



ZONING CASE #Z18-21
“R-1” AND “R-MH” TO “PUD”
W/ “R-2” AND “SF-2” USES

PH-18-034

October 23, 2018

Case #Z18-21 - “R-MH” and “R-2” to “PUD” w/ “SF-2” and “R-2”

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- WBW Development submits this request on behalf of C. A. Doose and Company to rezone part of Lot 1, Block 1, Country Meadows Mobile Home Park from “R-2” (Two-Family Residential District) and “R-MH” (Residential Mobile Home District) to a Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District) and “R-2” (Two-Family Residential District) uses.

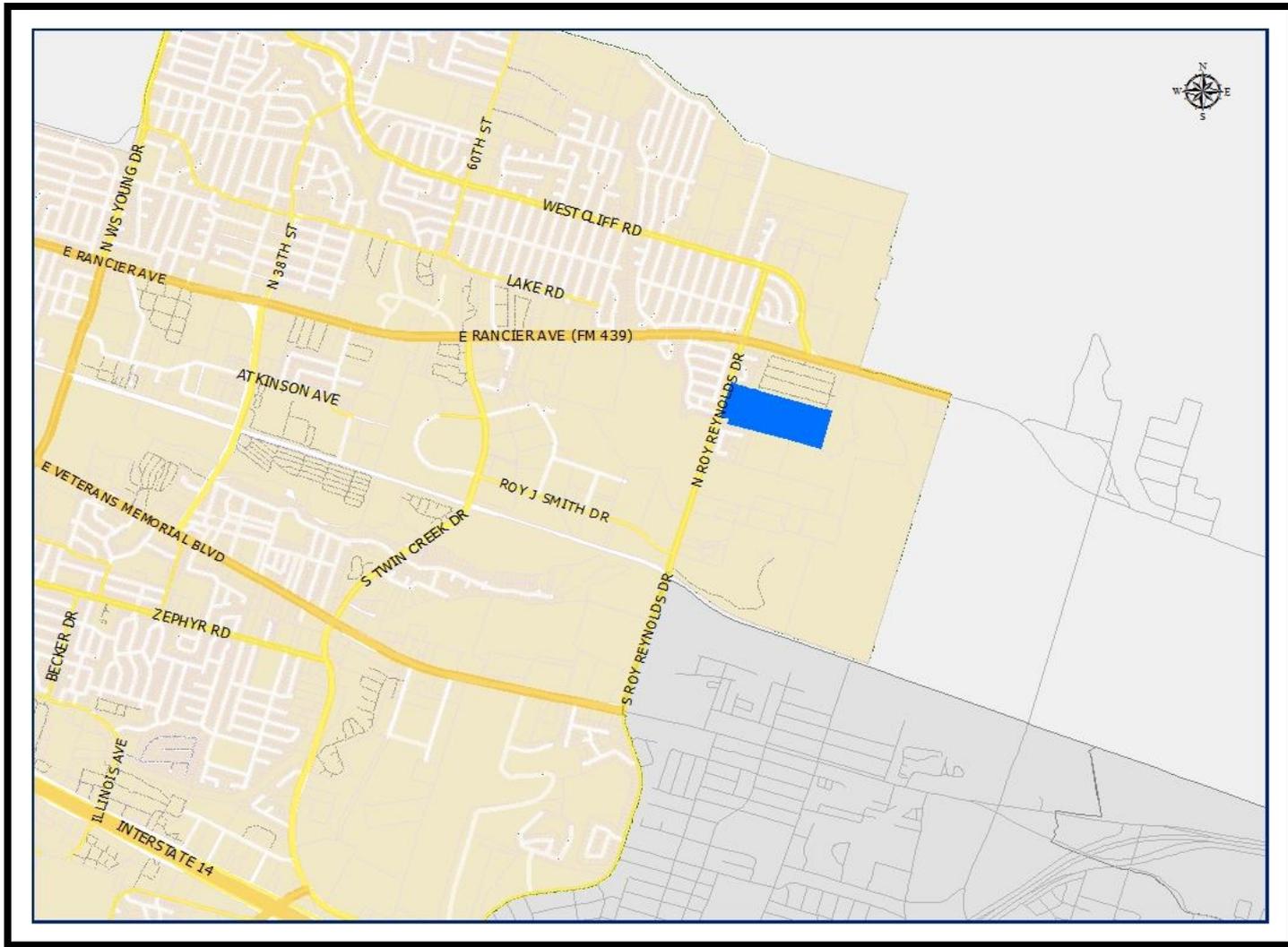
Case #Z18-21 - “R-MH” and “R-2” to “PUD” w/ “SF-2” and “R-2”

