

ORDINANCE 2018-XX

ZC-18-10 (Windmill Addition)

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2018-XX, amending the Official Zoning Map of the City by rezoning approximately .78 acres, more or less, legally known as Windmill Addition, Lot 2, located at 128 Windmill Drive from “D” Duplex, to “ND-3.5” Neighborhood Density - 3.5, , and including procedural provisions on the first of two readings; and consider approval of Ordinance 2018-XX, on the first of two readings.

Location:

- Approximately 0.78 acres located at the end of Windmill Drive
- Vacant Lot
- Surrounding uses include Single Family, Duplex, and Multifamily.
- Sessom Creek Neighborhood
- Located in an “Existing Neighborhood” on the Comprehensive Plan Map



ZC-18-10
128 Windmill Dr.
D to ND-3.5
Map Date: 7/27/2018

Subject Property

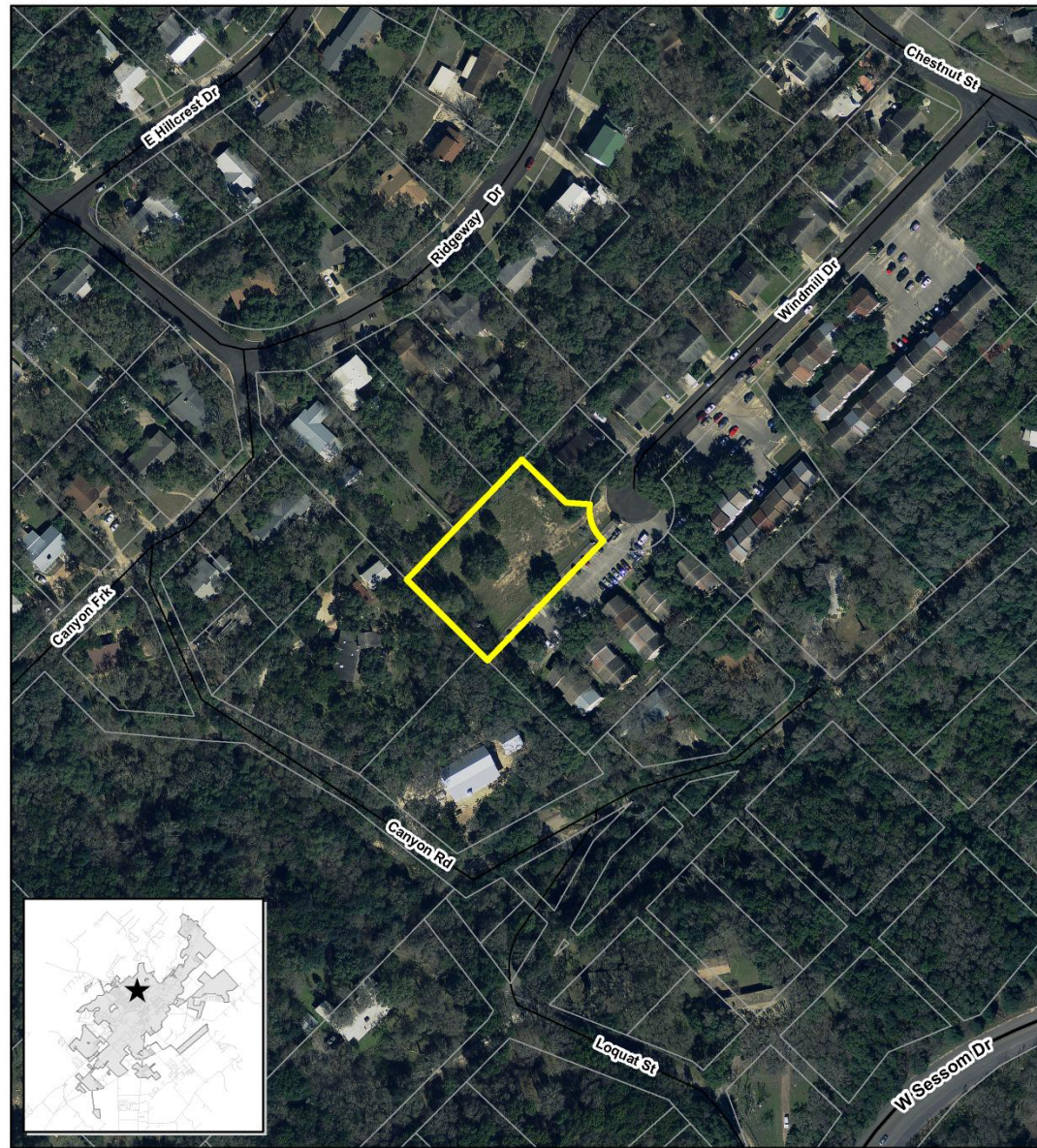


0 125 250 500 Feet

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Context & History

- Existing Zoning: Duplex
- Proposed Zoning: Neighborhood Density – 3.5 (ND-3.5)
- Applicant is proposing to construct a Small Multi-Family building on the property.
- Required to comply with a Existing Neighborhood Regulating Plan



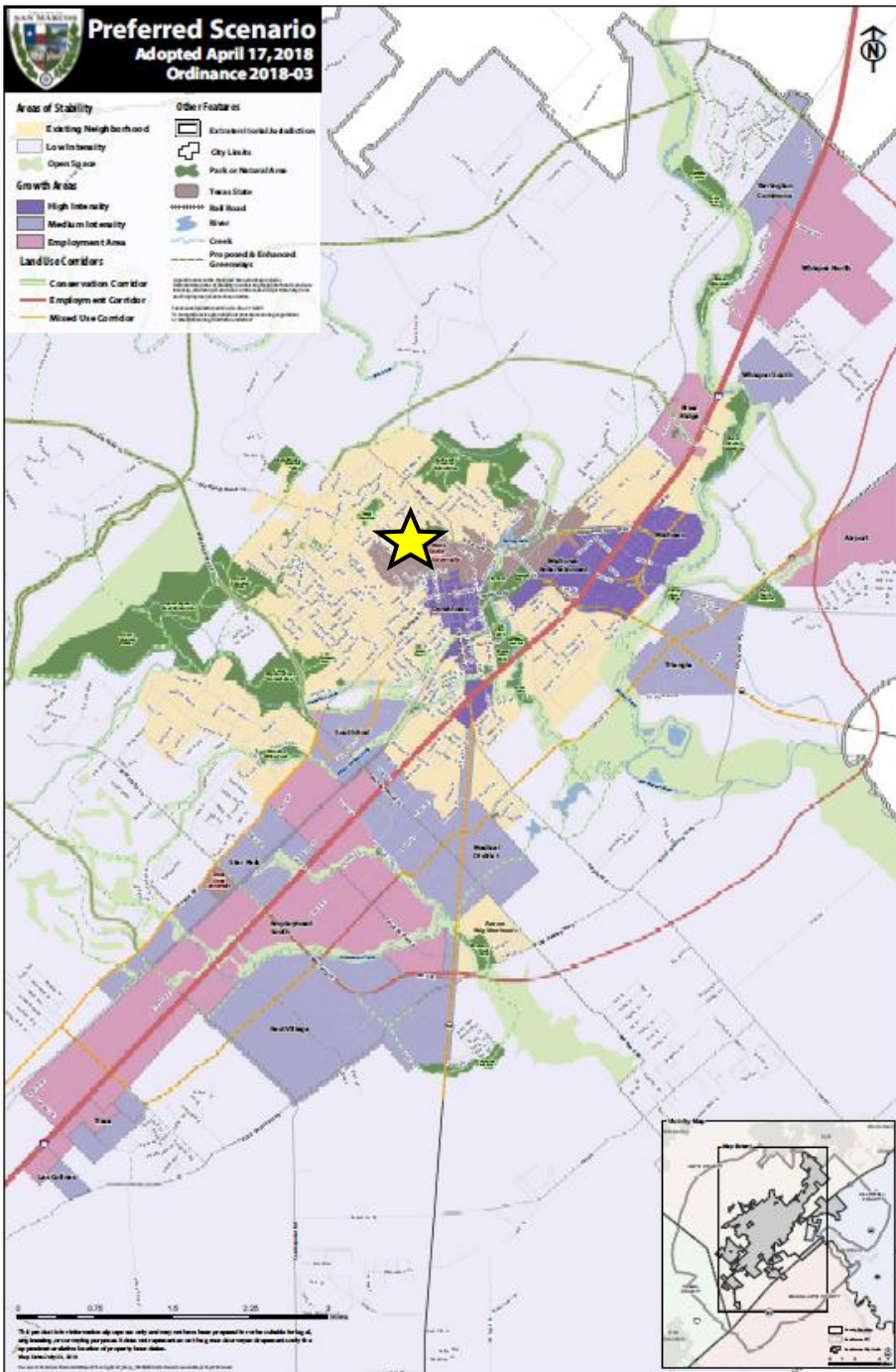
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Comprehensive Plan Analysis

