

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: 23.9 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 23.9 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 application was considered by the Council on February 24th and was continued as requested by the applicant to allow the applicant time to address concerns raised by the Council in the study session the week prior.

The latest proposal includes the following changes:

- The 1.9 acres adjacent to Bill Burke’s property has been excluded from the rezone and development agreement.
- Three new home elevations have been added and stucco is no longer being requested on any homes. The exterior materials on all homes will be brick, stone and fiber cement siding.
- The point system proposed in the previous development agreement has been removed. Any additional home plans built in the development must be reviewed and approved by the City Council.

RECOMMENDATION:

The Planning Commission recommends approval subject to a development agreement.

SUBMITTED BY:

Steve Pastorik, Planning Director/Assistant CED Director