



Legislation Text

File #: 2022-306, **Version:** 1

Consider public testimony regarding, and an ordinance rezoning 6.35 acres located north of E. Main Street and east of E. Liberty Avenue from the C-1 (General Commercial) and SF-2 (Single-Family-Standard Lot) zoning districts to the PUD (Planned Unit Development) No. 141 zoning district. (First Reading)*

This rezoning was requested by the property owner on behalf of the potential developer, the Pulte Group. The property has been zoned as C-1 (General Commercial) and SF-2 (Single Family - standard lot) for many years and it has remained undeveloped. The Future Land Use Map of the Comprehensive Plan designates the area for residential uses.

The proposed use is for a maximum of 60 townhouses which will meet the requirements of the TH (Townhouse) zoning district. The purpose of the PUD is to further regulate the development so that several design and site features are included. The units will be designed so they will provide alley access to the garages in the rear of the units and pedestrian courtyards in the front of the units. The rear side of the units may not face any property boundary. Also included is a design standard for the appearance of the units, which can be a maximum of 2.5 stories high.

The PUD also requires the preservation of specific trees, three of which are identified by the Zoning and Development Code as monarchs. An additional ten protected trees which measure as 20" or greater in size will be preserved. A landscape planting area will be required along the site's Main Street frontage.

The Planning and Zoning Commission held a public hearing and voted 9-0 to recommend approval of the rezoning at their meeting on August 17, 2022. There were three speakers at the public hearing, and they expressed concerns about the development's impact on the neighborhood, including its appropriateness and traffic concerns.