Step 1: Where is the property located on the Comprehensive Plan?

Located in an “Existing Neighborhood”

“Established, primarily residential area intended to maintain their existing character and to follow development and redevelopment patterns that are compatible with the existing character” (4.1.1.6)

Comprehensive Plan Analysis

Step 2: Is the request consistent with the Comprehensive Plan / District Translation Table?

Applicant is requesting a “Neighborhood Density District” (ND-3.5) within an Existing Neighborhood. The Code directs us to Section 4.1.2.4 – 4.1.2.5

TABLE 4.1 COMPREHENSIVE PLAN / DISTRICT TRANSLATION

DISTRICT CLASSIFICATION	COMPREHENSIVE PLAN DESIGNATIONS					
	OPEN SPACE/ AGRICULTURAL	LOW INTENSITY	EXISTING NEIGHBORHOOD	MEDIUM OR HIGH INTENSITY ZONE	EMPLOYMENT CENTER	CORRIDOR
Conventional Residential	NP	NP	C	--	--	--
Neighborhood Density Districts	NP	NP	See Section 4.1.2.4 - 4.1.2.5	NP	NP	C
Character Districts	NP	C	--	C	NP	C
Special Districts	--	NP	NP	NP	C	C
Legend	-- = Not Allowed (PSA Required)		NP=Not Preferred		C = Consider	

Comprehensive Plan Analysis

Step 3: What is the designated Neighborhood Density Category?

Duplex (D) is considered a Low Density Neighborhood Density Category. ND-3.5 is considered a Medium Density Neighborhood Density Category

TABLE 4.4 NEIGHBORHOOD DENSITY CATEGORIES

NEIGHBORHOOD DENSITY CATEGORIES	NEIGHBORHOOD DENSITY DISTRICTS	CONVENTIONAL, SPECIAL, AND LEGACY DISTRICTS
Low Density	ND3	FD, AR, SF-R, MR, SF-6, SF4.5, DR, (D) PH-ZL, P
Medium Density	ND3.5	TH, MF-12, P
High Density	ND4	MU, MF-18, MF-24, P
Commercial / Mixed Use	N-MS	OP, NC, CC, GC, HC, LI, HI, MH, VMU, P

Step 4: Which Neighborhood Zoning District is appropriate in this category?

