



PLANNING & ZONING COMMISSION COMMUNICATION

DATE: April 10, 2023

FROM: Ramie Hammonds, Development Service Director

AGENDA ITEM: Consideration and possible action on a zoning amendment to Ordinance No. 10-28-22 for Planned Development Sanger Preserve for approximately 12.01 acres of land, described as A1241A TIERWESTER, TR 264 AND TR 265 generally located on the southeast corner of 5th Street and Cowling Road.

SUMMARY:

- The applicant is proposing to amend the zoning of PD Ordinance No. 10-28-22 the subject property of approximately 12.01 acres.
- The purpose of the amendments is to achieve improvements that will benefit the entire project.
- Under Business District (B-2) the exact number of parking spaces has been removed and is stated to meet or exceed the required minimum parking of one (1) space for every 250 sf of retail space.
- The square footage of the commercial buildings has been changed from the exact number of 36,000 sf to a minimum of 31,000 sf and a maximum of 36,000 sf.
- Under Multi-family (MF-2) the exact number of parking spaces has been removed and stated that parking will meet or exceed the required parking per the Sanger Code of Ordinances Section 19.4 of the MF-2 Multifamily Residential District 2 specifications.
- The number of two-story buildings has changed from the exact number of four (4) to a minimum of three (3) and a maximum of five (5) two-story buildings. The number of three (3) story buildings has changed from the exact number of three (3) to a minimum of three (3) and a maximum of five (5) three-story buildings along the property line currently abutting agricultural land.
- Under Parking the exact number of parking spaces has been removed and stated that parking will meet or exceed the required minimum spaces.
- On exhibit C parking has been moved to the front of the two-story units and parking has been added to the rear of the commercial buildings.
- On exhibit C the Unit Tabulation chart has changed and the number of units has increased from 170 to 198.
- The architect has been changed so the building design has changed.
- Staff mailed out 70 public hearing notices to owners of properties within 200 feet of the subject property and at the time of this report had received no responses.

FISCAL INFORMATION:

Budgeted: N/A

Amount: N/A

GL Account: N/A

RECOMMENDED MOTION OR ACTION:

Staff recommends APPROVAL.

ATTACHMENTS:

Location Map
Red-lined PD
Revised PD
Exhibit C
Revised Exhibit C
Approved Rendering
Revised Rendering
Application
Letter of Intent