

Delantero PUD

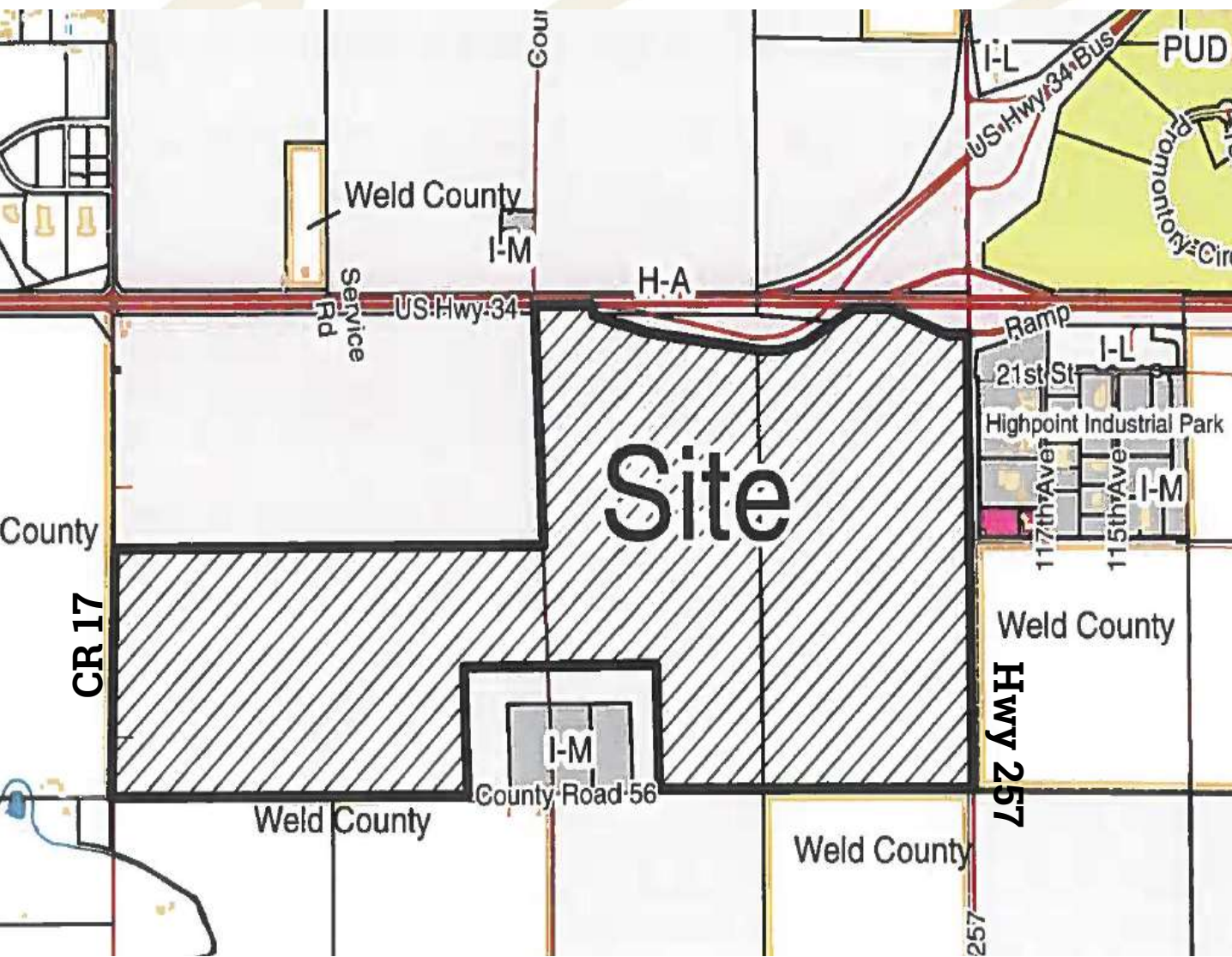
Rezoning and Preliminary Planned Unit Development (PUD) Plan

City Council

June 7, 2022

Darrell Gesick, Planner III





1. **Proposed rezoning from Holding Agriculture to PUD (Delantero)**
2. **Preliminary PUD Plan for Delantero (PUD Document)**