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- The subject property consists of approximately 45.106 acres and is currently undeveloped.
- The property is generally located on the east side of Roy Reynolds Drive, south of the intersection with Rancier Avenue.
- The property is currently zoned “R-2” (Two-Family Residential) (15 acres), and “R-MH” (Residential Mobile Home) (30 acres).

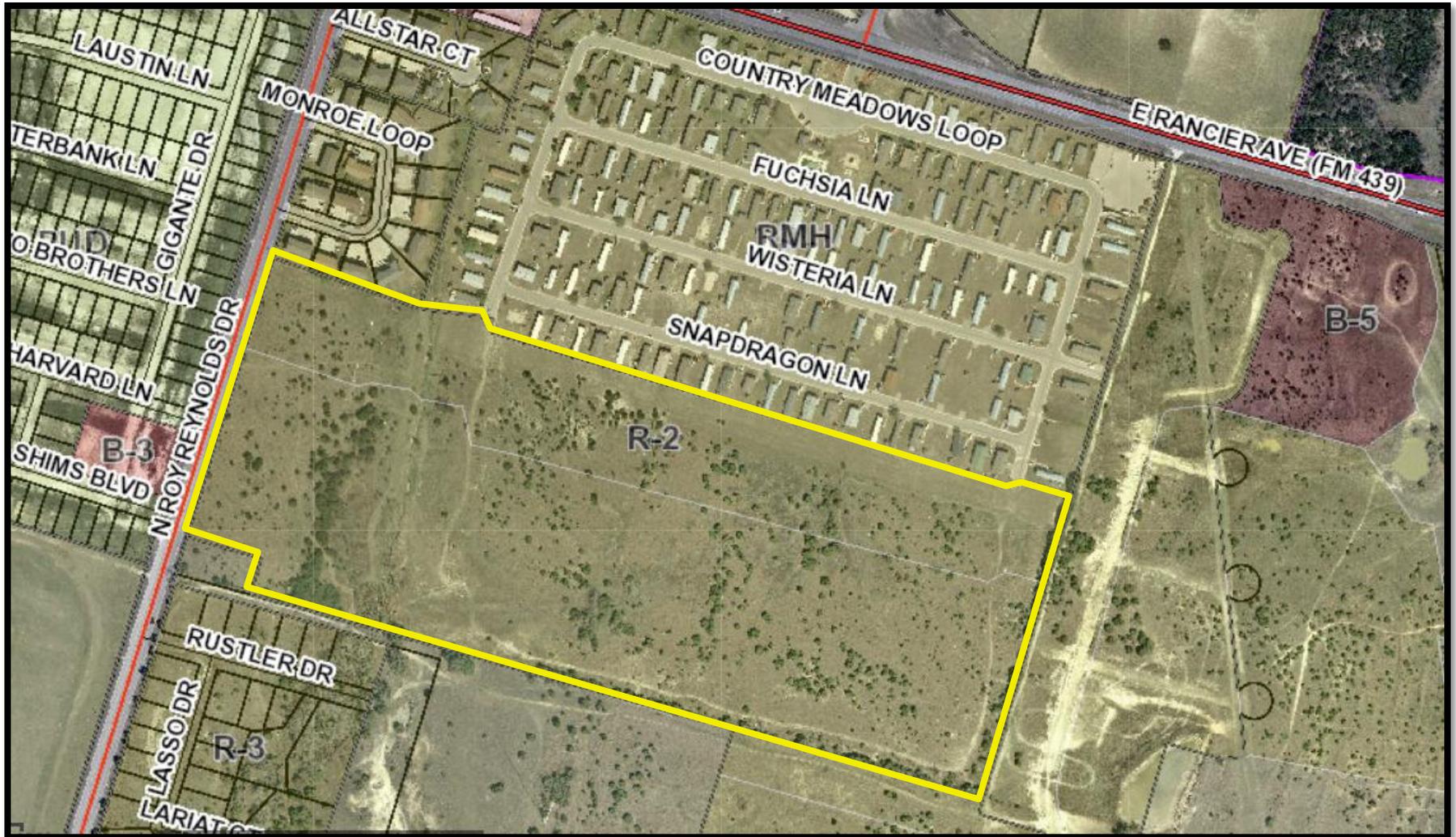
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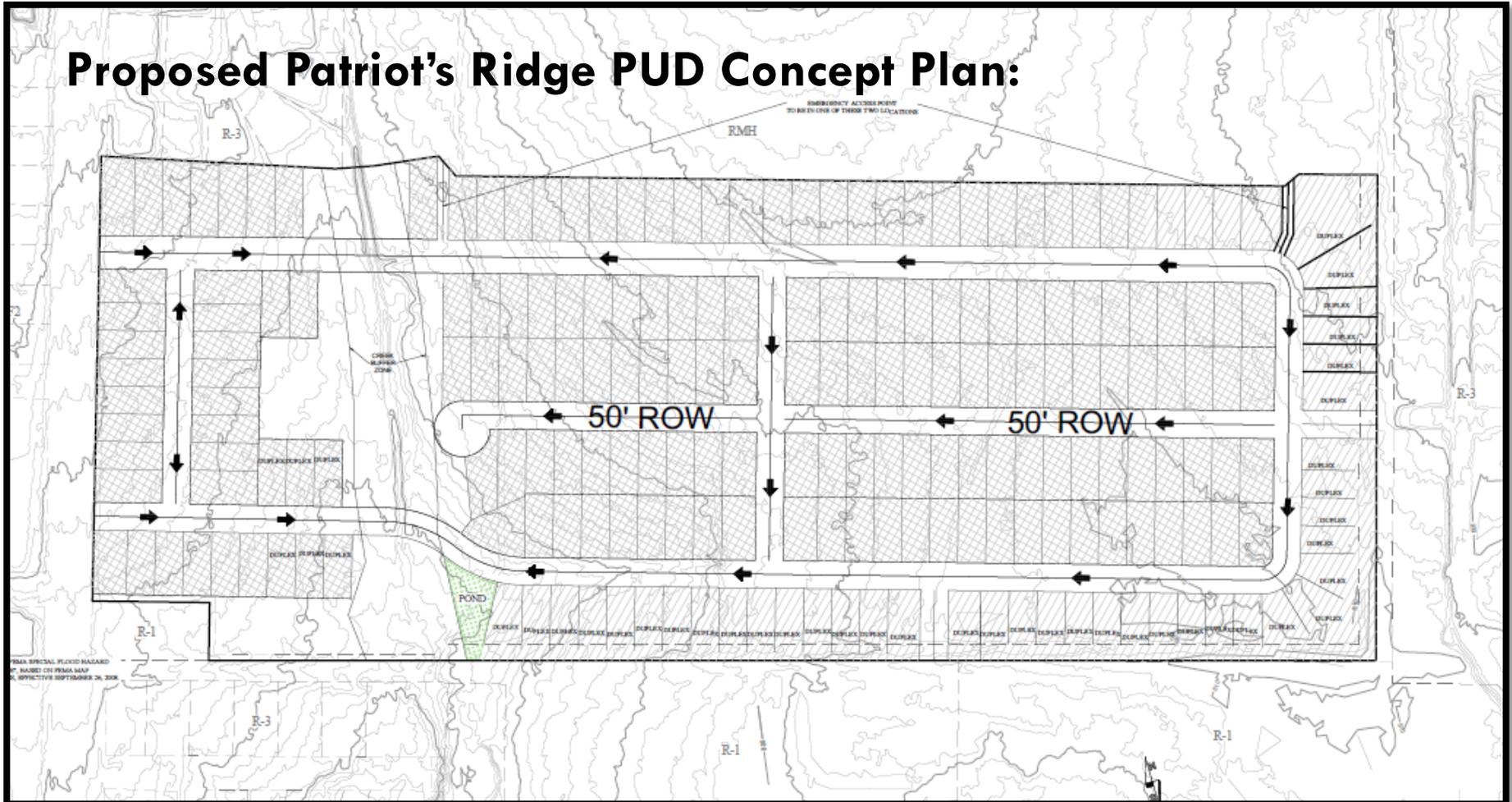
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PH-2: Z18-21 — “R-MH” to “PUD” w/ “R-2” and “SF-2”

