



## EXHIBIT A

**Project/Issue Name:** **PDD 23-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-Two Point Eight-Five (92.85) Acres, Located at 3456 South Farm Road 101, from Stone Creek Falls Planned Development District (PDD) to Stone Creek Falls Planned Development District (PDD)

**Submitted By:** Stone Creek Development LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** March 13, 2023

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### ISSUE IDENTIFICATION

Stone Creek Development LLC, owner of the subject property, has applied to change the Zoning Classification of approximately **(92.85) acres** of property located at 3456 South Farm Road 101 from Stone Creek Falls Planned Development District (PDD) to Stone Creek Falls Planned Development District (PDD).

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(92.85) acres** of land located at 3456 South Farm Road 101. The property is currently undergoing development as Stone Creek Falls, a 16-lot subdivision, which consists of:

- Commercial, Lots 1-5:
  - Total Area: 15.55 Acres
  - Permitted Uses: Commercial Uses, as permitted in the Local Commercial (C-1), General Commercial (C-2), and General Commercial (C-3) Zoning Districts
  - Maximum Lot Coverage: 90%
  - Setbacks:
    - Front: 15 Feet
    - Rear: 15 Feet
    - Side Setback: 6 Feet
    - Side Street Setback: 15 Feet
- Multi-Family Residential, Lots 6-16:
  - Total Area: 58.20 Acres



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- Permitted Uses: Multi-Family Residential
- Maximum Building Height: 3-Stories
- Density: 24 Units/Acre (1,396 Units)
- Setbacks:
  - Front: 15 Feet
  - Rear: 15 Feet
  - Side Setback: 15 Feet
  - Side Street Setback: 15 Feet
  - US Hwy 60 Frontage: 25 Feet

The Applicant is requesting a change to the currently adopted planned development district, which was passed by City Council on August 3<sup>rd</sup>, 2021. The discussion and analysis of this item will only concern the change, as this single item is, essentially, all that will be considered for recommendation by the Planning and Zoning Commission and approval by the City Council.

### **Applicant's Proposal**

The developer's application seeks to construct the existing Stone Creek Falls Planned Development District with one change: the alteration of the maximum building height listed for the multi-family permitted use from 3 to 4 stories. The density of the PDD is to remain the same: 24 Units/Acre.

### **Consistency with the Planned Development District (PDD) Ordinance**

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

The Stone Creek Falls PDD, including the proposed building height change, would continue to meet this standard.

### **Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:



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- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
  - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
  - **Objective:** Encourage development that improves and expands upon existing infrastructure

### **Compatibility with Surrounding Land Uses**

As there are no land use changes being requested, the land uses on the site will remain generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel.

### **Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** The proposed change in building height will not require additional capacity of the water and sewer systems.

**The Water System, Lift Stations, and the Wastewater Treatment Facility retain sufficient capacity to serve the proposed development.**

**Transportation:** The proposed change in building height will not require additional capacity of the transportation system.

**Stormwater:** The proposed change in building height will not increase retention/detention requirements of the design of the stormwater system.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain).**

**Sinkholes:** The subject parcel **does not** contain any identified sinkholes.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the continued development of the ongoing continuation of the first phase and the initiated development of the second phase with respect to construction of utility services and roads.

### **STAFF RECOMMENDATION**



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Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.