

Murphy Park

Major General Plan Amendment Request

GPA23-04

Planned Area Development Request

PAD23-01

Presented by: Derek Scheerer



Site Information

Site Map

Applicant:

CVL Consultants

Location:

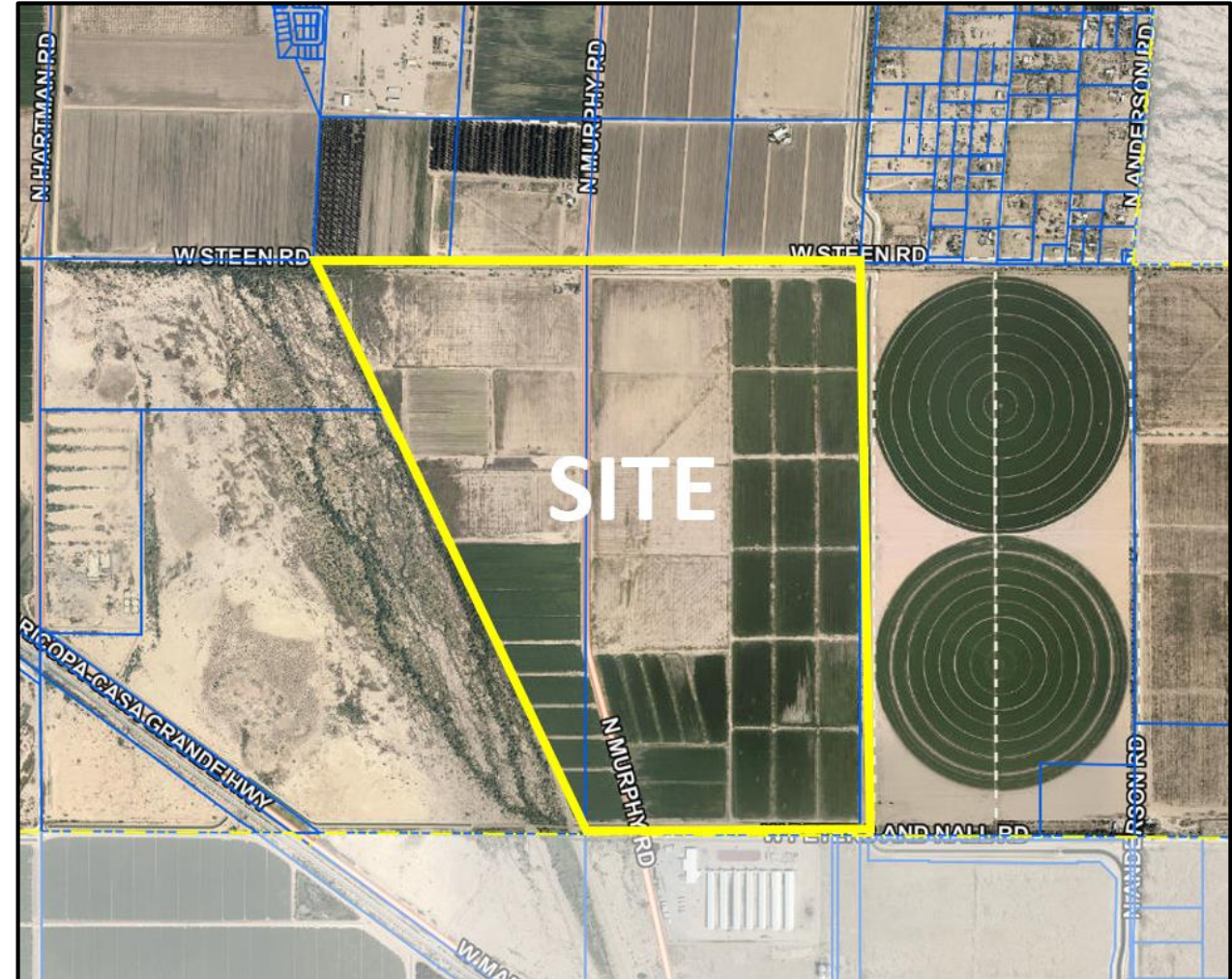
Southeast and Southwest corners of W. Steen Rd. and N. Murphy Rd.

