

## Legislation Details (With Text)

<b>File #:</b>	2021-4187	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	5/26/2021	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	7/6/2021	<b>Final action:</b>	
<b>Title:</b>	Public Hearing: Application #PL2021-105 - Rezoning from AG to RP-1 and RP-2 and Preliminary Development Plan - Bailey Farm, Lots 1-251 and Tracts A-F, 1300 SE Ranson Road; Summit Homes, applicant.		
<b>Sponsors:</b>	Planning and Special Projects		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. 06-10-2021 PC Minutes, 2. Transportation Impact Analysis, 3. Traffic Study, 4. Stormwater Management Plan, 5. Preliminary Development Plan, 6. Elevations, 7. Modification Request Letter, 8. Location Map, 9. Staff Letter, 10. Staff Presentation, 11. Applicant Presentation, 12. Staff Presentation		

Date	Ver.	Action By	Action	Result
6/10/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-105 - Rezoning from AG to RP-1 and RP-2 and Preliminary Development Plan - Bailey Farm, Lots 1-251 and Tracts A-F, 1300 SE Ranson Road; Summit Homes, applicant.

Issue/Request:

The applicant proposes to rezone 91 acres located at the southwest corner of SE Ranson Rd and SE Bailey RD from AG (Agricultural) to R-1 (Single-Family Residential), RP-1 (Planned Single-Family Residential District) and RP-2 (Planned Two-Family Residential District). The proposed subdivision will be composed of 219 single-family lots, 32 two-family lot, and 6 common area tracts. The existing historic farm house will be renovated and sold to a new owner but will not be a part of the HOA.

Part of the applicant's presentation was a link to a youtube video that can be found here.

<https://www.youtube.com/watch?v=hWeTyDFIY3Y>

Proposed Motion:

I move to recommend approval of Appl. #PL2021-105 - REZONING from AG to RP-1 and RP-2 and PRELIMINARY DEVELOPMENT PLAN - Bailey Farm, Lots 1-251 and Tracts A-F, 1300 SE Ranson Rd; Summit Homes, applicant

Josh Johnson, AICP, Assistant Director of Plan Services  
Brad Kempf, Applicant's Representative

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the minimum lot width of 60' for single family homes to allow a 40' lot width

for lots 104-176 and 50' lot width for lots 177-219.

2. A modification shall be granted to the minimum lot area of 6,000 sf. for single family homes to allow a 4,800 sf. lot area for lots 104-176.
3. A modification shall be granted to the 20' corner lot minimum principal building setback in the RP-2 zoning district to allow a 15' corner lot minimum principal building setback for lots 104-251.
4. A modification shall be granted to the 640' maximum block length in the RP-2 district to allow a block length of 740' for SE Silo Street.
5. Development shall be in accordance with the preliminary development plan dated May 27, 2021.
6. Site development and architectural elevations shall be in accordance with plans and specifications submitted May 25, 2021 and May 28, 2021 and on file in the Development Services Department.
7. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, the traffic-related improvements included in the Transportation Impact Analysis (TIA). No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Records' Office. All public improvements shall be substantially complete prior to any building permits being issued.
8. A 10' wide shared use path shall be constructed along the west side of SE Ranson Road/Route RA from Bailey Road to the south property line in compliance with the Comprehensive Plan (Greenway Master Plan and Bicycle Transportation Plan amendments thereto) and Livable Streets Resolution.

**Committee Recommendation:** A motion was made by Board Member Rader, seconded by Vice Chair Arth, that this application be recommended for approval to the City Council - Regular Session, due back on 7/6/2021. The motion carried unanimously.