



Bow-Mar Estates Planned Development Amendment

PC Resolution 37-2018

November 26, 2018

Rob Haigh, Planner II

Requested Planning Commission Action

- Approval of an Amendment to the Bow-Mar Estates Planned Development
 - Remove language prohibiting subdivision of subject property
 - No reduction in minimum lot requirements

Overview

- Process
- Application Details
- Review Criteria & Analysis
- Recommendation
- Commission Action

Process

- Staff Review of application
 - Recommendation to planning commission

➤ **Review by Planning Commission**

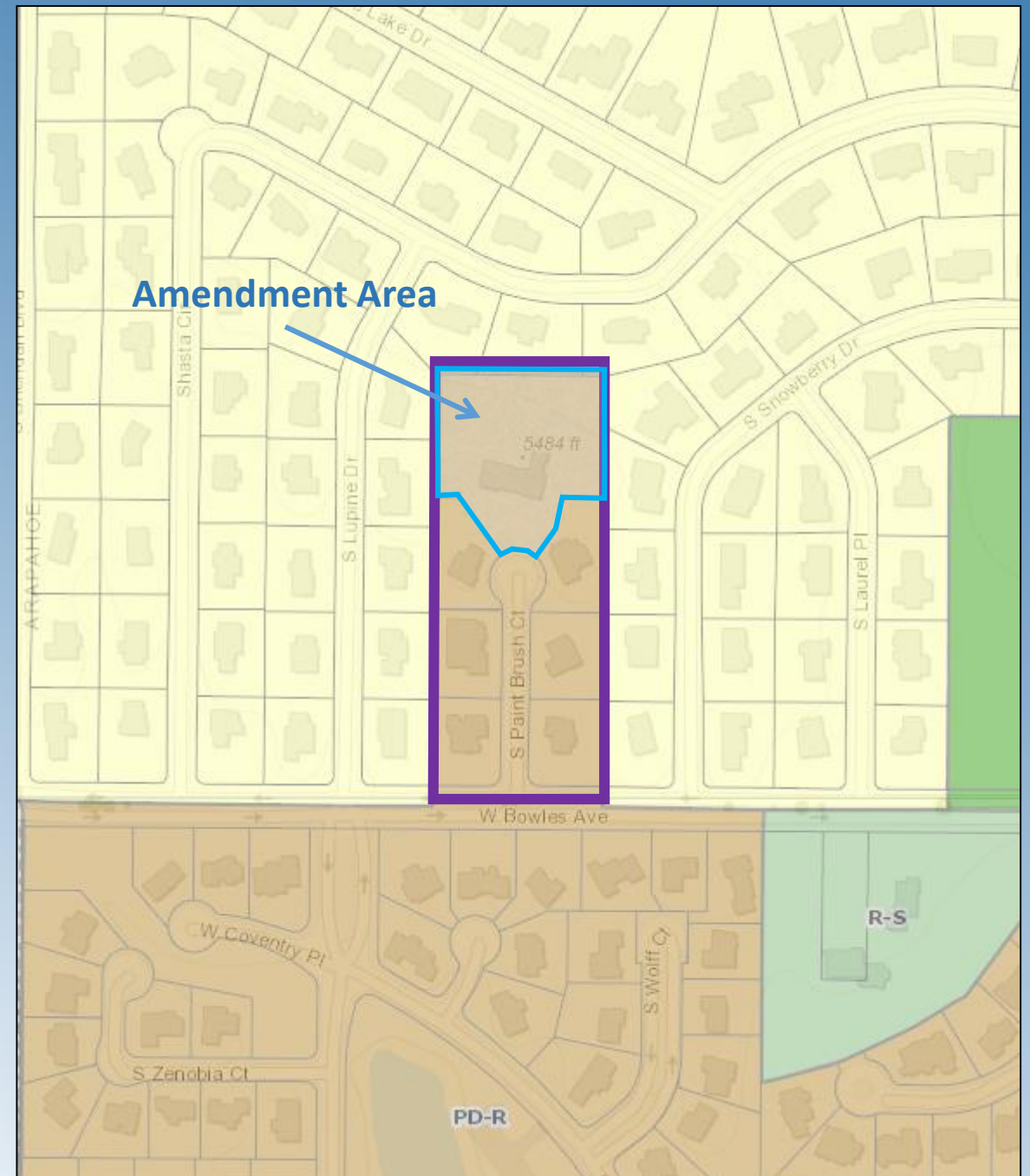
- Recommendation to City Council
- City Council Review
 - Decision