Project Area:

Approximately +/- 481 acres

Proposal:

A request for a Major General Plan Amendment and Planned Area Development (PAD) on +/- 481 acres of vacant land from the existing Low Density Residential (LDR), Medium Density Residential (MDR), Master Planned Community (MPC), and Open Space (OS) to the Master Planned Community (MPC) designation and Eagle Shadows PAD CR-2 & CR-3 Single-Family Residential to Murphy Park PAD for the development of an employment/business park and/or various residential developments (single to multi-family).



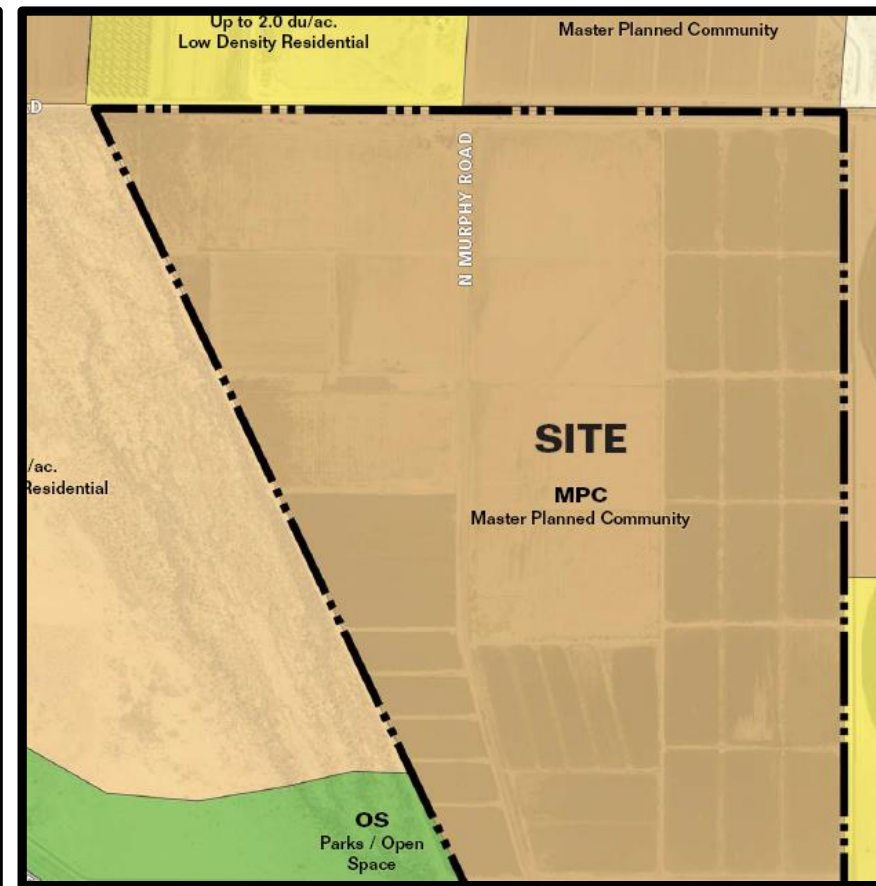
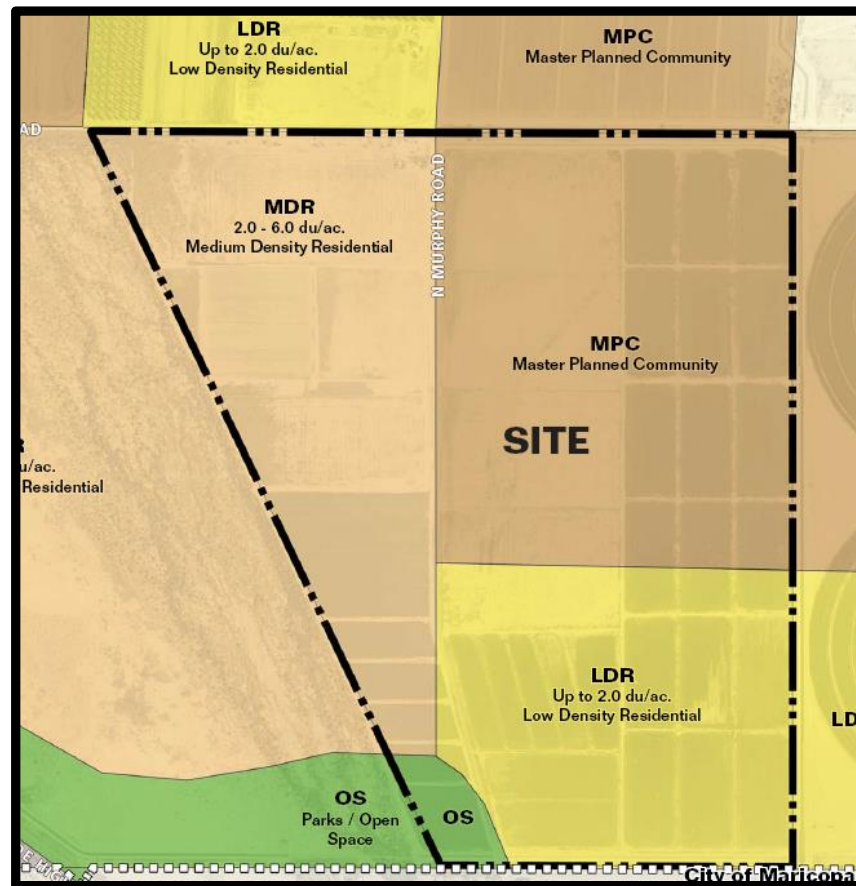
Staff Analysis

