

PZ-2025-5  
PDD Amendment  
6612 and 6618 Sawyer Road

Susana Huerta  
Planning and Zoning Director  
Planning and Zoning Commission Meeting  
March 25, 2025

# Request

- The purpose of this item is to consider a Zone Change Request from R-1 Single-Family Dwelling District to PD Planned Development District, with R-3 Multiple-Family Dwelling District
- Proposed apartment style townhouse development
- Requesting variances from Section 15.02.308 R-3 Multiple-Family Dwelling District

# Section 15.02.327 – “PD” Planned Development District

*(a) Purpose. The purpose of a planned development ("PD") zoning district is to facilitate a specific development project, in accordance with a PD project plan, that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are intended to generally implement the following:*

*(1) Flexible and creative planning;*

*(2) The goals, objectives, and maps of the city's comprehensive plan, including but not limited to, the city's future land use plan;*

*(3) Economic development;*

*(4) Compatibility of land uses;*

*(5) Innovative planning concepts;*

# Variations

- Lot regulation - minimum unit size area after the first three units decreased from 1,200 to 600 square feet
- Minimum Height increased from three (3) stories to four (4) stories
- Minimum Parking Spaces for two bedrooms decreased from two (2) to one and one half (1 ½)
- Request to provide only two parking spaces for townhouses with more than two bedrooms
- Request to be exempt from minimum setbacks

# Location Map



# Aerial View



# Surrounding Zoning

- North: B-1 Small Business, B-2 Retail, R-1 Single Family Dwelling
- West: R-1 and R-3 Multiple Family Dwelling
- East: B-1, B-2, B-3 Commercial, and R-1
- South: R-1, R-3, B-2, and B-3

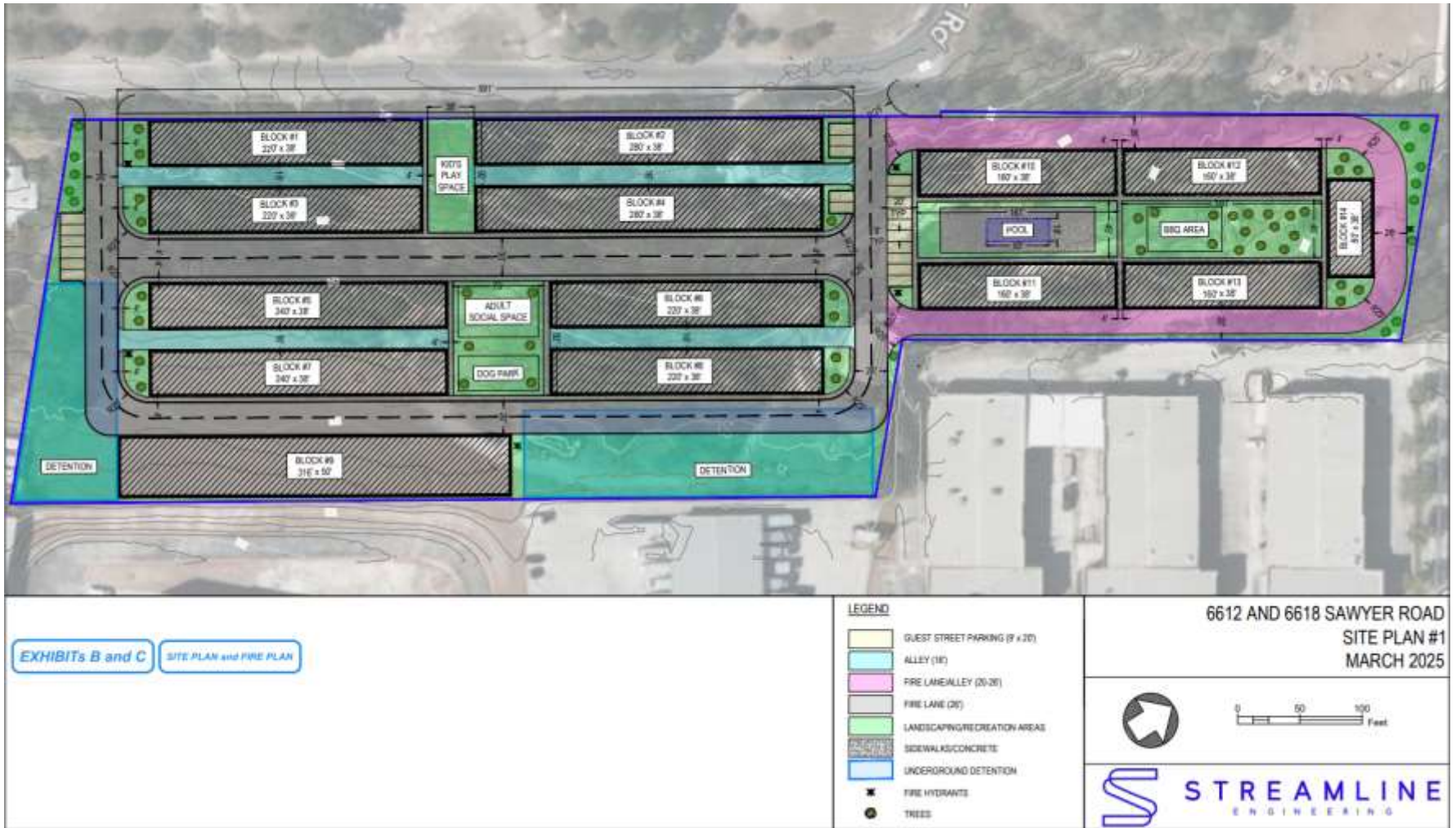
# Site and Zoning

- Pink - B-2 Retail with SO
- Light Pink - R-3 Multiple Family Dwelling
- Dark green - B-1 Small Business w/SO
- Blue - R-1 Single Family Dwelling
- Bright Green - B-3 Commercial w/SO
- Yellow Outline - Property





# Site Plan



# Staff Comments

- Proposed development will be located on one (1) lot, as opposed to multiple lots in a townhouse development
- Proposed project will be designed as a condominium-type development which is suited for an R-3 Multiple-Family Zoning District
  - Staff advises the Commission to require legal documentation for the condominium project
- Staff does not support the variance request to be exempt from minimum setback requirements
- This property will need to be replatted prior to any development or construction
- Applicant is in the process of submitting a tree removal variance
- Staff recommends to place a condition on the site plan that they can't increase units more than 10% without Council approval

# Master Plan

- Properties along Sawyer Road may be zoned R-2, R-3 A, R-3, or R-4 which is consistent with the proposed use of the PDD request as a townhouse-like development
- Request is consistent and compatible with the City's Master Plan

# Fiscal Impact

- All fees associated with this rezone request have been paid
- The development of a multiple-family development will increase ad valorem and sales tax in the city

# Recommendation

- Staff recommends applicant revise variance request to provide minimum setbacks
- Staff recommends project be held to submitted site plan & that an increase in more than 10% of proposed units will require Council approval - an increase of units will trigger a TIA study requirement
- Site plan be revised to indicate number of units, number of parking spaces provided, percentage of open space provided, and minimum setbacks followed
- Condominium documents should be provided at time of platting