



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Oden Hughes, L.L.C., on Behalf of OH Skyline / 380, L.P., for Approval of a Request to Rezone Fewer than 12 Acres from “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District to “PD” – Planned Development District and “CC” – Corridor Commercial Overlay District, Generally to Modify the Development Standards, Located on the West Side of Skyline Drive and Approximately 300 Feet North of U.S. Highway 380 (University Drive), and Accompanying Ordinance

MEETING DATE: August 20, 2013

DEPARTMENT: Planning

CONTACT: Michael Quint, Director of Planning

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
 1. The subject property shall develop in accordance with the “MF-1” – Multi-Family Residential-Low Density District, and as amended, and “CC” – Corridor Commercial Overlay District, and as amended, except as follows:
 - a. A maximum of 212 multi-family residential dwelling units shall be permitted on the subject property.
 - b. A maximum multi-family residential building height of 3 stories shall be permitted on the subject property.
 - c. A 6-foot tall board-on-board wood fence with masonry columns spaced every 20 feet on center shall be permitted as an approved screening device along the side and rear property lines (i.e. northern, western, and southern boundaries). The eastern boundary along Skyline Drive will consist of a 6-foot tall primed and painted tubular steel or wrought iron fence with masonry columns spaced 20 feet on center with structural supports placed every 10 feet on center and with sufficient evergreen landscaping to create a screening effect. This steel fence will terminate into a minimum 6 foot tall masonry wall that abuts both sides of the

community entry drives and spans a distance of no less than 10 feet on either side.

- d. The property will provide a 1,500 sq. ft. enclosed dog park and will include, but not be limited to a minimum of two waste stations, two outdoor benches and/or seating for a minimum of six individuals. The park will be enclosed by a tubular steel or wrought iron fence which that stands a minimum of 42" in height. Additionally, one canopy tree shall be planted every 30 linear feet along the fence or evergreen shrubs (acceptable for low screening) shall be planted every four feet along the fence.

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 11.57 acres of land, located on the west side of Skyline Drive and approximately 300 feet north of U.S. Highway 380 (University Drive) from "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District to "PD" – Planned Development District and "CC" – Corridor Commercial Overlay District, generally to modify the development standards. The applicant is requesting to modify several regulations that are currently applicable to the development of multi-family residential uses; specifically the maximum building height and the allowable screening devices. The applicant has also submitted an informational zoning exhibit which generally reflects how the property could be developed, subject to review and approval via the site plan approval process.

BACKGROUND INFORMATION:

- None.

FINANCIAL SUMMARY:

- None.

BOARD OR COMMISSION RECOMMENDATION:

- At the July 23, 2013 Planning and Zoning Commission meeting, the Commission unanimously voted to recommend approval of the proposed rezoning request per Staff's recommendation.