



STAFF REPORT

PLANNING & ZONING COMMISSION

Village Green Municipal Building, Council Chambers

47 Hall Street

Wednesday, November 11, 2015

7:00 P.M.

1. ZONING MAP AMENDMENT - RECONSIDERATION

Applicant: ON MARK Communities, LLC
Location: 183 N. Liberty Street (rear)
Zoning: Residence District (R)
Request: To review a revised zoning map amendment for a proposed single family fee-simple subdivision consisting of 29 units on 5.37 acres, and rezoning the property from R, Residence District to DR, Downtown Residence District.

Aerial Site Image: <https://goo.gl/maps/jGvGBsMse862>

Project Background

The applicant, since their last submission, have significantly revised their plan. They are no longer proposing any multi-family residences. The new site plan show 29 single family homes, in relatively the same layout as before.

Proposal Overview

To review a revised zoning map amendment for a proposed single family fee-simple subdivision consisting of 29 units on 5.37 acres. At this time, the applicant is considering fee-simple homes with an HOA maintaining all of the common ground, including the yards and the streets. All streets in this proposal are proposed to be private.

Changes since the Last Submission

See below for the previous and current version. The main differences are that all buildings are now single family and the road is to be private. The applicant has indicated that the homes can be sold fee simple with an HOA to maintain the grounds and the streets. The design of homes (see below) will be similar, if not the same, as those previously submitted.

Staff Comments

Staff has laid out (see below) what a single family subdivision could look at generally keeping the minimum 50' by 100' lots. This layout can provide up to 25 fee simple lots for single family homes. The streets again would have to be private. The plan shows a private street coming off of Adventure Park Drive that stubs to the south. This can then lead to future extension to Depot Street. The developer is concerned about building a public street due to its cost under our current standards. He has asked if the City can develop some sort of "downtown connector street" standard that can be applied here. Staff is willing to consider this, however we will want some guidance by the Commission if that is something we should move forward on.

Ordinance Review

The plan is generally consistent with Powell's Comprehensive Plan and zoning guidelines. If the private street coming off of Adventure Park Drive becomes a public street and is connected to Depot Street, it will provide an alternative route for residents to be able to avoid the four corners if they wish to, which is the bottom line of our Comprehensive Plan's downtown thoroughfare plan . This is an opportunity for a developer to build this street instead of the City building the street. This is part of the strategy to "Fix the Roads First", and consistent yet incremental way of getting to the ultimate goal of our thoroughfare plan.

Staff Recommendation

In consideration of our Comprehensive Plan and zoning guidelines, Staff can only recommend approval of this revision to the submitted Zoning Map Amendment for this property.

