

## AGENDA ITEM SUMMARY

### MEETING DATE

September 26, 2023

### PRESENTED BY

Rachel Frischeisen, Senior Planner

### AGENDA ITEM # IV.5

Conditional Use Permit (CUP) – Towns at Misty Mountain (townhomes) – 532 and 536 Leesville Road

### RECOMMENDATION

*This item will appear for City Council vote on the October 10, 2023 Public Hearing agenda.* Approval of the CUP to allow the construction of forty-four (44) townhomes in a R-3, Medium Density Residential District at 532 and 536 Leesville Road.

### SUMMARY

Sundance Design & Build, LLC is petitioning for a CUP at 532 and 536 Leesville Road to allow the construction of forty-four (44) townhomes in a R-3, Medium Density Residential District. Townhome developments are permitted in this zoning district upon approval of a CUP from City Council.

The Comprehensive Plan 2013-2030 Future Land Use Map (FLUM) recommends a Medium Density Residential use for the area. These areas are characterized by small-lot single-household detached housing, duplexes, and townhouses at densities up to twelve (12) units per acre. The project would also contain sixteen (16) duplex units which are permitted by-right for a total of sixty (60) units, which is below the density recommended by the Future Land Use Map (FLUM).

### PRIOR ACTION(S)

September 13, 2023: The Planning Commission recommended approval (7-0) of the CUP petition.

September 13, 2013: The Planning Division recommended approval of the petition.

### FISCAL IMPACT

N/A

### CONTACT(S)

Rachel Frischeisen, Senior Planner  
Tom Martin, City Planner

### ATTACHMENT(S)

1. Townhomes Rendering
2. Trip Generation Report
3. Planning Commission Minutes, Report, and Attachments

REVIEWED BY



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Kent White, Director of Community Development

Date: September 20, 2023



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Mercedes Braun, Executive Assistant to the City Manager

Date: September 21, 2023



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Wynter C. Benda, City Manager

Date: September 21, 2023



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Alicia Finney, Clerk of Council

Date: September 21, 2023