

PLANNING & ZONING COMMISSION

OPINION OF FINDINGS

TO: MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

SUBJECT: OPINION OF THE PLANNING & ZONING COMMISSION REGARDING VARIANCE REQUESTS FOR MINIMUM LOT WIDTH, MINIMUM LOT AREA, AND STREET RIGHT-OF-WAY WIDTH FOR THE PROPOSED SUMMER WIND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Mayor and Members of City Council,

Pursuant to Section 78-28 of the City of Montgomery Code of Ordinances (“the Code”), the Montgomery Planning and Zoning Commission met on September 6, 2022 to consider a variance request for minimum lot area, minimum lot width, and street right-of-way width for a proposed 56-acre single-family residential development. The project site is within the Buffalo Springs Planned Development that follows the regulations found in the 2004 City Code of Ordinances per terms of the Development Agreement.

After considering the request and supporting information, the Commission at its September 6th meeting recommended to City Council approval of the variance requests based on the following reasons:

- Minimum lot width: The Commission recommends approval of the variance request but does have concerns regarding the proposed 45-foot lot widths.
- Minimum lot area: The Commission recommends approval of the variance request since the compensating green space requirements when lots are less than 9,000 square feet more than offsets the reduction in lot area.
- Minimum street right-of-way: The Commission recommends approval of the variance request because the proposed street right-of-way width meets current city requirements. The proposed street width is not being reduced, only the right-of-way width.

Submitted on behalf of the Planning & Zoning Commission,



Dave McCorquodale
Interim City Administrator