Current GPFLUM Map

Proposed GPFLUM Map

General Plan Future Land Use Map:

- Low Density Residential (LDR), Medium Density Residential (MDR), Open Space (OS), and Master Planned Community (MPC).
- Change to Master Planned Community (MPC).
- Change request is consistent with the evolution of the area and other approved requests.



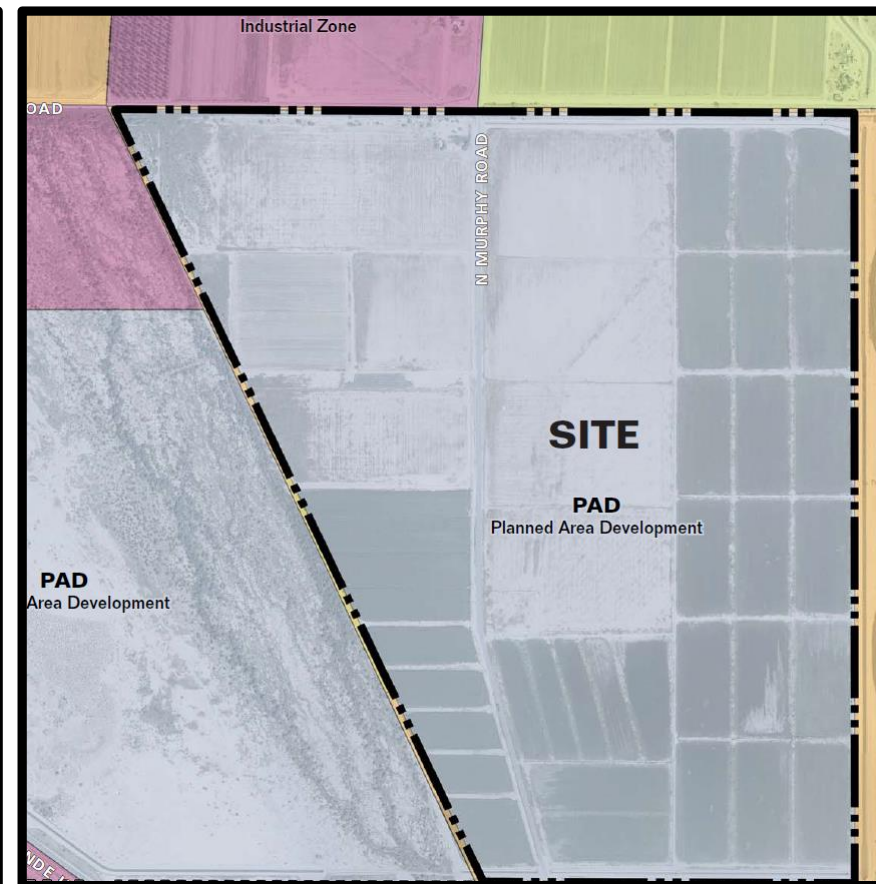
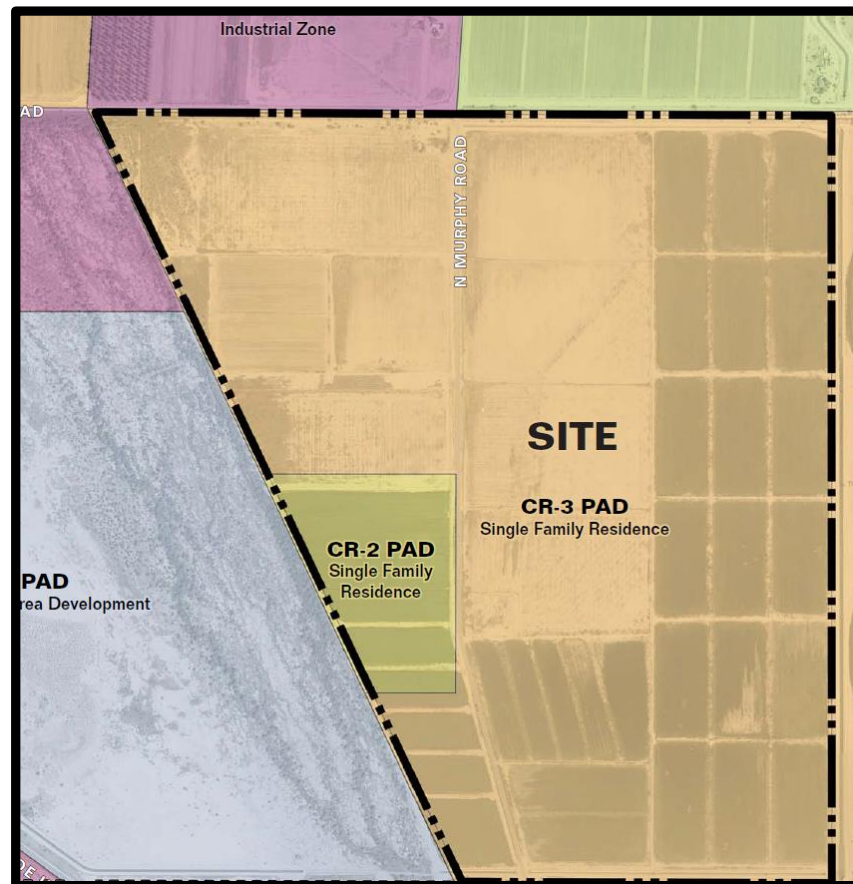
Staff Analysis

Current Zoning Map

Proposed Zoning Map

Zoning Map:

- Eagle Shadow Planned Area Development (PAD) CR-2 Single-Family Residential and CR-3 Single-Family Residential.
- Change to Murphy Park Planned Area Development (PAD).
- Change request is consistent with the evolution of the area and other approved requests.



Details Of The Request

Land Use Mix

Murphy Park:

- The proposed Planned Area Development (PAD) rezone request focuses on a flexible land use mix with defined min/max land use areas as noted in the PAD and tables shown here.
- The proposed use of land use mixes by area and not concept design is an innovative method that permits flexibility for future market demands.

Land Use Matrix				
Land Use Category	Min.		Max.	
Employment (South end of property & east of Murphy)	80 acres	17%	401 acres	84%
Business Park (North of Employment or west of Murphy)	0 acres	0%	240 acres	50%
Residential (North of Employment)	80 acres	17%	401 acres	84%
Total	481 acres			

Residential Matrix				
Residential Land Use Category	Min.		Max.	
	80 acres	17%	401 acres	84%
Residential Sub-Category	For < 100 acres		For > 100 acres	
	Min.	Max.	Min.	Max.
Multi-family	0%	50%	5%	35%
Alternative housing product (cluster, alley-load, etc.)	0%	75%	5%	50%
Single-family residential (min. 40' wide)	0%	80%	25%	80%

Details Of The Request

Residential Development Standards

Murphy Park:

- The proposed Planned Area Development (PAD) seeks to vary the base standards of the RS-5 Single-Family Residential district as shown.
- The PAD does not propose to deviate from the base standards of the Medium Density Multi-Family Residential (RM), High Density Multi-Family Residential (RH), General Commercial (GC), General Office (GO), or Light Industrial (LI) districts that are base zones within the PAD.

