



AGENDA ITEM COMMENTARY

MEETING NAME:	City Council Meeting
MEETING DATE:	August 5, 2024
ITEM TITLE:	PUBLIC HEARING: Consider and take appropriate action on an amendment to the Harvest Planned Development District.
STAFF INITIATOR:	Tara Tomlinson, Director of Development Services

BACKGROUND:

This commentary applies to the next two agenda items:

- 1. Conduct a public hearing on amendment to Harvest Planned Development District.**
- 2. Consider and take appropriate action on amendment to Harvest Planned Development District.**

On March 1, 2021, the City Council approved the Harvest Planned Development District and the site map that accompanied it at the time. Several minor revisions have been made administratively over time. Betenbough is asking for a new Planned District Zoning Variance. Currently, the allowable uses are as follows:

- Cottage Product 50' front width- minimum 3600 sq. ft.
- Duplex Product 60' front width- minimum 6000 sq. ft.
- Core Product 45' front width- minimum 5000 sq. ft.
- Core Product 50' front width- minimum 5000 sq. ft.
- Reserve Product 50' front width- minimum 6000 sq. ft.

Betenbough is wanting to add within their “Cottage Product” an allowable variance of a 40' front width at a minimum of 3350 sq. ft. This product would be intermixed with their current 50' front width cottage product.

Along with adding a new zoning variance, they are wanting to change several areas within their site map to include these products. Betenbough would like to incorporate a mix of their 40' and 50' Cottage product to the northeastern corner at E. 20th Street and Alcove Ave., along with the area just south running adjacent to Alcove Avenue. This would be replacing a duplex zone and 45'/50' lot area.

Attached is a map that includes their proposed amendment. The blue area, mixed with turquoise, that represents the new product (40' cottage homes), would be mixed with the 50' cottage homes. The green area would be a mix of their core 45'/50' lots, red is previously built/platted townhomes and duplexes, and the bright blue would be their reserve homes at 50' lots. Any area that is “grayed over” is an area that is built, in the process of being built, or has had a plat approved by the City Council. Those areas would have no change from the previous map.

EXHIBITS:

1. Public Hearing Notice
2. Letter sent to citizens explaining the change
3. Proposed Harvest PDD Map
4. Original Ordinance

COUNCIL ACTION/STAFF RECOMMENDATION:

Hold a public hearing.