↑
NORTH



Site Photos

Looking northwest from Hwy 257



Looking northeast from CR 17

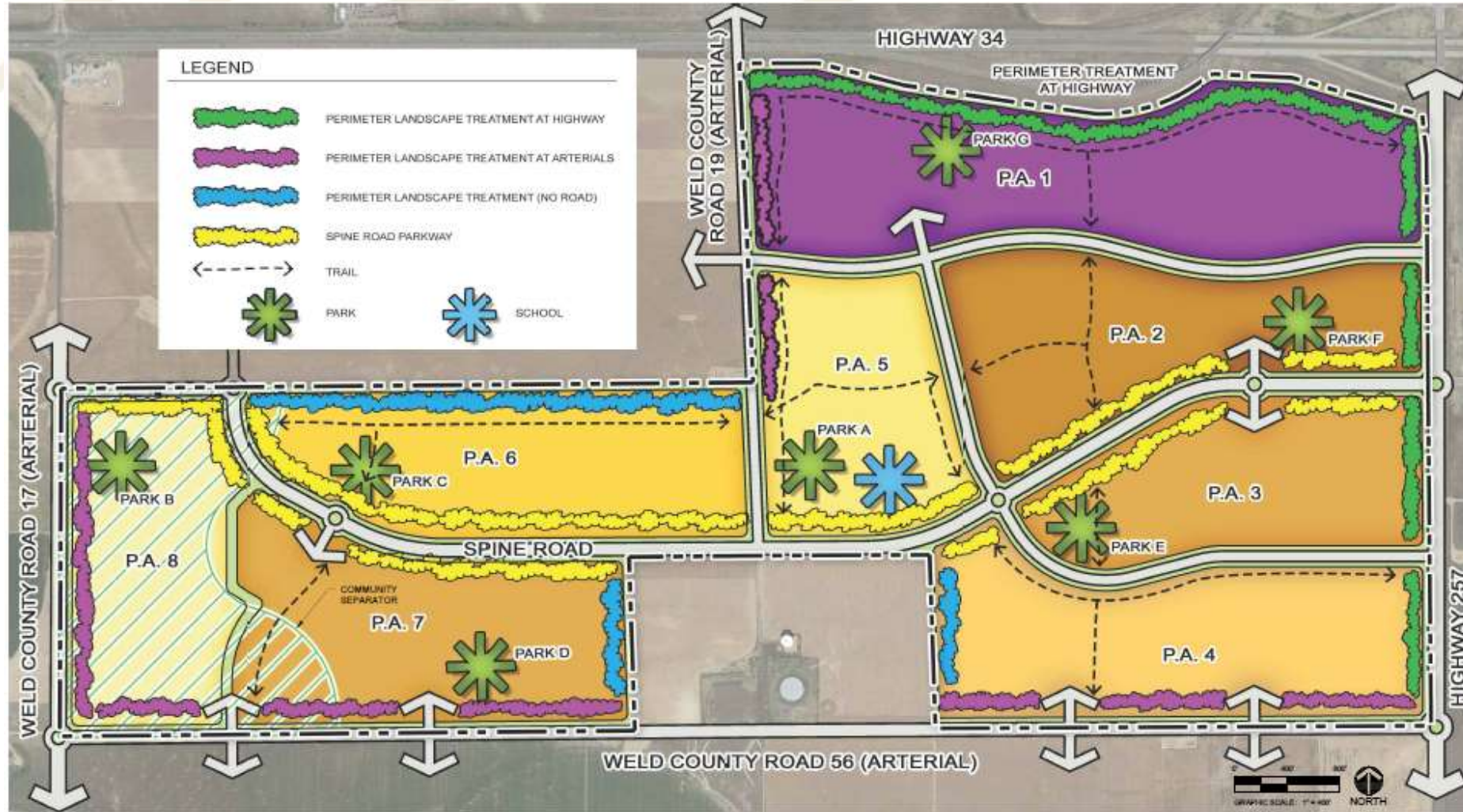


Rezone/Preliminary PUD Request

- **822 acre site**
- **Residential unit range – 2,418 to 5,841 units**
- **421 acres of residential**
- **110 acres of Commercial and Industrial**
- **Over 140 acres of parks and open space**
- **Proposed school site**
- **8 Planning areas in total**



Proposed PUD Plan



Request

Variation of standards

- **Lot sizes (range 1,000 – 9,000 Square Feet for residential)**
- **Building Heights -**
 - **Up to 45 to 75 feet for residential**
 - **Up to 75 feet for commercial**
 - **Up to 50 feet for Industrial**
- **Setbacks – Overall reduction requested for all setbacks for residential.**
- **Architectural Design Elements established for residential, commercial, and Industrial**



Variation of standards (cont.)

- **Park Design Elements**
- **Community Separator**
- **Streetscape Design**
- **Trails and Detention Design**
- **Monument/Signage**
- **Entryway Design**
- **Landscaping Buffering**
- **Metropolitan District**



Approval Criteria

Rezone Criteria – 24-625(C)(3) – Eight Criteria Used to Evaluate Rezone applications and PUD Plan -24-663(b)

- **The proposed Rezone is consistent with the criteria as outlined in the Council Summary**
- **PUD Plan is consistent with the Comprehensive Plan**

Notification

- **Letters were mailed to property owners within 500 feet**
- **Signs posted on the property**
- **One letter in opposition (from oil and gas mineral owner), One letter from the landowner to the west**

Recommendation

- **Complies with Section 24-625(c)(3) a, b, d, e, f, g, and h (Rezoning) and Section 24-625(b) (PUD Plan)**
- **Planning Commission reviewed the request and conducted a public hearing on May 10, 2022 and voted unanimously to recommend approval for rezoning and Preliminary PUD plan**

