva Rd.

**DATE:** July 15, 2016

**I. APPLICATION INFORMATION:**

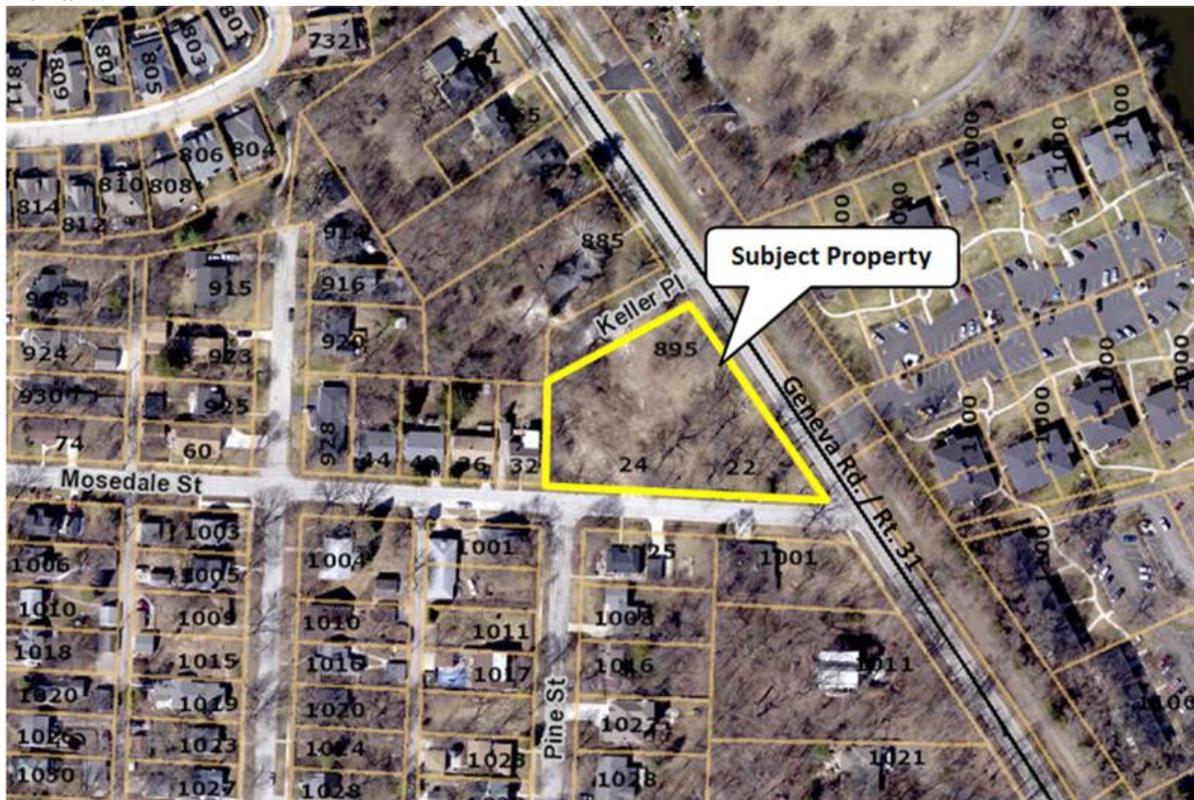
**Project Name:** Cityview – 895 Geneva Rd.

**Applicant:** David Weekley Homes

**Purpose:** Residential subdivision consisting of 7 single-family lots

<b>General Information:</b>		
<b>Site Information</b>		
Location	895 Geneva Rd. (northwest corner of Geneva Rd. and Mosedale St.)	
Acres	1.036 acres (45,167 sf)	
Applications:	Map Amendment Special Use for Planned Unit Development PUD Preliminary Plan	
Applicable City Code Sections	Title 17, Chapter 17.12 Residential Districts Title 16 Subdivisions and Land Improvement	
<b>Existing Conditions</b>		
Land Use	Vacant	
Zoning	RT-1 Traditional Single-Family Residential	
<b>Zoning Summary</b>		
North	RT-1 Traditional Single-Family Residential	Single-family home
East	RM-3 General Residential District	Park Shore Apartments
South	RT-1 Traditional Single-Family Residential	Single-family homes
West	RT-2 Traditional Single-Family Residential	Single-family homes
<b>Comprehensive Plan Designation</b>		
Single Family Detached Residential		

**Aerial**



**Zoning**



## **II. BACKGROUND**

### **A. PROPERTY HISTORY**

The subject property is a vacant, one-acre parcel located at the northwest corner of Geneva Rd. and Mosedale St., south of Keller Place. A doctor's office was constructed on the property in the late 1950s; the building was demolished in 2005.

In 2006, petitions for rezoning and PUD were submitted to allow a six-unit townhome development. The applications were withdrawn before Plan Commission voted on them.

