



ZONING CASE #Z17-26

“AG”, “UD”, and “CD” to

“R-1”, “UD w/ CUP”, and “CD w/ CUP”

PH-17-055B

December 5, 2017

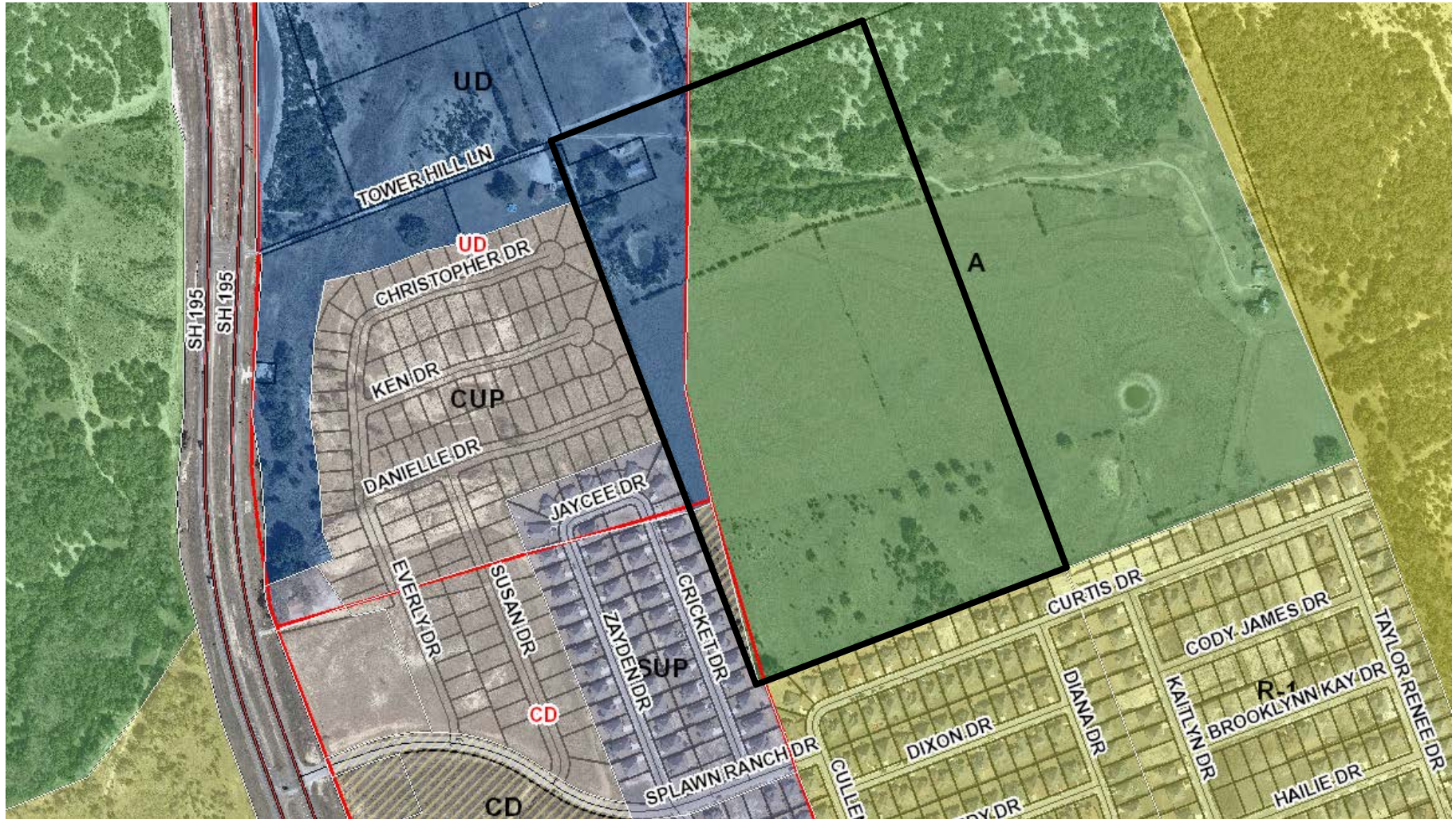
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- The 54 acre property is currently un-platted and contains an existing single-family home .
- The property is designated as ‘Estate’ on the FLUM.
- This consideration requires an amendment to the existing FLUM.
- The staff notified eighty-six surrounding property owners and received no objections.

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- The P&Z Commission recommended approval of the following (by a vote of 5 to 2), with Commissioners Harkin and Cooper in opposition:
 - Approval of “R-1” for 40.026 acres of land;
 - Approval of “A-R1” for 6.17 acres of land;
 - Approval of a CUP for any lot developed within either the “UD” or “CD”
 - Specifically, the westernmost row of housing that is developed along the western property boundary (i.e. the area abutting Splawn Ranch Phase Five) shall be subject to the following conditions:
 - An average lot size of 8,600 square feet, with a 70’ average lot width (as measured from the 25’ front building line)
 - Same yard setbacks as in “R-1”
 - Landscaping to match the current “SR-1”
 - 90% stone, stucco, brick only on all floors/ stories and all four sides excluding gables, eaves, windows, doors, etc.
 - All other single-family housing (excluding the westernmost row of housing) developed within the “UD” and “CD” will satisfy the height and lot area requirements of the “R-1” zoning district.

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Recommended Zoning:

