Legislation Details (With Text)

File #:	2017-1569	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Passed
File created:	10/6/2017	**In control:**	City Council - Regular Session
On agenda:	11/2/2017	**Final action:**	11/2/2017
Title:	Appl. #PL2017-174 - Rezoning from CP-2 to RP-3 and Preliminary Development Plan - Siena at Longview Lot 291; Engineering Solutions, LLC, applicant		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. PC Minutes, 2. Staff Letter, 3. Rezoning Exhibit, 4. Preliminary Development Plan, 5. Modification Letter, 6. Location Map		

Date	Ver.	Action By	Action	Result
11/2/2017	2	City Council - Regular Session	approved	
10/10/2017	2	Planning Commission	recommended for approval	Pass

Appl. #PL2017-174 - Rezoning from CP-2 to RP-3 and Preliminary Development Plan - Siena at Longview Lot 291; Engineering Solutions, LLC, applicant

Issue/Request:
The applicant proposes to rezone approximately 2.78 acres located south of the intersection of SW 16th St. and SW Corinth Dr. from CP-2 (Planned Community Commercial District) to RP-3 (Planned Residential Mixed Use District). The proposed rezoning and associated preliminary development plan is located in the Siena at Longview subdivision and will create 12 new lots. The home styles, architecture, lot sizes and estimated cost for the new homes will be similar to the existing Siena development.

The applicant requests a modification to the high impact screening along the south property line and a modification to the required 25 foot front yard setback for front facing garages. Staff supports the requested modifications.

- 12 lots on 2.78 acres

- 4.31 units/acre - 10 units/acre maximum permitted

Recommendation: Staff recommends **APPROVAL** of the rezoning and preliminary development plan, subject to the following:

1. A modification shall be granted to the RP-3 minimum front setback requirement of 25 feet, to allow a 22-foot front yard setback for Lots 217, 218, 224 & 320-328.
2. A modification shall be granted to the required high impact landscape screen along the south property line, to require no landscape screen.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Funk and seconded by Mr. Lopez, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL** of **Appl. # PL2017-174 - REZONING from CP-2 and RP-3 and PRELIMINARY DEVELOPMENT PLAN -**

Sienna at Longview, Lot 291; Engineering Solutions, LLC, applicant, subject to staff's letter dated October 6, 2017.