

Item: _____
Fiscal Impact: _____ N/A _____
Funding Source: _____ N/A _____
Account #: _____ N/A _____
Budget Opening Required:

ISSUE:

Application: #Z-6-2014
Applicant: Hallmark Homes and Development
Location: 3700 S 6400 W
Size: 25.9 acres

SYNOPSIS:

Change zone from ‘A’ (agriculture) to ‘R-1-10’ (single family residential, minimum lot size 10,000 square feet).

BACKGROUND:

Hallmark Homes has requested a zone change for 6 parcels totaling 25.9 acres at 3700 South 6400 West from A (agriculture, minimum lot size of ½ acre) to R-1-10 (single family residential, minimum lot size 10,000 square feet). Hallmark Homes and Fieldstone Homes submitted rezone applications from A to R-1-10 for 5 of the 6 subject parcels in April of 2014. The Planning Commission recommended approval of the zone change; however, the City Council denied the request in September of 2014.

Following the City Council denial, staff held numerous meetings with the Newton family, Hallmark Homes and Fieldstone Homes to develop a concept plan and development agreement that addresses the Council’s desire for a unique, high quality development that helps accomplish the housing goals identified in the latest General Plan draft. After extensive discussions, Hallmark Homes, in partnership with Fieldstone Homes, submitted a new zone change application with an accompanying concept plan and development agreement. The proposed development agreement includes standards that are much more stringent than the previous proposal.

The concept plan includes the 6 subject parcels as well as other properties that are not a part of this application. The latest concept is a planned unit development (PUD) with an overall density of 3.21 units/acre. Included in the PUD concept is a 1 acre neighborhood park together with a linear parkway that runs the entire length of the property and connects to Orchard Elementary.

While the Tom Nixon property to the south is already zoned R-1-10 and includes a development agreement, Mr. Nixon has requested that his development agreement be amended to match the agreement proposed by Hallmark Homes.

RECOMMENDATION:

The Planning Commission and staff recommend approval subject to a development agreement.

SUBMITTED BY:

Steve Pastorik, Planning Director/Assistant CED Director