ND-3.5 Zoning is “Not Preferred”

TABLE 4.5 NEIGHBORHOOD DENSITY DISTRICT / EXISTING ZONING TRANSLATION TABLE

	NEIGHBORHOOD DENSITY CATEGORIES			
	LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	COMMERCIAL/ MIXED USE
ND-3	C	C	NP	NP*
ND-3.5	NP*	C	C	NP*
ND-4	NP*	NP	C	NP
N-MS	NP*	NP*	C	C

LEGEND:

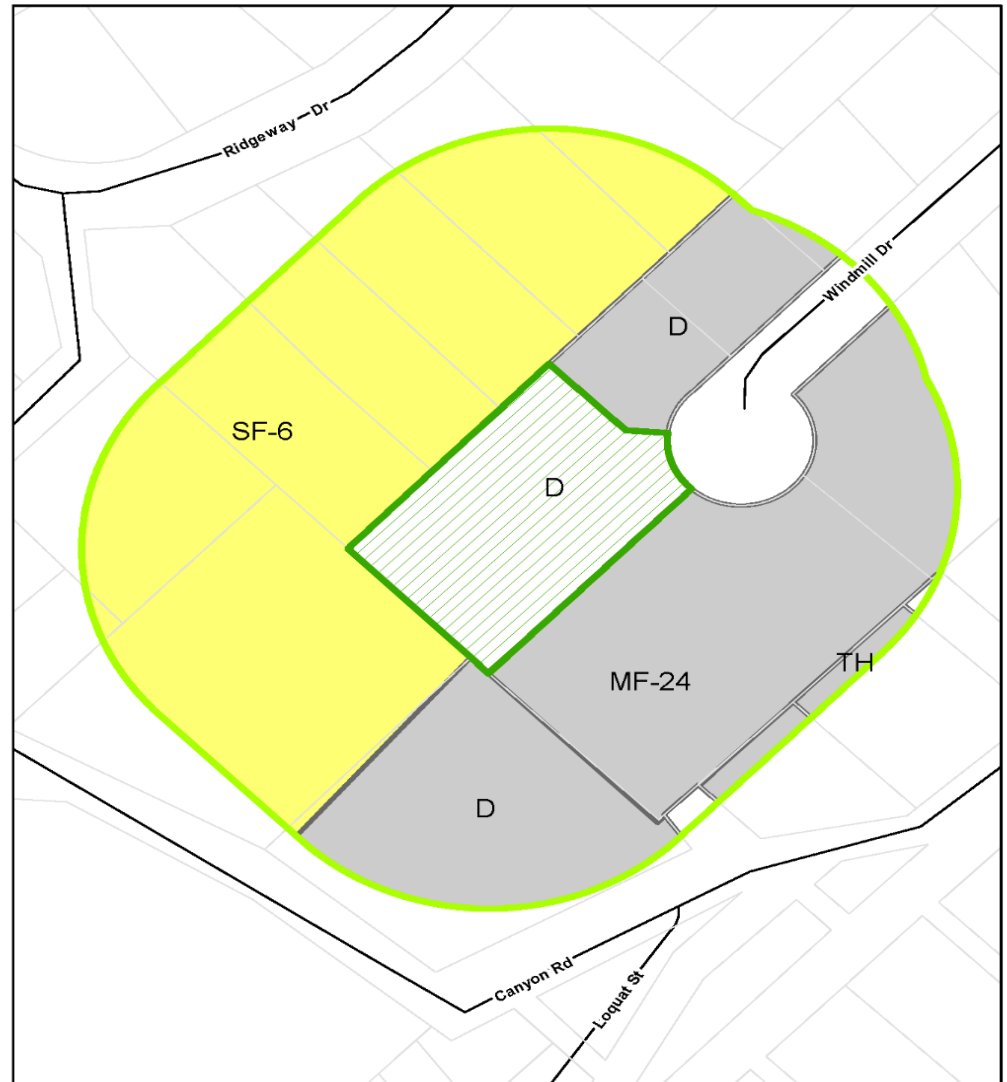
C = Consider

NP = Not Preferred

* = 50% or more single family requires additional votes of Planning Commission and City Council in accordance with Sec. 4.1.2.5(G)3a. above.

