



PLANNING

To: Planning & Zoning Commission

From: Dakari Hill, Senior Planner

Through: David Hoover, AICP, Director of Development Services

Cc: Suzanne Porter, AICP, Planning Manager

Re: Planned Development for Hub 380 Townhomes

Meeting: February 18, 2025

Item No. 7

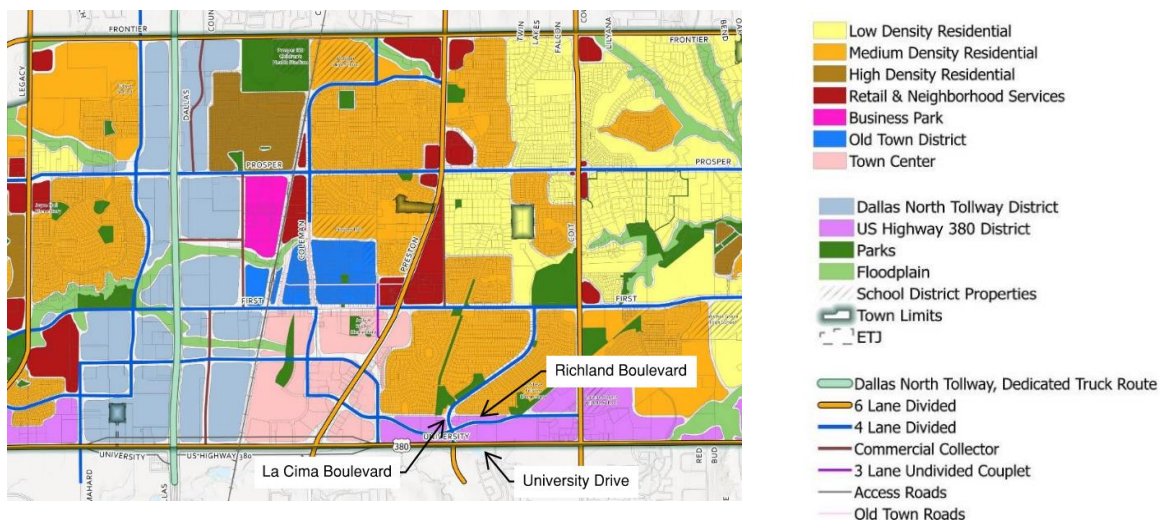
Agenda Item:

Conduct a Public Hearing and consider and act upon a request for a Planned Development for Townhomes on H. Jamison Survey, Abstract 480, Tract 1, on 8.3± acres, located on the north side of Richland Boulevard and 680± feet east of La Cima Boulevard. (ZONE-24-0018)

Future Land Use Plan:

The Future Land Use Plan recommends US Highway 380 District.

- US Highway 380 District recommends a variety of different uses. For residential land uses, this district recommends them to be medium or high density uses to serve as a buffer between more intense activity along US Highway 380 and low density residential areas to the north.



Zoning:

The property is zoned Planned Development-2.

Thoroughfare Plan:

This property has direct access to Richland Boulevard.

Parks Master Plan:

The Parks Master Plan does not indicate a park is needed on the subject property.

Hike & Bike Trail:

The Hike & Bike Trail Master Plan requires a 12' regional veloweb trail along Richland Boulevard.

Legal Obligations and Review:

Notification was provided as required by the Zoning Ordinance and state law. Staff has received seven letters of opposition to the proposed zoning request to date.

Attached Documents:

1. Aerial Map
2. Zoning Map
3. Future Land Use Exhibit
4. Exhibit A – Boundary Exhibit
5. Exhibit B – Letter of Intent
6. Exhibit C – Development Standards
7. Exhibit D – Conceptual Plan
8. Exhibit E – Development Schedule
9. Exhibit F – Elevations
10. Exhibit G – Landscape Plan
11. Draft Development Agreement
12. Letter of Opposition (Biescar, L.)
13. Letter of Opposition (Grinstead, B.)
14. Letter of Opposition (Helis, L.)
15. Letter of Opposition (Lyons, J.)
16. Letter of Opposition (Manley, V.)
17. Letter of Opposition (Prestage, J.)
18. Letter of Opposition (Stark, J.)
19. Letter of Opposition (Stone, S.)

Description of Agenda Item:

The purpose of this request is to rezone property from Planned Development-2 (Commercial Corridor) to a Planned Development with a base zoning of Townhome. The intent of the request is to construct 53 townhomes with a maximum density of seven units per acre on 8.3± acres.

Compatibility:

The zoning change would not be out of character with the existing area due to compatibility with the surrounding properties. The townhomes provide a transition from surrounding commercial development in the area to the single-family residential area to the north.

The zoning and land use of the surrounding properties are as follows:

	Zoning	Current Land Use	Future Land Use Plan
Subject Property	Planned Development-2	Vacant	US Highway 380 District
North	Planned Development-6	Single-Family	Medium Density Residential
East	Planned Development-2	Commercial	US Highway 380 District
South	Planned Development-2	Vacant	US Highway 380 District
West	Planned Development-2	Vacant	US Highway 380 District

Density:

Per the Town's Zoning Ordinance, the maximum density for the Townhome District is ten units per acre. The proposed development would allow for a maximum density of seven units per acre.