Development Standards - RS-5 PAD Single Family		
Standards ^{(1) (2) (3)}	RS-5 (Code)	RS-5 PAD (Proposed)
Lot Density Standards		
Min. Lot Area	5,000 sf	3,200 sf
Min. Lot Width	50'	40'
Maximum Lot Coverage		
One Story	55%	60%
Two/Three Stories	50%	60%
Building Standards		
Maximum Building Height	30'	30'
Setbacks		
Front	15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage
Interior Side	5'	5'
Street Side	5'	5'
Rear	15'	15'
⁽¹⁾ Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.		
⁽²⁾ Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.		
⁽³⁾ A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.		

Development Standards - RS-5 PAD Alternative Housing Product / Clustered Development Standards		
Standards ⁽¹⁾	RS-5 Clustered Development Standards (Code)	RS-5 PAD (Proposed)
Site Development		
Maximum Lot Coverage	50% (of site)	50% (of site)
Maximum Number of Units in an Individual Cluster	8 for a cluster with a single access point	8 for a cluster with a single access point
Setbacks		
Project Site	The perimeter of the project site is subject to the setback requirements of the base zone.	The perimeter of the project site is subject to the setback requirements of the base zone.
Individual Lot Setbacks		
Front	10 ft.; 7 ft. to porch	10 ft.; 7 ft. to porch
Side	5 ft. or as approved by PAD	5' or 0' (attached)
Rear	15 ft.; 0' for detached garage on alley or private autocourt ⁽¹⁾	15 ft.; 0' for detached garage on alley or private autocourt ⁽¹⁾
Minimum Building Separation	International Residential Code	International Residential Code
⁽¹⁾ A 3' setback for maneuvering and pedestrian safety may be required adjacent to alley. See MCC Title 17, Subdivisions, for minimum alley dimensions.		

Details Of The Request

PAD Design Elements

PAD Design Elements

- The incorporation of design elements are a requirement for the approval of a PAD district.
- Notable design elements include minimum overall open space requirements with minimum development type specific open space requirements. the incorporation of pocket parks, internal linear trail system, lush landscaping and emphasized entry monuments.
- The PAD incorporates requirements for minimum amenities based on use type and include open space amenities for employment and other commercial uses.

Open Space Table	
Overall Open Space	Min.
	20%
Open Space by Land Use Category	Min.
Employment (South end of property & east of Murphy)	10%
Business Park (North of Employment or west of Murphy)	10%
Residential (North of Employment)	20%

Character/Concept Photos
Business



Staff Analysis

Conformance with the General Plan:

- Master Planned Community (MPC) designation, given the context of the area, and development goals of the area, is appropriate.

Conformance with the Zoning Ordinance:

- The proposed conceptual plan meets the requirements of the proposed Planned Area Development Zoning.
- The proposal meets the development standards and applicable requirements outlined in Section 18 of the Zoning Ordinance.

Public Outreach

- June 28, 2023 – 1st Notification letters sent
- July 13, 2023 – Neighborhood meeting
- September 8, 2023 – 2nd Notification letters sent
- September 9, 2023 – Newspaper notice published
- September 11, 2023 – Site sign posted
- September 25, 2023 – 1st Planning and Zoning Commission meeting
- October 11, 2023 – Site sign posting updated
- October 24, 2023 – 2nd Newspaper notice published
- October 26, 2023 – 2nd Neighborhood meeting
- November 12, 2023 – 2nd Planning and Zoning Commission meeting
- December 5, 2023 – City Council meeting

Recommendation

- On November 13, 2023, the Planning and Zoning Commission recommended approval of Major General Plan Amendment request **Case #GPA23-04**, subject to conditions of approval stated in the staff report.
- On November 13, 2023, the Planning and Zoning Commission recommended approval of **Case #PAD23-01**, subject to the conditions of approval stated in the staff report.

Each application requires separate motion and action