Proposed Patriot's Ridge PUD Concept Plan:



PH-2: Z18-21 — “R-MH” to “PUD” w/ “R-2” and “SF-2”

Requested PUD Standards:

- Reduced front yard setback from 25 feet to 20 feet for the “SF-2” single-family lots.
- Increased minimum lot depth from 100 feet to 105 feet for the “SF-2” single-family lots.
- Reduced side yard setback from 7 feet to 5 feet for the “R-2” duplex lots.
- Maximum of forty-five (45) “R-2” duplex lots.
- Reduced right-of-way width for one local street from 60 feet to 50 feet.

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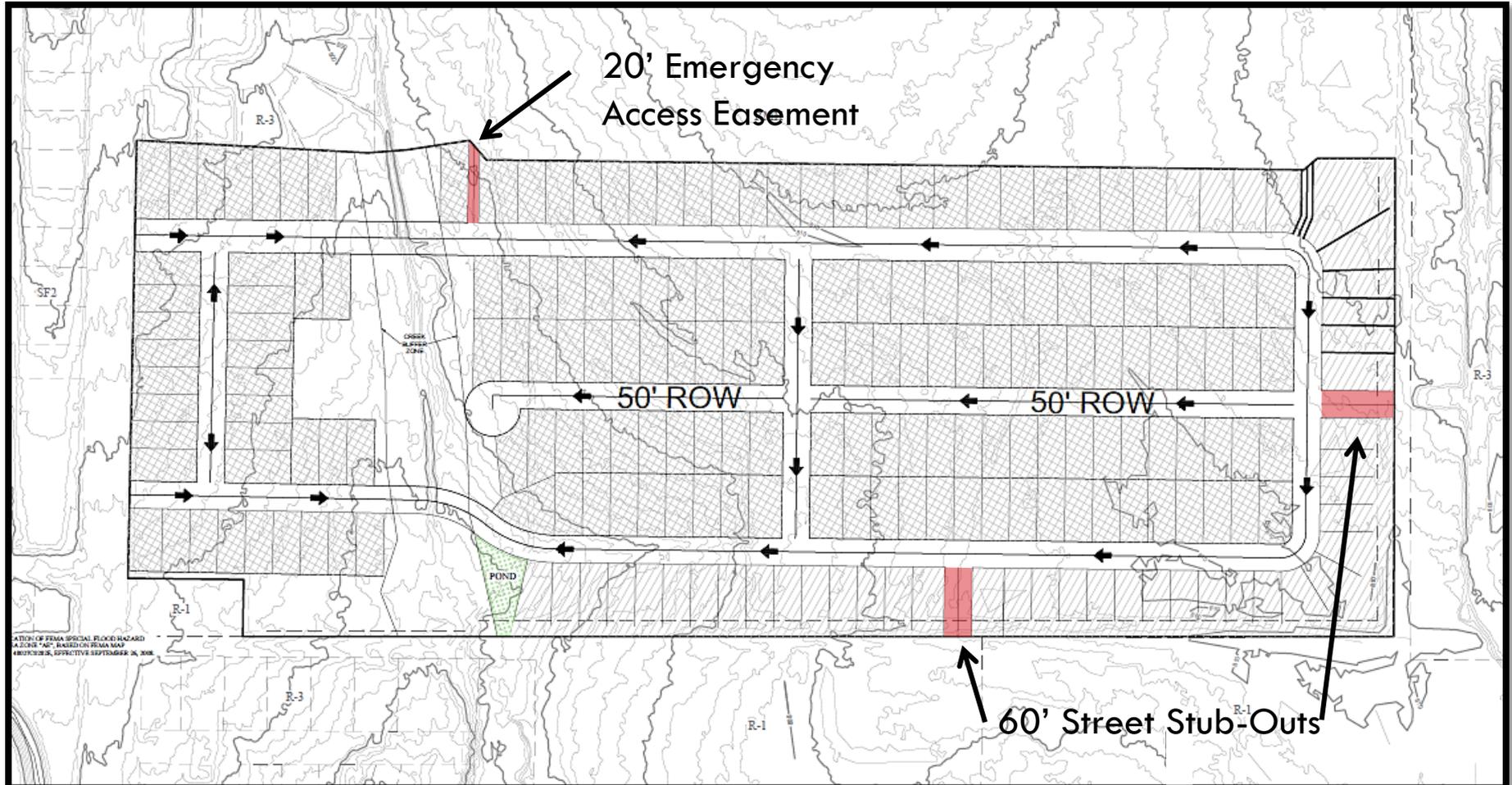
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	“SF-2” Required	“SF-2” Proposed	“R-2” Required	“R-2” Proposed
Front Setback	25 ft.	25 ft.	25 ft.	25 ft.
Side Setback	5 ft.	5 ft.	7 ft.	5ft.
Rear Setback	20 ft.	15 ft.	25 ft.	25 ft.
Lot Depth	100 ft.	105 ft.	110 ft.	110 ft.
Lot Width	50 ft.	50 ft.	60 ft.	60 ft.

