



MADERA WEST ESTATES PAD AMENDMENT

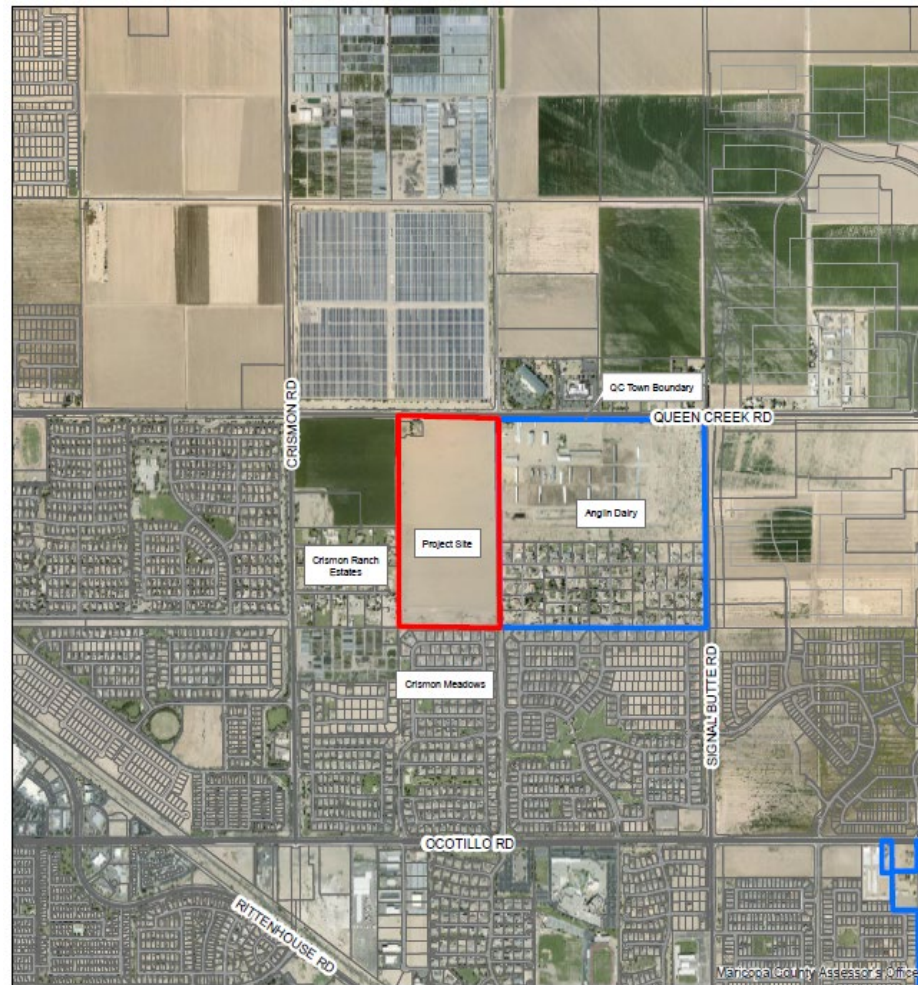
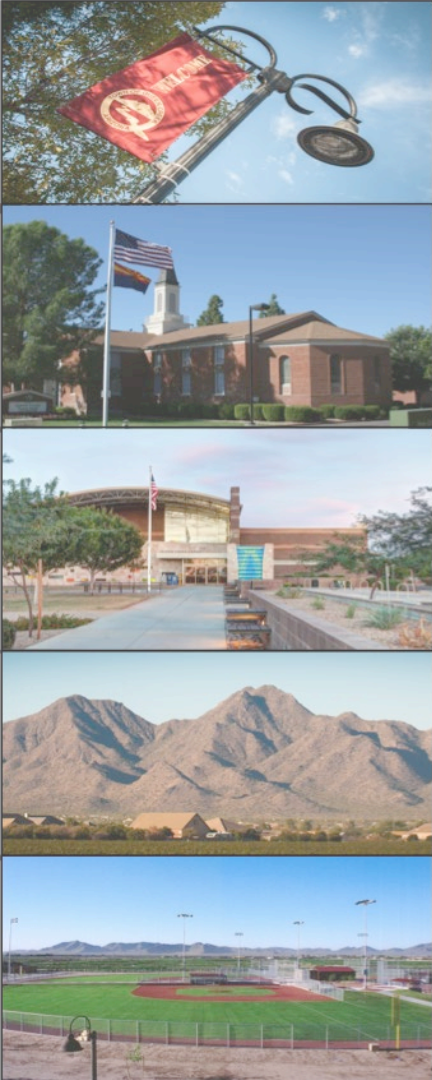
