

MEMORANDUM

TO: Mayor and City Council

FROM: Brett Lenart, Planning Manager

SUBJECT: An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 7.9 Acres from R1C (Single-Family Dwelling District) to R1E (Single-Family Dwelling District), Peters Building Company, 2857 Packard Road

DATE: November 17, 2016

After first reading of the proposed rezoning of 2857 Packard Road on October 17th, the petitioner has offered to condition the requested R1E zoning designation with the following restrictions:

- The petitioner agrees to cap the maximum number of housing units at 52 units and using 4 base model homes in this development, which includes 2-2 story models, 1-1.5 story model and 1- ranch style. The 2-story models have varying elevations and the same model and elevation will not be built next to each other. The petitioner also agrees to use varying exterior colors with no two consecutive houses with the same primary color.
- A minimum of 5 ranch style houses will be constructed around the perimeter of the development. This number is a minimum and additional ranches will be determined by the market.
- The attached garages will not project further than 12 feet out from the front of the house or 6 feet from the porch.
- A 15-foot wide landscape buffer along the perimeter of the development is proposed to provide screening from adjacent residences.

Attached is an amended zoning ordinance and statement of conditions incorporating the offer of conditions. If Council amends the ordinance tonight, this change would require an additional 2nd reading of the ordinance after additional notice is provided. It is anticipated that consideration of final reading and corresponding area plan approval would occur at the December 19th meeting of City Council. Senior Assistant Attorney, Kevin McDonald had reviewed and approved the attached documents for City Council consideration.

Cc: Howard Lazarus, City Administrator
Jacqueline Beaudry, City Clerk
Derek Delacourt, Community Services Administrator
Kevin McDonald, Senior Assistant Attorney
File