



Legislation Text

File #: 2015-2936, **Version:** 1

Consider public testimony regarding, and an ordinance approving the Planned Unit Development (PUD) No. 103 zoning district for HR 79 Investments, located northeast of the intersection of E. Palm Valley Blvd. and N. A.W. Grimes Blvd. (First Reading)*

The property was annexed in 1986 and has remained undeveloped. The western portion of the tract, excluding the frontage along Palm Valley Boulevard, has been zoned as C-1 (General Commercial) since 1999. The remainder of the tract is zoned as SF-2 (Single Family - standard lot). The General Plan identifies the property as commercial.

The proposed PUD zoning will allow single family lots on the northern portion of the site and commercial lots on the southern portion, along Palm Valley Boulevard. A maximum of 64 single family lots can be built. Four commercial lots are proposed - three along Palm Valley Boulevard and one between those and the single family lots to the north.

The single family development will have the exterior finish standards that have been included in several recently approved Planned Unit Developments - 75% masonry on the entire exterior finish, with 100% masonry on the front and street-facing sides. Masonry consists of stone, simulated stone, brick or 2-step hard coat stucco. Stucco is limited to 75% of the front and street-facing side elevations. The commercial tracts along Palm Valley Boulevard are not allowed to have auto service facilities, auto repair, body shops and car washes. The commercial tract between those and the single family will also prohibit those uses, in addition to drive through lanes.

Access to the site will be provided from two locations: (1) an existing easement to the west, connecting with A.W. Grimes Boulevard opposite Plateau Vista Boulevard, and (2) from a proposed easement on the east side of the property, connecting with Palm Valley Boulevard. These two entry points will provide the required emergency access to the residential portion of the development.

A future dedicated street will border the western side of the property, connecting to Palm Valley Boulevard opposite Palm Valley Cove. Right-of-way for this street will straddle the property line between the subject tract and the adjacent property to the west. An existing driveway on the adjacent property which serves the commercial development there will be expanded in order to serve the commercial lots being proposed. A temporary driveway access at this location will be allowed until the right of way is dedicated and the street is built.

The Planning and Zoning Commission recommended approval of the Planned Unit Development on a vote of ___ - ___ at their meeting on November 4, 2015.

Staff recommends approval.