



Legislation Text

File #: 20-SP-08, Version: 1

Conduct a public hearing and consider the request for a Detailed Site Plan amendment for an attached single-family development on an approximately 0.75-acre lot located at 2620 Valley View Lane, including Special Exceptions; and take appropriate action.

BACKGROUND:

The subject 0.75-acre property is located approximately 170 feet east of Rawhide Drive on the south side of Valley View Lane. A detailed site plan was approved by City Council on June 18, 2008 for an attached single-family development on the subject site and concurrently with the adoption of Planned Development District No. 93 (PD-93). Since the detailed site plan approval, there has not been any development activity on the site until recently. In December 2018, the property owner submitted building permit applications for three buildings consisting of a total of 14 attached single-family dwelling units. Permits were issued in November 2019 and the attached single-family dwelling units are currently under construction.

This request is to amend the approved detailed site plan to allow for modifications to the site, and includes requests for special exceptions to the development standards related to screening, setbacks, and sidewalks. Uses proposed will remain as attached single-family. The site is located within PD-93 which allows for attached single-family uses and special exception requests. Additionally, PD-93 delegates approval authority of special exceptions to the Planning and Zoning Commission.

RECOMMENDATION:

Staff recommends approval of the proposed Detailed Site Plan including the requested Special Exceptions, with the exception of Special Exception #5 related to the reduction to the required 8-foot wide sidewalk along Valley View Lane.

ACTIONS:

1. Motion to approve the Detailed Site Plan and associated Special Exceptions, with exception of Special Exception #5 related to the reduction to the required 8-foot wide sidewalk along Valley View Lane.
2. Motion to approve the Detailed Site Plan and associated Special Exceptions with the following modifications...
3. Motion to deny the Detailed Site Plan and associated Special Exceptions.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Staff Report
4. Detailed Site Plan

5. Landscape Plan
6. Building Elevations
7. Approved Detailed Site Plan - Informational Purposes Only
8. Site Photographs
9. Notification Map
10. Summary of Mailed Notices
11. Letter in Support