An adopted small area plan or neighborhood character study for the area surrounding a subject property supersedes the analysis in this Table.

- The request is classified as Not Preferred*
- 52% of the property within 200 feet is zoned SF-6.
- The remaining 48% is a mix of Duplex, MF-24, and Townhouse.
- Approval of this request requires 6 affirmative votes from P&Z and 5 affirmative votes from Council.

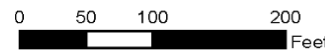


ZC-18-10
128 Windmill Dr.
D to ND-3.5
Map Date: 7/30/2018

Zoned Area

- 52% Single Family
- 48% All Others

- 128 Windmill Dr
- 200 ft Buffer
- Parcels



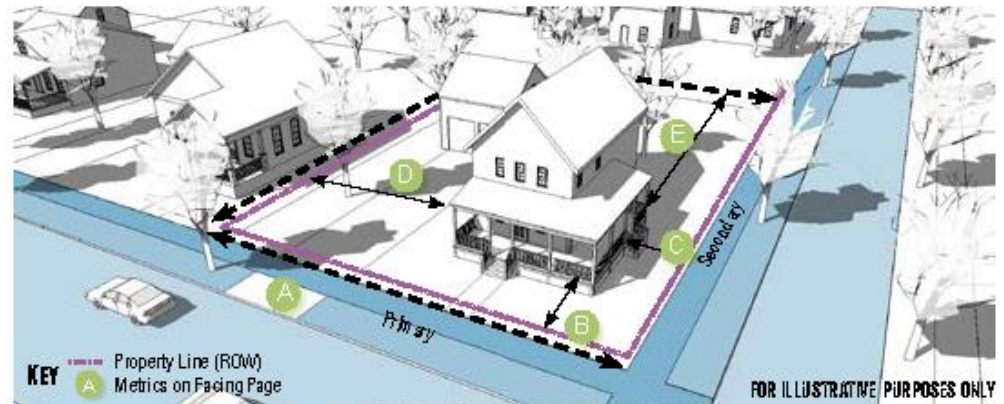
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N-MS Zoning Analysis:

- ND-3.5 is intended for residential living. Additional building types are allowed that provide opportunities for affordable and diverse housing types. ND-3.5 should be applied in areas where the land use pattern is mixed including detached and attached single family, townhouses, or small-scale multifamily.
- **Proposed Building Type:** Small Multi-Family
- Proposed rezoning to ND-3.5 is consistent with the surrounding uses. A Transitional Protective Yard will be required where the property abuts SF-6 zoning.
- An Existing Neighborhood Regulating Plan is required to be approved with this zoning change.

ND-3.5

SECTION 4.4.2.2 NEIGHBORHOOD DENSITY - 3.5



GENERAL DESCRIPTION

The ND-3.5 district is primarily intended for residential living. Additional building types are allowed that provide opportunities for affordable and diverse housing types. ND-3.5 should be applied in areas where the land use pattern is mixed including detached and attached single family, townhouses, or small-scale multi-family and in accordance with Section 4.1.2.5. Uses that would substantially interfere with the residential nature of the district are not allowed.

TRANSPORTATION

Block Perimeter	2,800 ft. max.	Section 3.6.2.1
Streetscape Type	Residential	Section 3.8.1.10
	Conventional	Section 3.8.1.7

DENSITY

Units Per Gross Acre	16 max.
Impervious Cover	75% max.
Occupancy Restrictions	Section 5.1.4.1

