

Anderson Farms

Major PAD Amendment

PAD24-02

Presented by: Alexander Bosworth

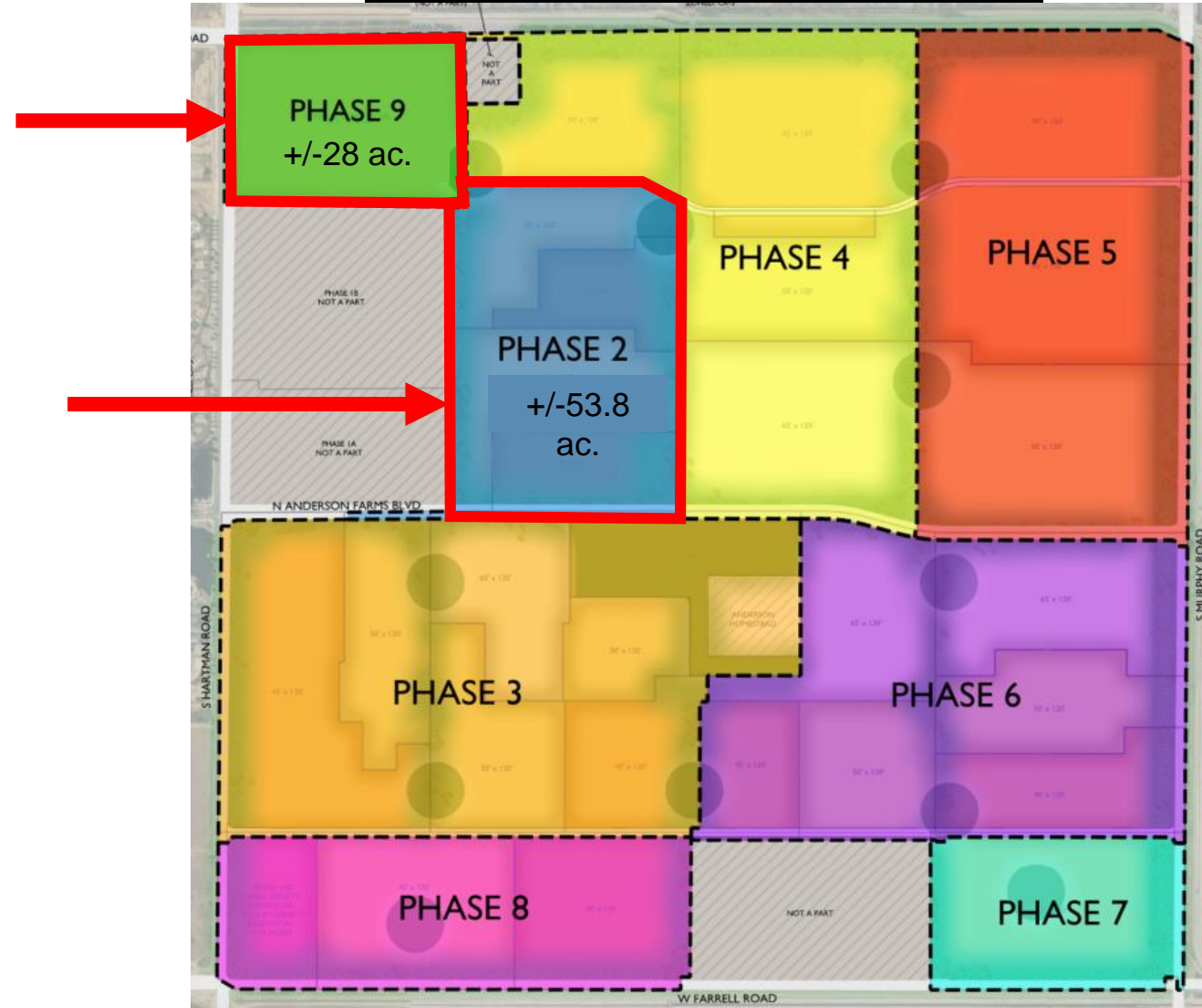


Details of the Request

DEVELOPMENT PLAN

Major Amendment:

- Added ability to plat for 35'-wide lots within Phase 2 only.
- Change in land use of the northwest corner to General Commercial (GC), and expanded it to +/-28 ac.
- All other areas within this PAD will remain unchanged.



Details of the Request

DEVELOPMENT STANDARDS

	RS-5 (Anderson Farms)	RS-5 (Dream Series)	RS-5 (Cottage Series)
Minimum Lot Area (S.F.)	4,500	2,890	3,380
Minimum Lot Width (Ft.)	40	35	35
Front (Ft.)	15 (1)(2)	12 (3)	18
Side (Ft.)	5	5	5
Rear (Ft.)	15	10	10