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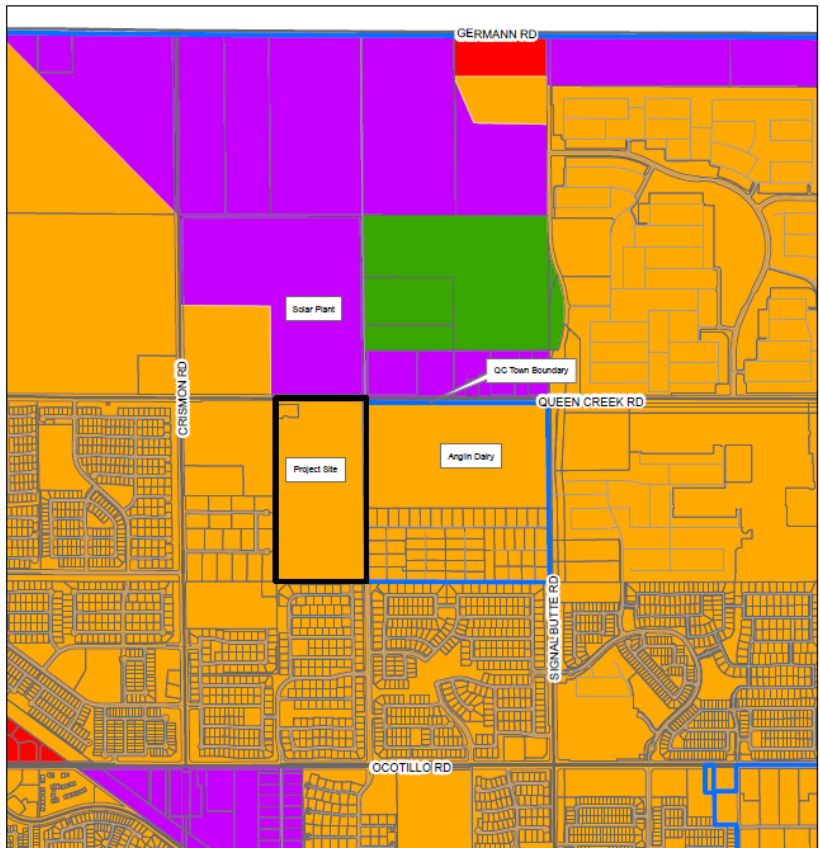
Town Council
March 4, 2020



