



## Legislation Text

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**File #:** 19-1464, **Version:** 1

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An Ordinance to Amend Chapter 55 (Zoning), Rezoning of 7.7 Acres from R1E (Single-Family Dwelling District) With Conditions to PUD (Planned Unit Development District), Weber Rezoning, 2857 Packard Road (CPC Recommendation: Approval - 7 Yeas and 1 Nays) (Ordinance No. ORD-19-30) **(8 Votes Required)**

Approval of this resolution will rezone this 7.7 acre parcel from R1E to PUD to allow fifty-one total units, with 26 of these units located in four, two-story townhouse style units located on one parcel. Access is proposed off one curb cut from Packard Road with a secondary access point used for emergency vehicles. Each proposed house has a maximum size of 2,000- square feet as required under the underlying R1E zoning district with prohibition to finishing the basements. Approval of the site plan is subject to the existing house on site remaining until a grading permit is approved to allow additional time to explore moving this house. As currently proposed, the residential density is 7 dwelling units/acre.

Any rezoning must be accompanied by a Site Plan or Area Plan, and the petitioner has provided a site plan.

The City Planning Commission determined that the proposed rezoning is consistent with the adjacent zoning, the surrounding land uses, and the City's Master Plan and recommended approval of the request at its meeting of July 16, 2019.

Attachments: 7/16/19 Planning Staff Report  
7/16/19 Planning Commission Minutes  
Prepared by: Chris Cheng, City Planner  
Reviewed by: Brett Lenart, Planning Manager  
Derek Delacourt, Community Services Area Administrator  
Approved by: Howard S. Lazarus, City Administrator  
(See Attached Ordinance)