District Regulations:

The district regulations for this Planned Development in comparison to the district regulations for Downtown Office in the Town's Zoning Ordinance are shown below.

	District Regulations (Zoning Ordinance)	District Regulations (Development Standards)
Minimum Units Per Structure	3 Units	2 Units
Maximum Units Per Structure	8 Units	6 Units
Front Setback	25'	10'
Side Setback (Unit to Unit)	0'	0'
Side Setback (End of Structure)	10'	5'
Side Setback (Adj. to Street)	15'	15'
Side Setback (Adj. to Single-Family)	N/A	10'
Rear Setback	20'	20' (Rear Entry)
Distance Between Structures	20'	10'
Minimum Lot Area	2,500 SF	1,700 SF
Minimum Lot Width	20'	20'
Minimum Lot Depth	100'	85'
Maximum Height	2.5 Stories (Less Than 40')	2.5 Stories (Less Than 40')
Lot Coverage	55%	65%

Uses:

The list of permitted uses within this Planned Development is shown below.

- By Right:
 - Townhome
- Uses That Would Be Eliminated:
 - Accessory Building and Uses Customarily Incidental to the Permitted Uses
 - Advertising Signs
 - Antique Shops (Indoor Display Only)
 - Apparel Distribution Centers
 - Appliance Stores
 - Artist Material and Supplies
 - Auto Laundries/Car Wash Facilities
 - Auto Parts Sales (No Outdoor Storage/Display)
 - Automobile Parking Lots and Parking Garages
 - Automobile Sales, Service, and Leasing
 - Baby Shops
 - Baker and Confectionery Shops
 - Banks, Savings, and Loan and Credit Unions (With and Without Drive-Thru Services)
 - Barber/Beauty Shops
 - Beverage Stores
 - Book and Stationary Shops
 - Bus Stops
 - Business Services
 - Cafeterias
 - Camera Shops
 - Candy and Cake Shops
 - Catering Establishments
 - Churches/Rectories
 - Cleaning, Dyeing, Pressing, Pick-Up and Collection Agencies
 - Clothing and Apparel Stores
 - Clothing, Footwear, and Textile Centers
 - Collection Agencies
 - Commercial Amusement Enterprises – Indoor and Outdoor (Excluding Drive-In Theaters)
 - Computer Centers
 - Computer Sales, Service, and Repairs
 - Computer Training Facilities
 - Concrete Batch Plants – Temporary and Incidental to On-Site Construction
 - Convenience Stores
 - Convenience Stores with Gas Service
 - Convention Facilities
 - Copy Services
 - Corporate and Professional Office Facilities and Headquarters
 - Dairy Products and Ice Cream Stores
 - Day Care Centers for Children
 - Delicatessens
 - Department Stores
 - Dinner Theaters

- Distribution Centers and Showrooms (No Outdoor Storage Unless Screened)
- Drapery Shops
- Dress Shops
- Drug Stores/Pharmacies
- Dry Goods Stores
- Electronic Product Sales
- Electronic Security Facilities
- Feed Stores
- Financial Institutions
- Fitness and Health Centers
- Florist and Garden Shops
- Food Product Distribution Centers
- Fraternal Organizations, Lodges, and Civic Clubs
- Funeral Homes and Mortuaries
- Furniture, Home Furnishing, and Equipment Showrooms and Sales
- Furniture Stores
- General Merchandise Stores
- Gift Shops
- Governmental and Utility Agencies, Offices, and Facilities (No Outdoor Storage Unless Screened)
- Greenhouse and Nursery Facilities (Sales Permitted)
- Grocery Stores and Supermarkets
- Guard and Patrol Services
- Hardware and Building Materials Stores (No Outdoor Storage Unless Screened)
- Health Product Sales
- Hospitals and Emergency Centers
- Interior Decorating Stores
- Jewelry Stores
- Key Shops/Locksmiths
- Laboratories – Testing and Experimentation (Emissions of Hazardous or Toxic Chemicals Shall Be Prohibited)
- Laundry and Dry-Cleaning Establishments
- Leather Good Shops
- Meat Markets (No Slaughterhouses or Packing Plants)
- Medical Equipment Showrooms
- Medical and Health Care Facilities
- Museums, Libraries, Art Schools, and Art Galleries
- Musical Instrument Sales
- Newspaper and Magazine Sales
- Newspaper Printing Centers
- Novelty/Notion Stores
- Office Businesses
- Office Equipment Repairs and Maintenance
- Office Showroom Facilities (Sales Permitted)
- Office Supplies and Sales
- Offices – Administrative, General, and Professional Offices (Including But Not Limited To Advertising, Architects, Attorneys, Doctors, Engineers, Insurance, Optometrists, Planners, Psychiatrist, Real Estate, and Travel Agent Offices)
- Paint Stores
- Pet Grooming and Supplies
- Pet Shops

