

MEMORANDUM

To: Mayor and City Council
Through: Natalie Lewis, Deputy City Manager
Nana Appiah, PhD, AICP, Development Services Director
From: Rachel Prelog, AICP, Assistant Planning Director
Date: June 20, 2022
Subject: ZON21-00940 Revised Site Plan and Conditions of Approval

Since the Planning and Zoning meeting on January 26, 2022, City staff has attended five meetings with surrounding neighbors. Based on ongoing discussions with those surrounding neighbors, the applicants for zoning case ZON21-00940 are proposing the following changes to this project: modifications to the proposed site plan; modifications to the Planned Area Development overlay; and two additional conditions of approval. Staff is recommending the City Council adopt the revised site plan (the final site plan), the revised table with the modifications to the development standards (condition of approval number six), and two new conditions of approval (conditions of approval numbers four and five) in addition to the conditions of approval considered by the Planning and Zoning Board and included in the staff report.

The proposed site plan changes are as follows:

1. Along Southern Avenue, Building A has been reduced from 12 to 11 units, and near the western boundary of the property, 14 parking spaces have been added. Building A has also shifted to the south to comply with the required 20-foot building and landscape setback along Southern Avenue in accordance with the Zoning Ordinance. Only the proposed parking area encroaches into the building and landscape setback.
2. Along 32nd Street, Building D has shifted to the west to comply with the required 25-foot building and landscape setback along 32nd Street in accordance with the Zoning Ordinance.
3. On the interior of the site, Building B has been reduced from 5 to 3 units and Building E has been reduced from 13 to 12 units to accommodate additional parking spaces and building setbacks that comply with the Zoning Ordinance.

Subsequently, the overall unit count has reduced from 40 to 36 and the proposed parking has increased from 90 to 108 parking spaces. The minimum parking requirement per Section 11-32-3 of the MZO, is 2.1 parking spaces per unit. The site plan reviewed by the Planning and Zoning Board included 40 units, which required a minimum of 84 parking spaces. However, 90 parking spaces were proposed on that plan. Eighty (80) of the parking spaces were enclosed garages spaces

and ten (10) spaces were surface parking resulting in six additional parking spaces provided above the minimum code requirement. The revised site plan now includes 36 units, which requires a minimum of 76 parking spaces. The revised site plan proposes 108 parking spaces, 72 of which are enclosed garage spaces and 36 surface parking stalls. The revisions to the site plan result in 32 parking spaces above the minimum code requirement.

In addition, condition of approval number six, the table with the modifications to the development standards approved with the PAD, has been updated to reflect the changes, as shown below with ~~strike through~~ text being removed and **bolded** text added.

MZO Development Standards	Approved
Minimum Garages Dimensions – <i>MZO Section 11-32-4(F)</i> Double car garage	20 feet 8 inches wide by 20 feet long
Minimum Setback of Cross Drive Aisles – <i>MZO Section 11-32-4(A)</i>	21 25 feet
Minimum Yards– <i>MZO Section 11-5-5</i> - Front (4-lane Arterial – Southern Ave.) –Street Facing Side (Collector – 32nd St.) –Interior Side, 3 or more units on lot (multiple story) –Rear, 3 or more units on lot (multiple story)	10 0 feet to parking area only 10 feet 18 feet 4 inches total for Building E, 28 feet total for Building B 24 feet 4 inches total
Minimum Building Separation – <i>MZO Section 11-5-5</i> - Two-story buildings	24 feet
Landscape Yards – <i>MZO Sections and 11-5-5 and 11-33-3(B)</i> - Front (4-lane Arterial - Southern Avenue) –Street Facing Side (Collector – 32nd St.) - Non-Single Residential Uses Adjacent to Non-Single Residence (west and south property line)	10 0 feet to parking area 10 feet West Property Line Only: 4 feet with 0 feet to trash enclosure 2 feet 5 inches to drive aisle only and 0 feet to trash enclosure only South Property Line Only: 14 feet
Private Open Space Coverage – <i>MZO Section 11-5-5(A)(3)(e)(2)</i>	30%

The additional conditions of approval (conditions of approval numbers four and five) are as follows:

4. Create a Good Neighbor Policy in coordination with interested neighbors for the benefit of the surrounding properties, including the properties of the following homeowners' associations Brianna Estates at Dana Ranch, Marlboro at Dana Ranch, and Dana Ranch Villas.
5. Prior to submitting an application for any building permit, apply for and receive approval for an Administrative Use Permit to allow the number of parking spaces to exceed 125% of the minimum required parking spaces.