

**PLANNING COMMISSION
PUBLIC HEARING
February 9, 2004
7:30P.M.**

SUBJECT: Legacy Lakes, Rezoning - Staff Report

Planner: John C. Adel, AICP
Triad Design Group
Date: February 4, 2004

I. Location:

This ~13.8-acre tract is located at the SW corner of Vandament Ave. and Mustang Rd. in the NE Quarter of Section 28, T12N, R5W, Yukon, Oklahoma.

Adjacent Subdivisions, Zoning, and Land Uses:

North: The property is bounded on the north by Vandament Ave.

South, West: The property is bounded on the south and west by S.H. 4 and the C.I.R. & P. Railroad.

East: The property is bounded on the east by Mustang Road and Oklahoma City Limits.

II. Proposal:

The applicant is requesting approval of a rezoning application for a ~13.8-acre parcel from the Agricultural District to the R-1/PUD and C-5 districts to the C-3 district. A topographic survey and preliminary plat have been submitted with this rezoning application. The application submitted indicates that the proposed use of the site includes ~12 acres of single family lots included in the area proposed to be rezoned R-1 with a PUD overlay district and ~ 1.5 acres on the southern most portion of the lot proposed to be rezoned C-5 for a possible restaurant or other commercial use.

III. Discussion and Findings:

The discussion herein considers the application materials received by Triad Design Group with respect to the goals, objectives, and policies of the 1996 Comprehensive Plan and subsequent updates; the Subdivision and Platting Regulations Ordinance of the Yukon Code; the Zoning Ordinance of the Yukon Code; an Application for Rezoning

submitted by Crafton, Tull & Associates, Inc.; a Design Statement for the residential PUD of Legacy Lakes; and a Preliminary Plat of the site including the proposed residential and commercial area. Additional subject matter and concerns may have been reviewed by other entities. The conclusions of such additional reviews are not reflected herein. Comments are only indicative of the requirements that are relevant to a rezoning application.

The Comprehensive Plan

1. The 1996 Yukon Comprehensive Plan Land Use Map designates the subject parcel as appropriate for a mix of primarily High Intensity Residential Use as well as Low Intensity Commercial Use.
2. Approval of this rezoning application would be a deviation from the 1996 Yukon Comprehensive Plan Land Use Map. Because of the unique terrain and physical characteristics of the site, however, high intensity development may be difficult and upon consideration, Planning Commission may determine that a lower density residential development may, in fact, be appropriate for this site.

The Residential PUD Ordinance

3. Density. The density proposed meets the requirements of the PUD ordinance. 605.51
4. Landscaping. The PUD Design statement indicates that a perimeter masonry wall will be constructed around the development. Landscaping information has not yet been provided in great detail. This information should be submitted for review and discussion. 605.54
5. Parking. The applicant is proposing a front building line of 15 feet with a minimum setback of 20 feet to the face of any garage. A note regarding the garage setback should be added to the final plat. Clarification should be provided to indicate that the 20 foot setback to the garage is from any property line which it faces, front or side. 605.59, 605.64 Also, see comments regarding setbacks.
6. Open Space. The proposal indicates a significant amount of open space which more than meets the 10% minimum open space requirement. Most of the open space is covered with water, however the amount of land area provided meets the minimum requirements. Details as to how the land area of open space is to be developed (sidewalks, landscaping and other amenities) has not be provided. This information should be provided for review and discussion. 605.510

The PUD Design Statement indicates the front yards to be common area, however, this does not seem to be indicated on the plat. Staff recommends the front yards not be common area unless further information can be provided and supported by the accompanying preliminary plat.

7. Streets and Alleys. Private streets and gated access is proposed. All streets must meet City of Yukon construction standards. This should be possible with the proposed layout.
8. The pedestrian easements leading to the common areas should be shown as common areas.
9. Lot Requirements. Lot area and width requirements appear to be met by this proposal.
10. The applicant is proposing a 15' front setback and a 20' setback to the face of any garage. A 10' rear setback is proposed. Side yard setbacks are proposed to allow for a zero-lot line on one side only with a minimum building separation of 10 feet. Maintenance easements of 5' should be provided along any lot line adjacent to a zero-lot-line setback. A note on the plat should be provided to show all setback requirements and maintenance easement requirements. 605.64 - 1
11. Lot Coverage. The applicant has indicated a proposed 60% lot coverage. The ordinance allows 60% maximum. 605.66

IV. Recommendation:

The requirements of the PUD Ordinance have generally been met by this proposal, although there is some lack of detail regarding landscaping and open space improvements. The applicant should be prepared to present and provide information for review, discussion and to be included with the formal application file.

V. Draft Motion (based on recommendation):

In the case of the rezoning request for Legacy Lakes, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings, including all plans and attachments as set forth in the staff report dated February 4, 2004. I move to recommend this be forwarded to the City Council with a recommendation for approval with the following conditions:

Conditions:

1. _____

2. _____

3. _____

4. _____