- Photographic Services
- Play Equipment (Sales and Display)
- Post Office Facilities
- Printing and Duplicating Establishments
- Private Club Facilities
- Radio and Television Sales and Service
- Radio and Television Studios and Broadcasting Facilities
- Recreation Centers (Public and Private)
- Restaurants
- Restaurants (With Drive-In/Drive-Thru Service)
- Retail Sales
- Retail Shops and Stores
- Scientific/Research Facilities (Emissions of Hazardous or Toxic Chemicals Shall Be Prohibited)
- Securities and Commodities Offices (Including But Not Limited To Brokers, Dealers, Exchange Offices, Underwriters, and Similar Offices)
- Service Stations – Full Service (Including Bays)
- Service Stations – Self Service
- Sewing Machine Sales and Services
- Shoe and Boot Sales and Repair Stores
- Shopping Centers/Malls
- Sign Sales
- Small Enclosed Machinery Sales and Services (Service and Repair Facilities to be Under Roof and Enclosed)
- Small Truck Sales and Leasing
- Specialty Shops and Boutiques
- Sporting Good Sales
- Storage Facilities and Uses Customarily Incidental to the Primary, Permitted Uses
- Studios (Art, Dance, Gymnastics, Health, Music, Photography, etc.)
- Tailor Shops
- Temporary Building and Uses Incidental to Construction Work on the Premises to be Removed Upon Completion or Abandonment of Construction Work
- Theaters (Indoor)
- Theatrical Centers
- Tire Dealer (No Outdoor Storage)
- Toy Stores
- Trade and Commercial Schools
- Travel Bureaus
- Trophies and Awards Shops
- Utility Distribution Systems and Facilities
- Variety Stores
- Veterinarian Clinics and Kennels – Limited to Small Animals (No Outside Runs)
- Watch Making Shops

Architectural Standards:

The architectural standards within this Planned Development are shown below.

- Building Materials:
 - Permitted Materials (Townhomes)
 - Architectural Concrete Block
 - Cementitious Material
 - Clay Fired Brick
 - Granite
 - Marble
 - Metal
 - Stone (Manufactured and Natural)
 - Stucco (Three-Coat Process Cement Plaster)
 - Permitted Materials (Driveways)
 - Brick Pavers
 - Concrete
 - Concrete (Brick or Stone Border)
 - Concrete (Stamped)
 - Interlocking Pavers
- Design:
 - Cementitious materials may constitute up to 20 percent of the area for stories other than the first story.
 - Any portion of an upper story, excluding windows, that faces hike and bike trails, public or private open space, public or private parks, or a street shall be a minimum of 80 percent masonry.
 - The exterior cladding of chimneys shall be brick, stone (manufactured or natural), or stucco.
 - Cementitious materials may be used for architectural features, including bay windows, chimneys not a part of an exterior wall, columns, garage door headers, roof dormers, window box outs, or other architectural features.
 - Metal surfaces (black metal accents or faux-wood siding) will need to be affixed.
- Roofing:
 - Structures shall have a cement/concrete tile, clay tile, composition, slate, or standing seam metal roof.
 - Metal roofs shall be non-reflective colors.
 - Wood shingles are prohibited.
 - A minimum of 65 percent of the surface area of the composition roofs shall maintain a minimum roof pitch of three by 12 (3:12).
 - A minimum of 75 percent of the surface area of cement tile, clay tile, concrete tile, slate or slate products, or standing seam metal shall maintain a minimum roof pitch of three by 12 (3:12).

Landscaping and Open Space:

The landscaping standards and open space standards for this Planned Development are shown below.

- Landscaping:
 - Easement or Muse Space
 - A 25-foot landscape easement or muse space will be provided adjacent to townhome units fronting Richland Boulevard.
 - Trees
 - All required trees must be at least three caliper inches (3").
 - A minimum of eleven caliper inches (11") shall be required on each lot.
 - A minimum of two trees (four caliper inch minimum) shall be required in each front yard of all lots.
 - The remaining three caliper inches (3") may be located anywhere on each lot.
 - Shrubs
 - All required shrubs must be at least three gallons.
 - A minimum of 20 shrubs shall be planted in each front yard of all lots.
- Open Space:
 - Minimum Requirements:
 - Twenty percent (20%) of the development shall be open space.
 - Features:
 - Five-foot trails shall be provided through muse areas, open space, and around retention ponds.
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 - Amenities:
 - The Community Club House for residents is in one of the open space areas.

Parking:

Per the Town's Zoning Ordinance, each townhome unit is required to have an enclosed two-car garage and a driveway that can accommodate two parking spaces. Additional parking will be provided along the residential street.

Town Staff Recommendation:

The proposed zoning request is compliant with the Future Land Use Plan. It provides the Town with the ability to eliminate undesired uses and execute a Development Agreement that ensures quality architectural standards for this development. For these reasons, Town Staff recommends approval of the request for a Planned Development for Townhomes on H. Jamison Survey, Abstract 480, Tract 1, on 8.3± acres, located on the north side of Richland Boulevard and 680± feet east of La Cima Boulevard.

Town Council Public Hearing:

Upon a recommendation by the Planning & Zoning Commission, a Public Hearing for this item will be scheduled for the Town Council at their Regular meeting on March 11, 2025.