



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: August 14, 2023

FROM: Ramie Hammonds, Development Services Director

AGENDA ITEM: Consideration and possible action on a rezoning from Planned Development-Townhome (PD-TH) to Planned Development-SF-1 (PD-SF-1) of approximately 14.908 acres of land, described as A0029A R BEEBE, 72B(2A), within the City of Sanger, and generally located on west side of Marion Road approximately 820 feet south of the intersection of Marion Road and Huling Road.

SUMMARY:

- The applicant is proposing to rezone the subject property of approximately 14.908 acres from PD-TH to PD_SF-1.
- They will create 64 single-family lots on the site.
- This zoning would conform to the future land use map.
- The property adjoins a single-family property and a townhome property.
- The development would meet the R-1 zoning requirements with the following changes
 - Minimum lot square footage would 6000 square feet.
 - Minimum lot depth would be 120 feet.
 - Minimum dwelling size would be 1850 with a 15% max of lots below 2000.
 - Minimum front yard setback 25 feet with features such as overhangs, stoops, bay windows, front porches allowed to extend a maximum of 5 feet into the front yard setback.
 - Minimum side yard setback 5 feet and 10 feet adjacent a street.
 - Minimum rear yard setback 20 feet with feature such as porches, courtyards, masonry chimneys, and bay windows allowed to extend a maximum 5 feet into setback
 - Maximum lot coverage 65%
 - Enclosed parking area of at least 400 square feet (this does not count toward minimum house size) and face of garage door must be located at least 20 feet from street right-of-way. The garage door does not have to be behind the street-facing façade of the house.
 - Lot widths shall be measured at the rear of the required front yard setback.
 - Sidewalks may be located outside of the public right-of-way if located within an adjacent open space lot with a pedestrian access easement to provide for meandering sidewalks.
 - Single-family lots shall have an irrigation system in the front yard and street corner side yard.
 - Each home will have a minimum of 2 shade trees.
 - Each home will have a minimum of 12 three gallon shrubs.
- Staff mailed out 34 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received one response in favor and one response opposed. Responses are attached.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map

PD – Sanger Circle Ph. 7

Application

Letter of Intent

SF-1 Regulations

Response form - In Favor

Response form - Opposed