

## Legislation Text

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**File #:** 2018-2219, **Version:** 1

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Public Hearing: Application #PL2018-101 - Rezoning from PI to PMIX and Preliminary Development Plan - Woodland Glen, approximately 24 acres located at the northeast corner of SW Ward Road and SW Scherer Road; John Duggan, applicant.

(NOTE: This item was continued from June 4, 2019 per Staff's request. This item was continued from June 11, 2019 per the Applicant's request.)

Issue/Request:

Woodland Glen was originally approved in 2000 as a planned unit development (PUD), the precursor to what is now known as the Planned Mixed Use (PMIX) zone. The original plan was for a residential development composed of single-family estates, detached single-family villas, attached single-family villas and condos/flats (apartments) totaling 194 dwelling units on approximately 60 acres. Approximately 36 acres consisting of 34 single-family estate lots and 53 detached single-family villa lots have been platted to date.

The applicant proposes to rezone 5.38 acres from PI (Planned Industrial) and PMIX (Planned Mixed Use) to PMIX in order to match the existing PMIX zoning of the remainder of the Woodland Glen development. The subject PI-zoned properties were not under the control of the original developer at the time Woodland Glen was initially approved. Therefore, the properties were not rezoned nor included in the original plan at that time.

The applicant further proposes a preliminary development plan for the westernmost 24 acres of the Woodland Glen development, inclusive of the 5.38 acres proposed for rezoning. The residential development plan consists of 17 single-family estate lots and 23 two-unit villa lots. Different from the original Woodland Glen plan is that condos/flats (apartments) are no longer included in the development. In accordance with Section 7.120 of the UDO, the preliminary development plan is also serving as the preliminary plat.

The City has received protest petitions on the proposed development from current Woodland Glen residents. Staff will make a determination if a valid legal protest has been reached prior to the City Council public hearing. A valid legal protest triggers the requirement for a minimum of six (6) votes in the affirmative to approve the proposed application at the City Council level.

17 single-family estate lots

23 two-unit villa lots (46 dwelling units)

2.62 units/acre proposed - 3.25 units/acre density previously approved (2000 Woodland Glen plan)

Hector Soto Jr., Planning Manager  
John Duggan, Applicant

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

1. The development shall be constructed in accordance with the residential uses depicted on the preliminary development plan, date stamped September 5, 2018, and architectural elevations date stamped October 3, 2018, and February 12, 2019. Development standards (e.g. setbacks, lot area, etc.) shall be as shown on the preliminary development plan.
2. Development shall be subject to the recommended road improvements outlined in the Transportation

Impact Analysis prepared by Michael Park, dated October 3, 2018.

Committee Recommendation: On a motion by Mr. Funk, seconded by Mr. Gustafson, the Planning Commission unanimously voted on May 9, 2019, to recommend APPROVAL of Continued Appl. #PL2018-101 - REZONING from PI to PMIX and PRELIMINARY DEVELOPMENT PLAN - Woodland Glen, approximately 24 acres located at the northeast corner of SW Ward Rd and SW Scherer Rd; John Duggan, applicant.