### **B. 2016 CONCEPT PLAN**

In April 2016, Plan Commission reviewed a Concept Plan submitted by David Weekley Homes to develop seven (7) single-family homes on the property. Commissioners expressed support for the rezoning and single-family land use. Concern was expressed about the appearance of the buildings from Geneva Rd. and the narrow lots, as well as the transition to the neighboring property on Mosedale St. It was also suggested that more off-street parking be added.

Planning and Development Committee also expressed general support for the single-family land use, although some suggested the number of houses be reduced. Some aldermen felt the two houses fronting on Mosedale St. did not fit with the rest of the development and were too close to the neighboring property to the west. Aldermen also wanted to understand what the houses would look like from Geneva Rd.

### **C. CURRENT PROPOSAL**

David Weekley Homes, applicant, has submitted zoning applications seeking approval of a residential subdivision on the property. Details of the proposal are as follows:

- Rezone the property from RT-1 Traditional Single-Family Residential (8,400 sf minimum lot size) to RT-2 Traditional Single-Family Residential (6,600 sf minimum lot size).
- Establish a Planned Unit Development (PUD) to allow certain deviations from the requirements of the RT-2 zoning district.
- Subdivide the property and construct seven (7) single-family homes.
- Extend Keller Place through the site to connect to Mosedale St., with a sidewalk on the east side.
- All seven homes will front on Keller Place with front-loaded garages.
- Underground stormwater detention will run along the east end of the property.

The following changes have been made to the plans since the Concept Plan review:

- The two units previously shown fronting on Mosedale St. have been shifted to front on Keller Place. This allows greater separation from the neighboring property to the west on Mosedale St.
- Building footprints have been staggered slightly to provide greater variation.
- Sidewalk has been added along the east side of the full length of Keller Place, as well as on Mosedale St. along Lot 6.

- Five off-street parking spaces have been added. On-street parking on Keller Place will not be permitted through the subdivision. On-street parking on the existing portion of Keller Place may be permitted if widened to the satisfaction of the Fire Dept.
- Stormwater detention along the east side of the site will be underground.

The following Zoning Applications have been submitted in support of this project:

1. **Map Amendment** to rezone the property from RT-1 Traditional-Single Family Residential to RT-2 Traditional Single-Family Residential.
2. **Special Use for PUD** to establish unique development standards for the property.
3. **PUD Preliminary Plan** for approval of the preliminary engineering plans and preliminary plat of subdivision.

### III. ANALYSIS

#### A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Single Family Detached Residential”. The Plan states:

*“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods...Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner” (p.42)*

The following Residential Areas Framework Plan policy is particularly applicable to this project (p. 43):

- ***Preserve the character of the City’s existing single family residential neighborhoods:*** *The City’s residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

The following Culture and Identity recommendation regarding Development Character and Urban Design also applies (p. 122):

- *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design. New neighborhoods should be designed*

*to integrate local site characteristics, such as existing trees, unique topography, local building materials, etc.*

**B. ZONING REVIEW**

The property is currently zoned RT-1 Traditional Single-Family Residential, which requires a minimum lot size of 8,400 sf.

The applicant is proposing to rezone the property to RT-2 Traditional Single-Family Residential, which requires a 6,600 sf minimum lot size. RT-2 zoned property is adjacent to the subject property to the west.

The table below compares the RT-2 district requirements with the proposal. Deviations from the RT-2 district that are required to accommodate the development are denoted in ***bold italics***. These deviations can be granted through PUD approval.

	<b>RT-2 District</b>	<b>Proposed</b>
<b>Min. Lot Area</b>	6,600 sf	<b><i>4,720 sf</i></b> (average lot size = 5,787 sf)
<b>Min. Lot Width</b>	50 ft.	<b><i>35.82 ft.</i></b>
<b>Max. Building Coverage</b>	25%	<b><i>40%</i></b> (based on setbacks; 34% based on building footprints shown)
<b>Max. Building Height</b>	Lesser of 34 ft. or 2 stories	34 ft.
<b>Min. Front Yard</b>	25 ft.	<b><i>19 ft.</i></b>
<b>Min. Interior Side Yard</b>	Greater of 8 ft. or 10% of lot width	<b><i>6 ft.</i></b>
<b>Min. Exterior Side Yard</b>	20 ft.	<b><i>6 ft.</i></b> (Lot 1, with 10 ft. to Keller Pl. sidewalk; 10 ft. along Mosedale St. for Lots 5 and 6)
<b>Min. Rear Yard</b>	30 ft.	<b><i>20 ft.</i></b> (Lots 6-7; 30 ft. for Lots 1-5, measured from the east property line of the subdivision)*

\*Staff has requested the stormwater detention facility running through the rear yards of Lots 1-5 be placed within a separate lot to allow for common ownership and maintenance by a homeowners association. The rear setback for Lots 1-5 would change depending on how the detention facility lot is drawn. Regardless, the PUD ordinance can state that a 30 ft. setback from the east property line of the subdivision is required for Lots 1-5.