Regulating Plan

PROPERTY: 128 Windmill Drive

EXISTING CONDITIONS ANALYSIS

PROXIMITY TO PARKLAND

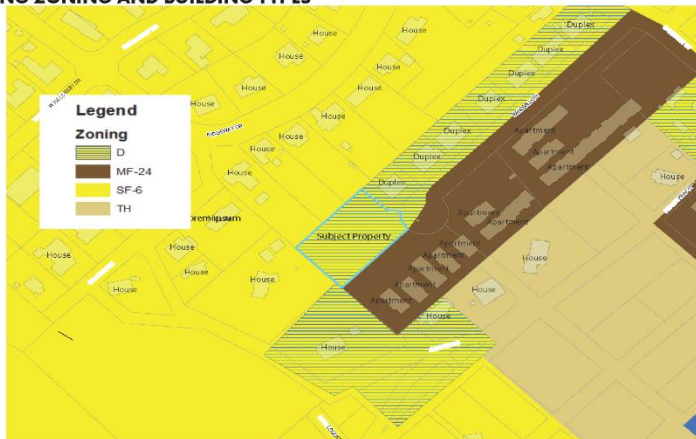


EXISTING STREETSAPES



EXISTING STREETS AND STREETSAPES	
	WINDMILL DRIVE
	Residential Existing ROW: 58'
Street Type	

EXISTING ZONING AND BUILDING TYPES



PROPERTY: 128 Windmill Drive

EXISTING NEIGHBORHOOD REGULATING PLAN

ORDINANCE #: 2018-####

PROPOSED ZONING REGULATIONS	
	Lot 1
Zoning District	Neighborhood Density - 3.5 (ND-3.5)
Building Type	Small Multi-Family
Max. Units	9 units per lot
Required Streetscape	Conventional
Street Type	Existing (no new streets required)
Transitional Protective Yard	Type B
Residential Infill Compatibility	Required
Parking location	Surface Parking: Second or Third Layer
Parkland	N/A (property has already been platted)

PROPOSED ZONING



Staff Recommendation:

*At their August 14th Planning and Zoning Commission Meeting, the Commission recommend **approval** of the zoning change with a 6-2 vote.*

Staff provides this request to the Commission for your consideration and recommends **approval** of the request for a zoning change from Duplex (D) to Neighborhood Density – 3.5 (ND-3.5)

Zoning District Comparison Chart

Topic	<i>Existing Zoning:</i> Duplex (D)	<i>Proposed Zoning:</i> Neighborhood Density – 3.5 (ND-3.5)
Uses	Primarily Residential – Duplex, Single Family Detached, Community Home, Bed and Breakfast Inn (Conditional).	Primarily Residential – Single Family Detached, Cottage Court, Two Family, Single Family Attached, Small Multifamily, Community Home, Bed and Breakfast, Golf Course (Conditional), Day Care Center (Conditional).
Parking Location	No location standards	Must be located in 2 nd or 3 rd Layer (behind the front façade of building)
Parking Standards	2 parking spaces per unit	1.05 parking spaces per bedroom with bicycle parking requirement
Max Residential Units	2 (with no limit on number of bedrooms)	9 (Limited to a maximum of 3 bedrooms per unit)
Occupancy Restrictions	N/A	Required
Landscaping	Minimal area and parking lot landscaping	Increased area and parking lot landscaping
Building Height (max)	2 stories	2 stories
Setbacks	25 foot front, 10 foot side, 20 foot rear.	15 foot front, 5 foot side, 15 foot rear (See Transitional Protective Yards / Buffers below for additional setback requirements)
Material Standards	None	Minimum 30% ground story transparency, 35’ max blank wall area requirement.
Impervious Cover (max)	75%	75%
Pedestrian Access	No Requirements for pedestrian connections	Direct pedestrian access required from entrance of building to parking, streets, sidewalks, and transit stops
Streetscapes	Based on Street Classification (5’ sidewalk, street trees every 40’ on center average, 7’ foot planting area required between sidewalk and street)	Based on Zoning District (5’ sidewalk, street trees every 40’ on center average, 7’ planting area between sidewalk and street)
Transitional Protective Yards / Buffers	No protective yard / buffer required	Required vegetative buffer adjacent to Single-Family-6 zoned property, includes 6 foot tall privacy fence, 10 foot deep vegetative buffer with 4 shade trees every 100 feet, and 4 understory trees every 100 feet.