



Legislation Text

File #: 2017-4746, **Version:** 2

Consider an ordinance zoning approximately 21.18 acres on the south side of Gattis School Rd., lots 6, 8, 9, and 10 of the Westview Addition, an unrecorded subdivision, to the PUD (Planned Unit Development) No. 111 zoning district, to be known as the Westview PUD. (Second Reading)

The City unilaterally annexed 36.95 acres on the south side of Gattis School Road in January of 2017, primarily to apply land use control over the area. A 10.46-acre portion of the annexation area located at the future intersection with Kenney Fort Boulevard was zoned to C-1a (General Commercial - limited) on February 9, 2017. The subject 21.18 acres designated for PUD zoning is the remainder of the annexation area, except for one 5.32-acre parcel, the owner of which did not wish to be included in the PUD. This 5.32-acre parcel has existing unregulated commercial uses, including 'park and sell' vehicle sales and RV, boat and trailer storage, all of which are "grandfathered" uses that can remain. No new uses area allowed and there can be no expansion of the existing uses.

Unilateral annexation requires that the City provide water and wastewater services to the area within 2 ½ years of the date of annexation. The provision of these services allows consideration of the property for more intense land uses. City staff met with the property owners of the subject 21.18 acres and agreed on a list of land uses and development regulations. A letter and detailed information about the proposed PUD was included with the required public notice to the surrounding property owners. In addition, staff met with the property manager representative of the Bradford Park neighborhood association to explain the PUD. Although not all the adjacent properties within Bradford Park are represented by the association, all owners of property within 300 feet were mailed the same information.

Uses in the PUD include:

- low density multi-family (apartments, townhouses and multi-family houses);
- senior apartments, townhouses and group living;
- single family homes on a mixture of lot sizes;
- single family homes on a common lot;
- office buildings which may include ground-floor retail and restaurants when in a building which is taller than 2-stories, and colleges, universities and trade schools;
- internally accessed, multi-story self-service storage units;
- schools and places of worship.

The office buildings, self-service storage and schools and places of worship may be up to 5 stories in height, however if they exceed 2 stories they must be at least 300 feet from the single-family neighborhood on the east and south sides of the property boundary.

Three future driveway locations have been identified to serve the project site: one across from Via Sonoma Trail, where there is an existing traffic signal, and two located according to the City's driveway spacing standards for City roadways. The property owners of the subject 21.18 acres have

signed a reciprocal access easement, granting each other an easement for vehicular and pedestrian access on their respective properties. This will allow for future development of the property to consolidate the existing residential driveways into the three approved locations. The need for a traffic study will be considered when a specific development is proposed.

The Planning and Zoning Commission held a public hearing and voted 8-0 to recommend approval of the Westview PUD zoning district at their meeting on August 16, 2017. Three people voiced concerns at the public hearing including increased traffic, building height, and compatibility. One person whose property is adjacent to the site, but is not within the City, expressed interest in being included within the PUD in the future. One person, a property owner within the 21.18-acre site, spoke in favor of the zoning.

Recommendation: Staff recommends approval of the Westview PUD zoning district.