



Legislation Text

File #: R2020-126, Version: 1

Consider approving Resolution No. 2020-126 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; 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, with final detailed site plan approval to City Council.

RECOMMENDATION:

On August 31, 2020 the Planning and Zoning Commission considered this request and approved all requested special exceptions with the exception of Special Exception #5 related to the reduction to the required 8-foot sidewalk along Valley View Lane, and that the applicant be required to install a minimum 6-foot sidewalk along Valley View Lane and work with staff regarding the potential relocation of the fire hydrant and electric pole. Additionally, the Commission recommended to approve the Detailed Site Plan as described in Resolution No. 2020-126 (inclusive of the approved special exceptions).

ACTIONS:

1. Motion to approve Resolution 2020-126.
2. Motion to approve Resolution 2020-126 with the following modifications...
3. Motion to deny Resolution 2020-126.
4. Motion to continue discussion at the next meeting.

ATTACHMENTS:

1. Aerial Map
2. Location Map
3. Information Memorandum
4. Resolution No. 2020-126
5. Prior Approved Detailed Site Plan - Informational Purposes Only
6. Site Photographs

7. Letter in Support
8. August 31, 2020 Planning and Zoning Commission Meeting Minutes (except - see agenda items A.2 and D.1)