AERIAL EXHIBIT

- 77.27 acres

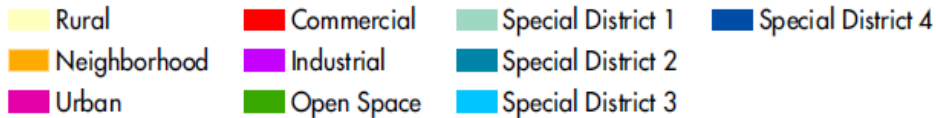




GENERAL PLAN EXHIBIT

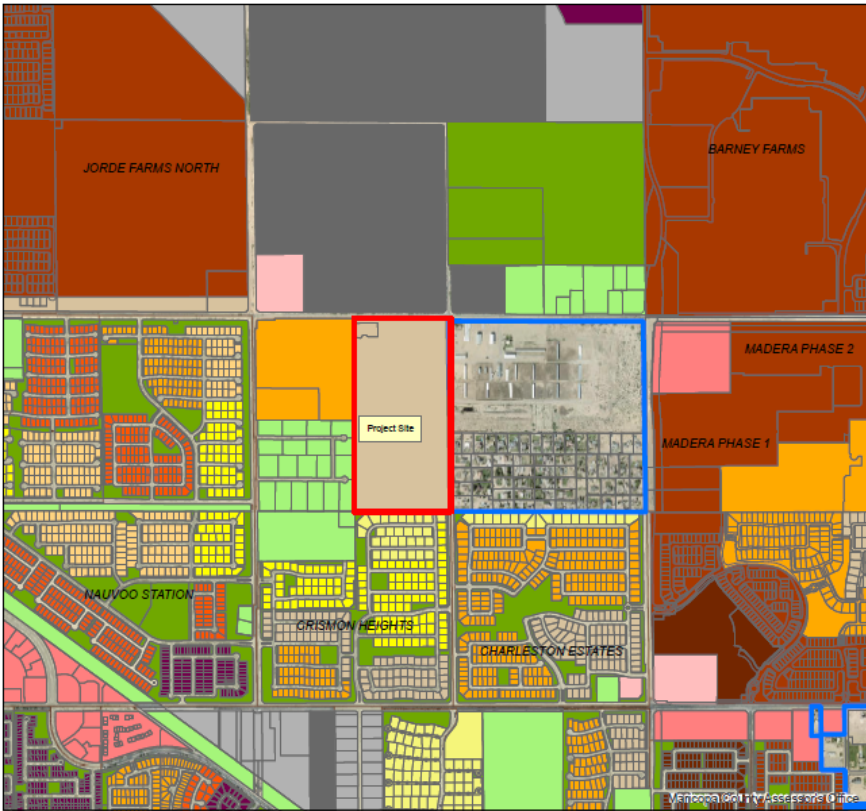
- Neighborhood

General Plan Land Use



CURRENT ZONING EXHIBIT

- R1-9/PAD

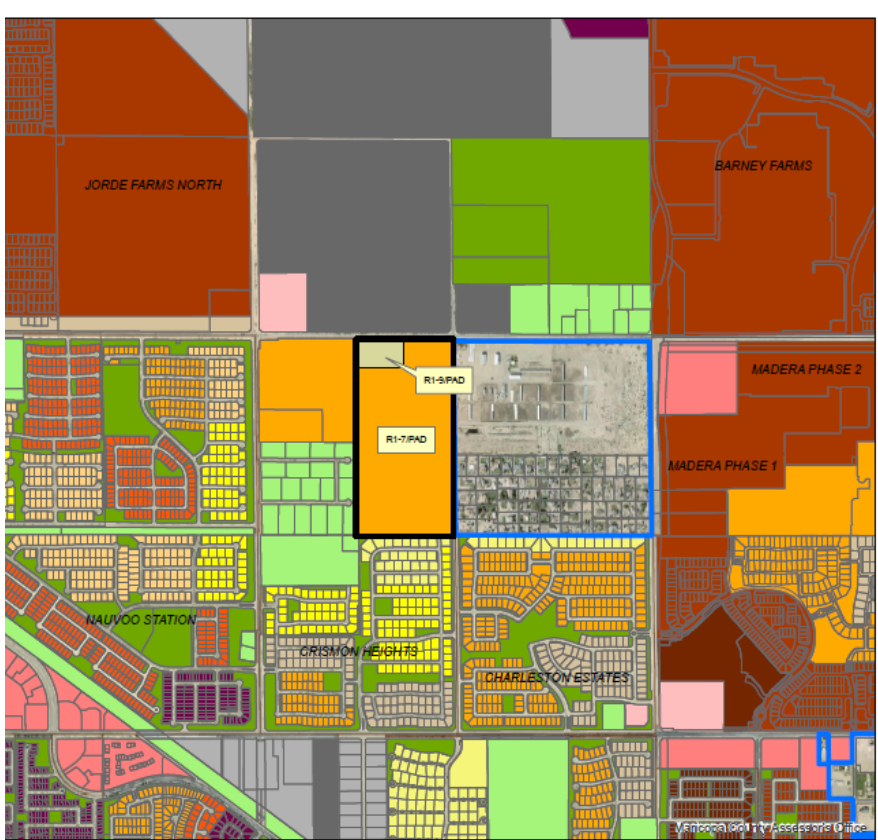


Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
DC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Commu
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

PROPOSED ZONING EXHIBIT

- R1-9/PAD
- R1-7/PAD



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PROPOSED PAD AMENDMENT

- Communities Southwest has proposed a PAD Amendment to accomplish the following:
 - Amend the zoning and land plan from R1-9/PAD to R1-9/PAD & R1-7/PAD
 - Revise the lot development standards and increase the number of lots from 156 to 219 lots (addition of 63 lots)
 - Increase the net density from 2.1 du/ac to 2.99 du/ac



HISTORY

- 2007 – Approved Zoning
 - R1-18 zoning
 - 113 lots
 - Average Lot Size 18,000 sq. ft.
 - Density 1.54 du/ac
- 2014 - PAD Amendment
 - Rezone to R1-9/PAD
 - 156 lots
 - Average Lot Size 12,500 sq. ft.
 - Density 2.1 du/ac
- 2020 – Proposed PAD Amendment
 - Rezone to R1-9/PAD & R1-7/PAD
 - 216 lots
 - Average Lot Size 9,300 sq. ft.
 - Density 2.9 du/ac



