



**DATE: 10/26/2023**

**1<sup>st</sup> REVIEW COMMENTS “AMENDED 11-2-23” – Lane Ranch - Zoning**

The request is for an amendment to PD 4-11-22 by amending PD language and adding 21.17 acres. Below are the comments that should be addressed before City Council approval. Resubmit the Amending PD.

**Planning**

Provide the following

1. The acreage under Proposed Uses doesn't match the acreage in the title. Break down the acreage under Proposed Uses the same way it was broken down in the original PD and make sure the acreages there match the acreages in the title.
2. Staff recommends the higher standard of brick and stone for entry, monument, screening walls, and community signage. Wood and metal could be used to add interest.
3. Single Family - rear setback, why is there a difference between front entry setback and rear entry setback? What would the rear entry setback be? There wasn't one listed.
4. Single Family Attached - Staff recommends the side yard setback to remain 7.5 feet on each side to allow access for emergency personnel.
5. Single Family Attached – Townhomes are individually owned, so staff recommends all front yard setbacks remain at 20 feet.
6. Single Family Attached Parking – off-street parking needs to be provided in addition to garage space.
7. Parkland/Open Space – Explain the reduced acreage of the public park. It appears there is a 20 acre reduction.
8. Multi-Family needs to be called out and not generalized under the Business District and also needs to be shown on the concept plan.

**Added Comments**

1. Staff recommends adding a covered picnic area and possibly playground in the open space between the business uses and extending the trail into that area.

**Informational Comments**

1. The property is within the City of Sanger.
2. The PD Amendment will be scheduled for the Planning and Zoning (P&Z) Commission meeting on Monday, November 13, 2023, and the City Council meeting on Monday, December 4, 2023.