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- The proposed 50-foot right-of-way does not conform to the adopted Thoroughfare Plan.
- The proposed PUD does not include any open space amenities.
- Sixty (60) foot wide street stub-outs will be provided to the undeveloped property to the south and east of the subject area.
- A twenty (20) foot wide Emergency Access Easement with Knox Box will tie into one of the private streets to the north.

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Case #Z18-08 — “B-3” to “PUD” w/ “R-3A”

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- Staff notified sixty-two (62) surrounding property owners within 400 feet of the subject property.
- Staff has received one (1) response. Mr. Tim Boose, the owner of the parcel located directly to the southwest of the subject area, is in support of the request.
- The Planning and Zoning Commission recommended approval of the requested zoning change with conditions by a vote of 7-0 at their October 1st meeting.

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Recommended Conditions:

1. **Connectivity.**

- There shall be a stub-out street that ties into the existing platted street to the east of the PUD (Woodbine Drive) having a sixty (60) foot wide right-of-way.
- There shall be a stub-out street that ties into the undeveloped property to the south (Property ID No. 383234) having a sixty (60) foot wide right-of-way.
- There shall be an Emergency Access Easement provided on the north side of the PUD tying into one of the existing stub-outs to the north (Country Meadows Loop) that is a minimum of twenty (20) feet in width, paved with an all-weather surface to be approved by the City’s Fire Marshal, and equipped with a Knox Box.

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Recommended Conditions:

2. Landscaping.

- Each residential lot shall have a minimum of two (2) six (6) foot tall canopy trees at least two (2) inch caliper in size. One (1) tree shall be located in the front yard, and one (1) tree shall be located in the backyard of each lot.
- Each residential lot shall have five (5) 5-gallon shrubs, three (3) 3-gallon shrubs.
- Each residential lot shall be fully sodded (front, side, and rear yard).
- All landscaping must be in place upon final inspection unless an extension is granted in writing by the Building Official. Such extension shall not exceed sixty (60) days.

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Recommended Conditions:

3. Architectural Design.

- Each residential structure shall have a minimum of 100% masonry on the front elevation and 50% masonry on each side elevation, exclusive of windows, doors, gables, eaves, soffits, walls above roof lines, porches and patios at least four foot by eight foot (4'x8') in size. Masonry shall include brick, stucco, or stone, but shall not include fiber-cement siding.
- The same elevation shall not be repeated within any grouping of five (5) lots on the same side of the street, and shall not be repeated directly across the street, or on a diagonal.

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Recommended Conditions:

4. “SF-2” (Single-Family Residential) Lots.

- Rear yard setbacks shall be reduced from twenty (20) feet to fifteen (15) feet.
- Minimum lot depth shall be increased from one hundred (100) feet to one hundred and five (105) feet.
- All other requirements for “SF-2”, as outlined in Chapter 31, will be met unless otherwise noted.

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Recommended Conditions:

5. “R-2” (Single-Family Residential) Lots.

- No more than forty-five (45) duplex lots shall be provided within the PUD.
- Side yard setbacks shall be reduced from seven (7) feet to five (5) feet.
- All “R-2” lots shall front on a sixty (60) foot wide right-of-way.
- All other requirements for “R-2”, as outlined in Chapter 31, will be met unless otherwise noted.