2007 DEVELOPMENT PLAN



Barney Park Estates

2014 DEVELOPMENT PLAN



220TH STREET

Barney Park Estates

PROPOSED DEVELOPMENT PLAN

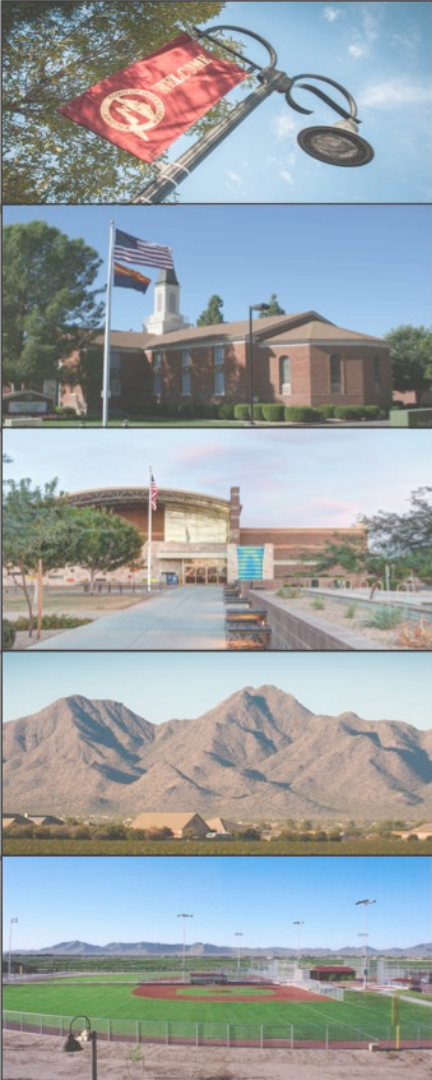


PROPOSED AMENDED DEVELOPMENT STANDARDS

Table 2b - Proposed Residential Development Standards Lots 8 through 219
Deviations from RZ13-045, Ordinance 553-14 are bolded

<i>Standard</i>	<i>R1-7 PAD Amendment (Proposed)</i>	<i>R1-9/PAD (RZ13-045)</i>	<i>R1-7 District (Code)</i>
Minimum Lot Area (sf)	7,500⁽¹⁾	12,000 ⁽¹⁾	7,000
Minimum Lot Width	60'	80'	70'
Minimum Lot Depth	125'	150'	100'
Maximum Lot Coverage	40% ⁽²⁾	40% ⁽²⁾	40% ⁽²⁾
Maximum Height	30' ⁽⁵⁾	30' ⁽⁵⁾	30' ⁽⁵⁾
Minimum Building Separation	12'	12'	15'
Minimum Setbacks <i>Front</i> <i>Sides (Min/Total)</i> <i>Rear</i>	20' / 10' ⁽⁴⁾ 5' / 15' 25'	20' / 15' ⁽³⁾ 5' / 15' 25'	20' / 10' ⁽⁴⁾ 5' / 15' 25'





PROPOSED LOT DISTRIBUTION

Madera West Estates Lot Distribution				
Zoning District	Lot Size	Minimum Lot Size	Number of Lots	% of Development
R1-7/PAD	60' x 129'-150'	7,500 sq. ft. – 9,000 sq. ft.	115 units	53%
R1-7/PAD	70' X 130'-150'	9,100 sq. ft. – 10,500 sq. ft.	20 units	9%
R1-7/PAD	70' x 140'-164'	9,800 sq. ft. – 11,480 sq. ft.	77 units	35%
R1-9/PAD	110'-167' x 150'-163'	16,610 sq. ft. – 30,728 sq. ft.	7 units	3%
	Total		219 units	100%

Average lot size of 9,300 sq. ft.

NEIGHBORHOOD MEETING SUMMARY

Neighborhood meeting held on December 19th, 2019

- 8 residents in attendance
- A request for single story restrictions for homes immediately adjacent to County lots
- Build out of 220th Street along the east edge of the property
- South exit only access from Madera West Estates into Crismon Heights via 219th Place
- Changes from the former Barney Park Estates plan
- Prior Town park location

One letter of opposition from Crismon Heights Resident





PZ MEETING CONTINUANCE

- 5 people spoke at the January 8th commission meeting about the following:
 - Existing irrigation ditch placement
 - Concern of traffic flow through the proposed exit onto 219th place into the Crismon Heights subdivision
 - Concern about the increased density of the homes from the previous plans
 - Confirmation of single-story restrictions around the perimeter
- Planning Commission discussed the layout of the land plan and expressed concerns about circulation
- Additional concerns from residents were expressed to Planning staff and the applicant after the meeting
- Continuance to Feb. 12th meeting



FOLLOWING 1/8 PZ COMMISSION

- Planning Staff worked with Traffic Engineering and the applicant to discuss alternative options
- The applicant proposes adding an additional full access point onto 220th St. at the southeast corner of the site
- The applicant has stated that any additional changes to the internal street layout of the proposed subdivision would result in the loss of lots and open space which would affect the feasibility of the project
- Staff has determined no major impact to the safety of the surrounding area with the proposed access onto 220th St.
- No other proposed changes

PLANNING COMMISSION RECOMMENDATION

- Two neighboring residents spoke at the public hearing in opposition on February 12th
 - Concern about density
- The Planning Commission recommended approval with a vote of 7-0 at their regular February 12th, 2020 meeting
- One letter of opposition was submitted after the PZ meeting





Questions?

Thank you.

PROPOSED DEVELOPMENT PLAN