### C. LANDSCAPE PLAN

A Landscape Plan has been submitted illustrating the landscaping that will be initially installed on each lot. However, approval of a landscape plan is for a single-family subdivision is only required for common areas.

***Staff Comments:***

- It has not been the City's practice to enforce maintenance of landscaping on single-family residential lots. The City's ability to do so is limited because each homeowner could choose to maintain the landscaping in a different manner. Staff has requested the detention area along the east side of the subdivision be established as a common area to be owned and maintained by an HOA. A Landscape Plan is required for common areas, providing the City with a basis for enforcement to ensure landscaping be consistently maintained per the approved plan.

Two monument signs for the development are shown on the Landscape Plan; one at the corner of Keller Pl./Geneva Rd. and one at the corner of Mosedale St./Geneva Rd. Per **Ch. 17.18 Signs**, residential development identification signs are not permitted for developments with less than 10 units. The applicant has requested a PUD deviation from this restriction in order to permit the two proposed signs.

A retaining wall will run along the west property line and along Mosedale St. on Lot 6. The height of the wall will be between 2 and 10 ft. Per Section 17.26.110, retaining walls over 4 ft. in height must incorporate a terrace or stepping back of the wall to allow for a planting area and fall protection. The applicant has requested a PUD deviation from the terrace/step back requirement. A decorative aluminum fence will be installed along the retaining wall to provide fall protection, instead.

### D. TREE PRESERVATION PLAN

A Tree Preservation Plan has been submitted. As required, the plan identifies trees 6" or more DBH within the site and indicates which trees will be removed and which will be preserved. Three (3) Tree Preservation Zones are identified, within which construction activity will not be permitted in order to protect remaining trees. Two of the zones are along Mosedale St., and one zone protects an oak tree on the neighboring property to the west.

***Staff Comment:***

- The Landscape Plan shows tree protection fencing at the southeast corner of Lot 5, which does not match the location of the Tree Preservation Zone shown on the Tree Preservation Plan. Also, the two additional protective areas shown on the Tree Preservation Plan are not reflected on the Landscape Plan.

### E. BUILDING DESIGN

Building elevations and floor plans have been submitted to provide examples of what the homes will look like. These plans show a building height range of 35-41 ft. However, the applicant has indicated that the buildings will not exceed the 34 ft. height limitation in the RT-2 district. The building height is measured from the midpoint of the front setback line along Keller Place. Although not reflected on the elevations and floor plans, the homes will have walk-out basements due to the site's topography.

New homes in the RT zoning districts are subject to the Design Review requirements of **Section 17.06.060 Standards and Guidelines – RT-1, RT-2, RT-3, RT-4, and CBD-2 Districts**. Based on the characteristics of the building elevations submitted, PUD deviations from the following Design Review Standards are required:

- Width of an attached garage with an overhead door facing a street shall not exceed 50% of the width of the dwelling including the garage.
- Attached garages with an overhead door facing a street must be set back at least 5 ft. more than the rest of the house.

***Staff Comment:***

- The applicant has been asked to provide a rendering showing the rear elevations of the structures that back up to Geneva Rd.

**F. ENGINEERING REVIEW**

The applicant has been provided with detailed engineering review comments. The comments are technical in nature and will not have a significant impact on the layout of the development. Comments will need to be addressed prior to City Council approval.

**G. PLAT OF SUBDIVISION**

A Preliminary Plat of Subdivision has been submitted. Seven (7) single-family lots are proposed, with no common areas. The applicant has been provided with detailed review comments that will need to be addressed prior to City Council approval.

***Staff Comments:***

- Staff is requesting that the five (5) off-street parking spaces shown on Lot 7 and the stormwater detention facility along the east side of the subdivision be established as separate lots, to be owned and maintained by an HOA. This will ensure these facilities are maintained in the long-term, will help prevent homeowners from inadvertently damaging the underground stormwater facility, and allow for consistent maintenance of landscaping along Geneva Rd.

**H. INCLUSIONARY HOUSING**

The Inclusionary Housing worksheet has been submitted, indicating the applicant's intent to pay the full fee in-lieu of providing affordable units.

**I. SCHOOL AND PARK CONTRIBUTIONS**

School and Park Land-Cash worksheets have been completed and submitted. Copies of the worksheets and plans have been forwarded to the school and park districts for comment.

**IV. SUGGESTED ACTION**

Conduct the public hearing on the Map Amendment and Special Use applications and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the applications on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

**V. ATTACHMENTS**

- Applications for Map Amendment, Special Use for PUD, and PUD Preliminary Plan; received 6/16/16
- Plan documents