



TITLE: Conduct a Public Hearing to Consider/Discuss/Act on the Request by Petsche & Associates, Inc., on Behalf of John Mathews, for Approval of a Request to Rezone Fewer than 7 Acres, from “PD” - Planned Development District to “PD” - Planned Development District, Generally to Allow for a Private Street Development and to Modify the Development Standards, Located on the East Side of Ridge Road and Approximately 1,000 Feet North of Virginia Parkway, and Accompanying Ordinance

MEETING DATE: April 16, 2013

DEPARTMENT: Development Services

CONTACT: Michael Quint, Director of Planning
Brandon Opiela, Planning Manager
Alex Glushko, AICP, Planner II

RECOMMENDED CITY COUNCIL ACTION:

- Staff recommends approval of the proposed rezoning request with the following special ordinance provisions:
 1. The subject property develop according to the “SF-1” Single Family District regulations as found in “PD” – Planned Development District Ordinance No. 1621, and as amended, except as follows:
 - a. The required side yard setback shall be 15 feet.
 2. A private street development shall be allowed and shall develop in accordance with Section 146-41 (Specific Use Permits) of the Zoning Ordinance.
 3. The subject property shall generally develop in accordance with the attached zoning exhibits: Site Plan (Exhibit B), Legal Description (Exhibit C), Master General Development Plan (Exhibit D), and Master General Development Plan Hike and Bike Trail Location (Exhibit E).

ITEM SUMMARY:

- The applicant is requesting to rezone approximately 6.66 acres of land, located on the east side of Ridge Road and approximately 1,000 feet north of Virginia Parkway from “PD” – Planned Development District generally

for single family residential uses to “PD” – Planned Development District generally to allow for a private street development and to modify the development standards.

- The proposed private street development includes five residential lots over half an acre in size each and five common areas on Parcel 511 within Planning Area 5 of Stonebridge Ranch. The five proposed lots all face the private cul-de-sac, with a controlled access gate and wrought iron fencing with landscaping along Ridge Road and the public portion of proposed Altamura Lane. The proposed controlled access gate is a steel frame with Cedar insert planks which is seven feet tall in the center and six feet tall on the sides. Six-foot wooden privacy fences are proposed along the northern property line to screen the subject property from the adjacent property to the north, and a large greenbelt common area is provided along the east side of the subject property adjacent to a creek running north-south along the eastern property line. There is a required 10-foot Hike and Bike Trail proposed along Ridge Road which will connect to the existing 10-foot Hike and Bike Trail in the southern portion of the subject property.
- At the April 19, 2011 City Council Meeting, City Council tabled the item indefinitely per the applicant’s request.

BACKGROUND INFORMATION:

- See attached Planning and Zoning Commission Staff Report

FINANCIAL SUMMARY:

- N/A

BOARD OR COMMISSION RECOMMENDATION:

- On March 22, 2011 the Planning and Zoning Commission voted unanimously to recommend approval of the proposed rezoning request, with the special ordinance provisions listed in the Staff Report.