

AGENDA ITEM SUMMARY

MEETING DATE

October 10, 2023

PRESENTED BY

Rachel Frischeisen, Senior Planner

AGENDA ITEM # IV.9

Consideration of adopting Resolution #R-23-___ granting a Conditional Use Permit (CUP) to allow for the construction of forty-four townhomes to be located at 532 and 536 Leesville Road.

RECOMMENDATION

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).

After the Planning Commission meeting, staff received an email from a neighboring property owner with a concern regarding the petitioner's right to use and improve the 20' roadway between 532 and 536 Leesville Road. This is a private matter that will have to be resolved prior to site plan approval. Staff recommends adding a condition to address this as written in the resolution.

PRIOR ACTION(S)

September 26, 2023: City Council Business Item Briefing.

September 13, 2023: The Planning Commission recommended approval (7-0) of the CUP petition with condition #1.

September 13, 2023: The Planning Division recommended approval of the petition.

FISCAL IMPACT

N/A

CONTACT(S)

Rachel Frischeisen, Senior Planner
Tom Martin, Acting Community Development Director

ATTACHMENT(S)

1. Resolution
2. Planning Commission Minutes, Report, and Attachments

REVIEWED BY

Date: October 05, 2023

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Date: October 05, 2023

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Date: October 05, 2023

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Date: October 05, 2023

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