Previous Submission

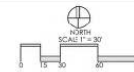


ILLUSTRATIVE PLAN

THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC

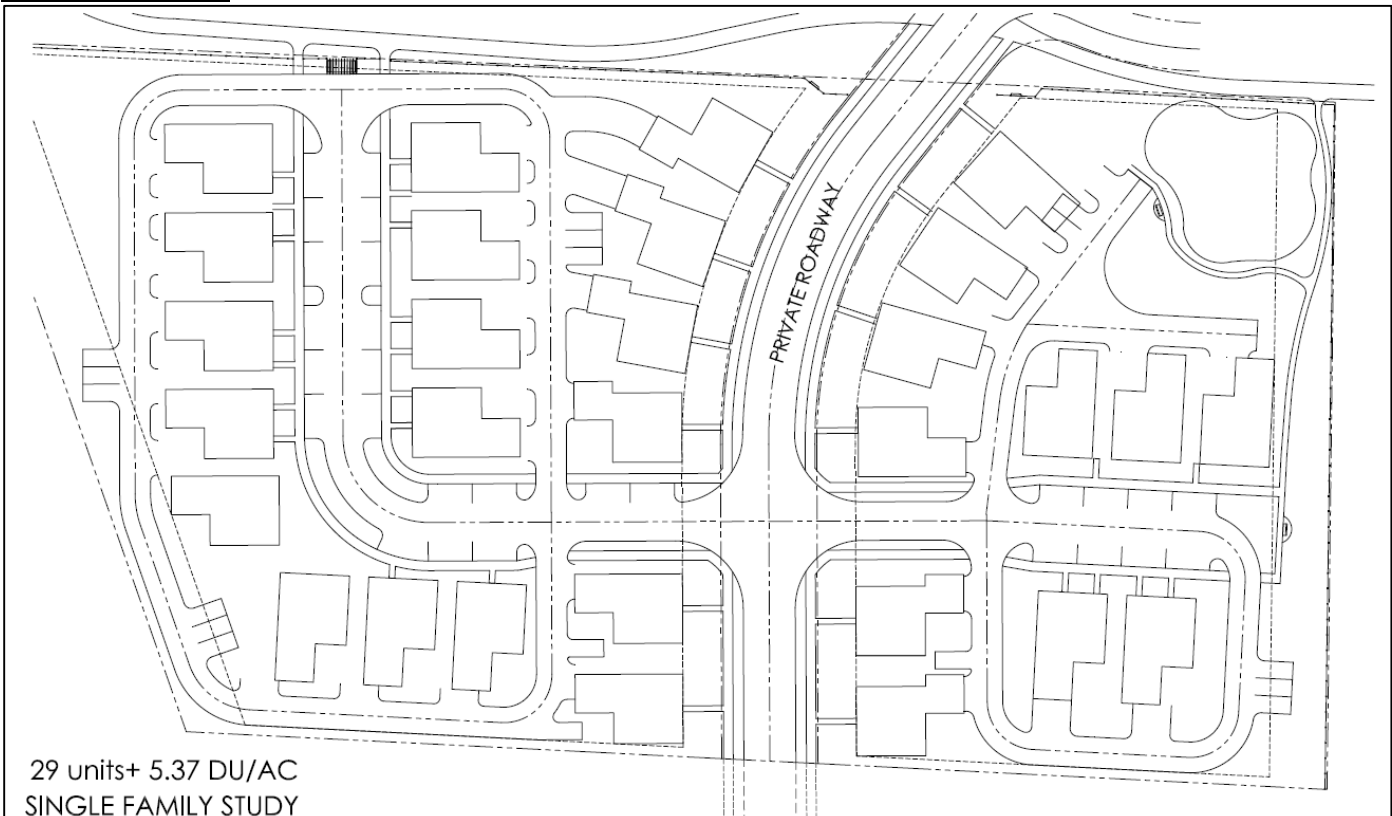
DATE: 11.20.2014



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New Submission



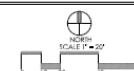
29 units+ 5.37 DU/AC

SINGLE FAMILY STUDY

THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC

DATE: 10.3.15



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Previous Home Designs



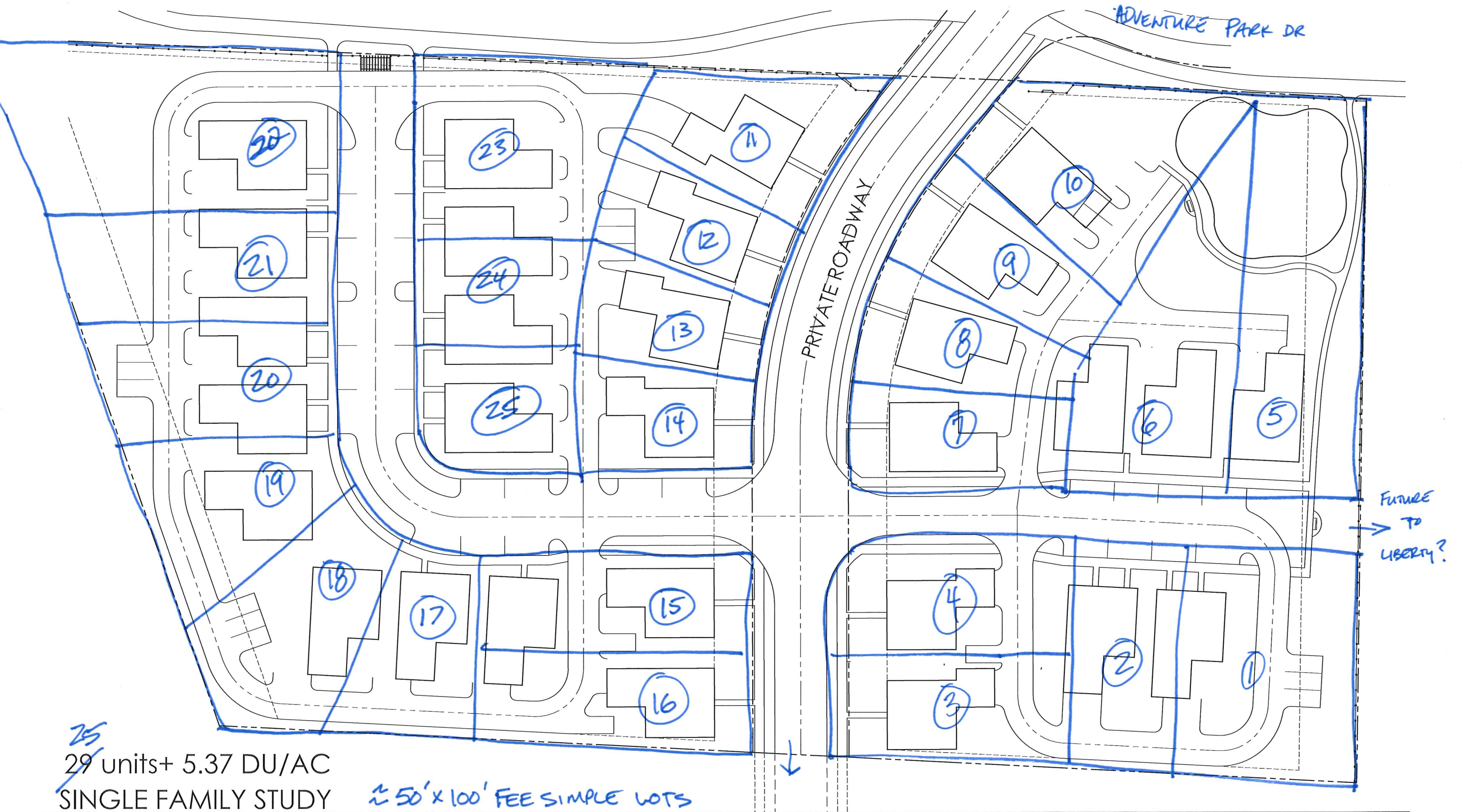
ARCHITECTURAL ELEVATION CONCEPT – 2 FAMILY BUILDING

EXHIBIT F-2



ARCHITECTURAL ELEVATION CONCEPT – 2 FAMILY BUILDING

EXHIBIT F-2



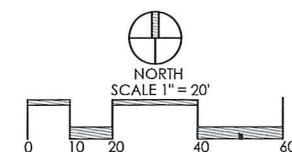
25
29 units+ 5.37 DU/AC
SINGLE FAMILY STUDY

50' x 100' FEE SIMPLE LOTS

THE RESERVE AT MORRIS PLACE

PREPARED FOR ON MARK COMMUNITIES, LLC
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"STAFF STUDY"



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