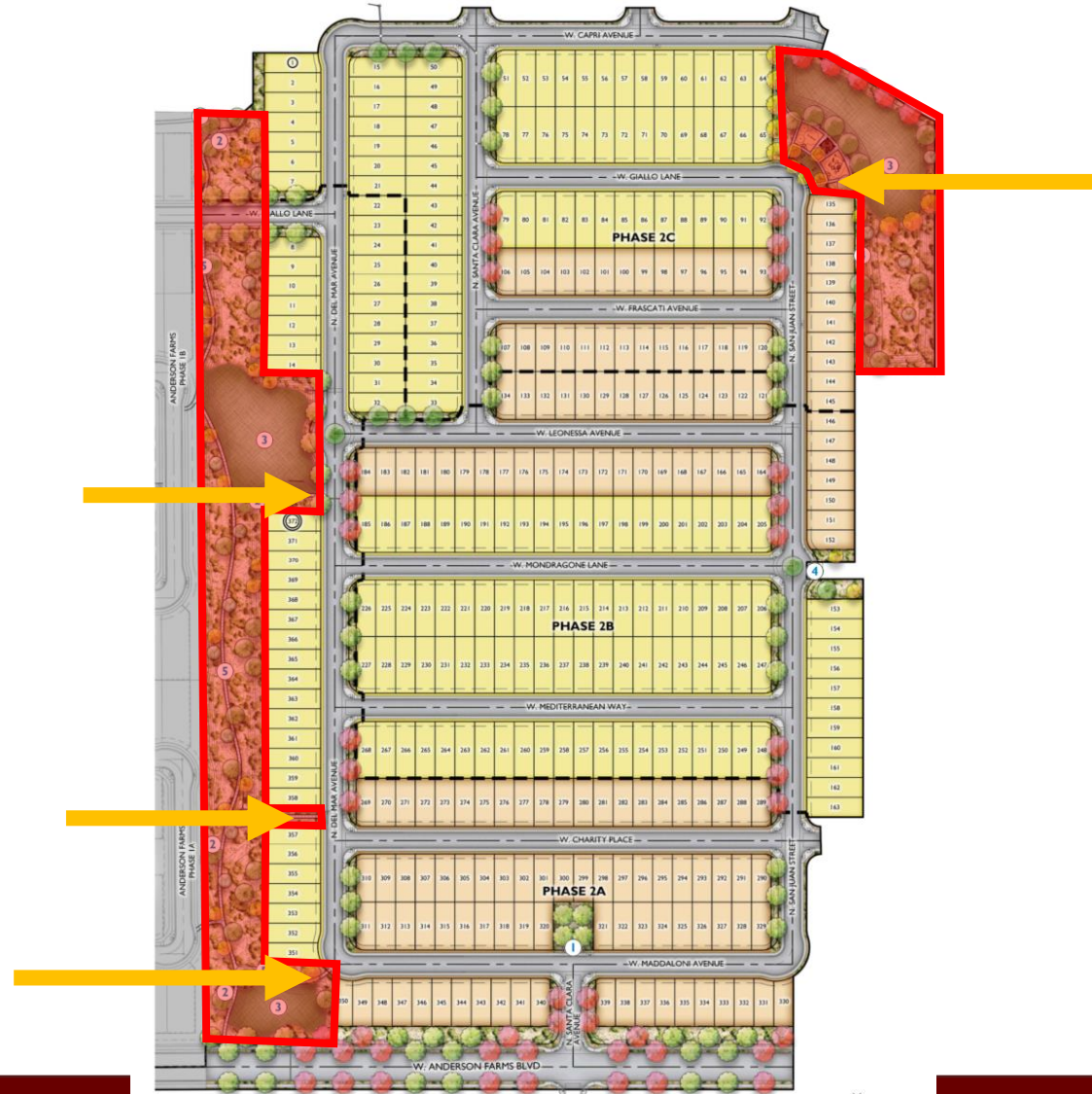
1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line.
2. Street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk or to the back of curb, when a sidewalk is not provided.
3. Front porches shall be no less than a distance of 9 feet to the front property line.

Details of the Request

DEVELOPMENT PLAN

Major Amendment:

- A preliminary landscape exhibit for Phase 2.
- Shows 35'-wide lots for the site's preliminary plat.
- Proposed density within this phase is 7.32du/ac.
- Two large open space areas with three pocket parks are provided, including amenity areas for the phase.
- Connections to the Anderson Farms "paseo" trails network.



Details of the Request

PROPOSED ELEVATIONS



PLAN 2256 M
1,109 S.F.

PLAN 2253 C
1,078 S.F.

PLAN 2241 A
814 S.F.

PLAN 2259 G
1,210 S.F.

Dream Series:

- Attainable home plans on 35'x85' lots, ranging from 740 SF to 1,450 SF.
- The Dream Series offers plans with no enclosed garage. Two (2) uncovered parking spaces are provided off-street.

Details of the Request

STREETSCAPE EXHIBITS



Details of the Request

PROPOSED ELEVATIONS



PLAN 2569 A
1,232 S.F.

PLAN 2556 C
967 S.F.

PLAN 2566 G
1,177 S.F.

Cottage Series:

- Attainable home plans on 35'x100' lots, ranging from 967 SF to 1,232 SF.
- The Dream Series offers plans with either 1- or 2-car garage. An additional one or two uncovered parking spaces are provided off-street.

Details of the Request

STREETSCAPE EXHIBITS



Staff Analysis:

Conformance with General Plan:

- The proposed development is consistent with the General Plan Future Land Use Map designation of the area.

Conformance with the Anderson Farms Planned Area Development and Zoning Ordinance:

- The proposal meets the requirements of the subject Planned Area Development.
- The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance.

Public Outreach:

- May 6, 2024
 - Signs Posted
- May 7, 2024
 - 1st Mailing Notices Sent
- May 8, 2024
 - Website Posting
- May 14, 2024
 - Newspaper Notice
- May 23, 2024
 - Neighborhood Meeting
- May 31, 2024
 - 2nd Mailing Notices Sent
- June 24, 2024
 - Planning and Zoning Commission (Public Hearing)

Recommendation:

- Staff recommends that the City Council approve the Anderson Farms Major PAD Amendment, **Case #PAD24-02**, subject to the conditions of approval stated in the staff report, and/or as amended by the City Council.

Questions