Application Details

Minimum Lot size

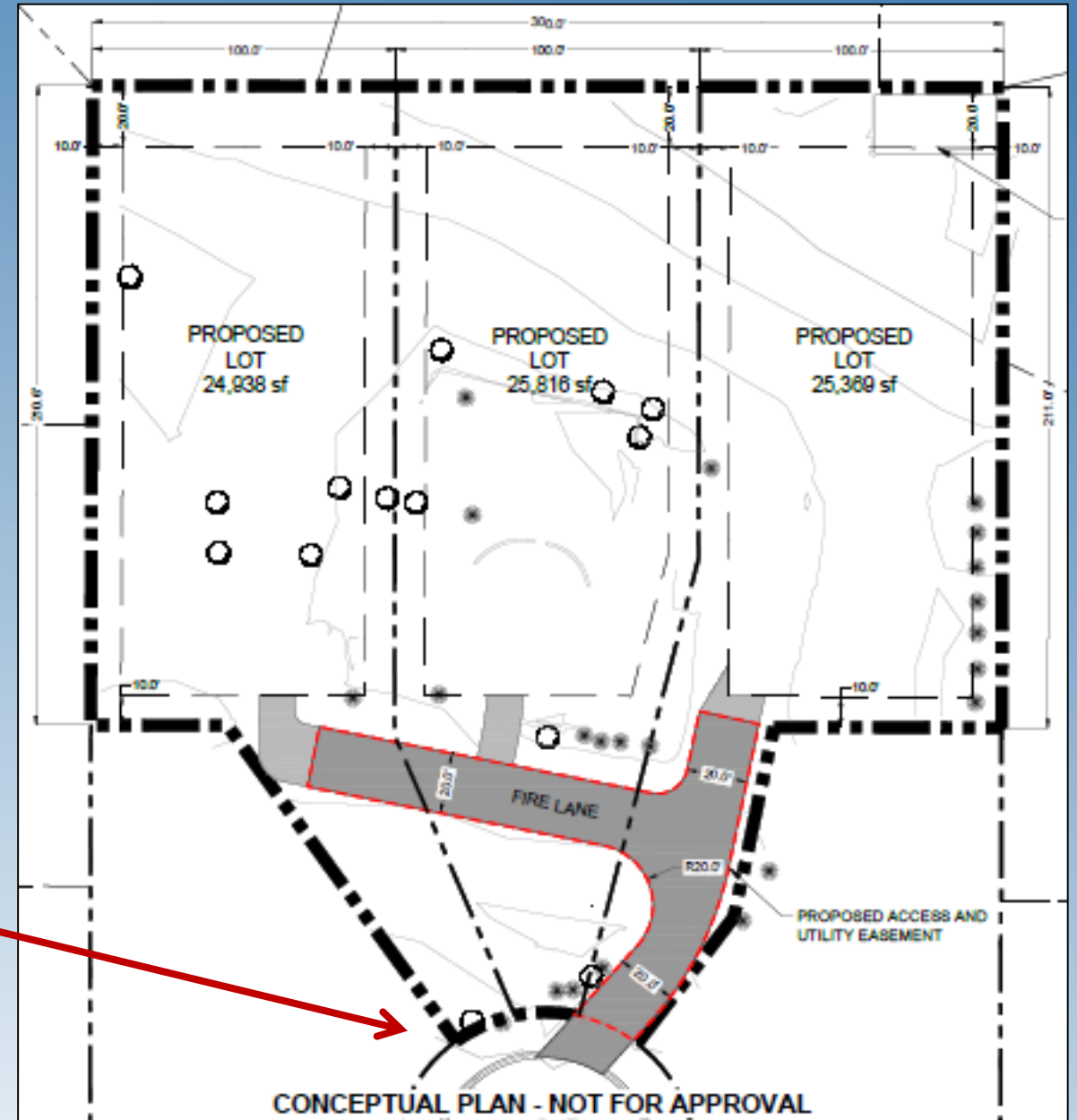
- B-M EPD-R: 19,000 sq. ft.
- R-1: 21,760 sq. ft.
- **APD: 20,037 sq. ft.**
- Density, setbacks, height, open space

Subject Property: 76,020 square feet



Application Details

- Possible layout (subject to review)
- Shared Access
- Lot sizes
- Minimum Lot Width



Minimum Lot Requirements

	Existing PD-R Zoning Bow-Mar Estates Planned Development	PD-R Zoning Bow-Mar Estates Planned Development Amendment No. 2
Uses	Single Family Residences	Single Family Residences
Building Setbacks	Rear: 20 feet Front: 25 feet Side (north): 5 feet Side (south):10 feet Side (east): 5 feet Side (west):10 feet	Rear: 20 feet Front: 25 feet Side (north): 5 feet Side (south):10 feet Side (east): 5 feet Side (west):10 feet Side (exterior): 15 feet
Minimum Lot Size	19,000 square feet (~0.43 acres)	20,037 square feet (~0.46 acres)
Maximum Density	1 dwelling per 0.46 acres	1 dwelling per 0.46 acres
Minimum Land Area to be covered by structures	Single story: 2,000 square feet per lot Two story: 1,600 square feet per lot	Single story: 2,000 square feet per lot Two story: 1,600 square feet per lot
Minimum Lot Width	None	16 feet
Parking Ratios	2 spaces per dwelling	2 spaces per dwelling
Unobstructed Open Space	50% minimum	50% minimum
Maximum Building Height	30 feet	30 feet

Application Details

Added:

- Easement Language
- Fence Language
- Access language
- R-1 Reference Language

Removed:

- Rubbish language
- Antenna language
- Livestock language
- Office language
- Equipment language



Review Criteria & Analysis

- PD Criteria:

Public health, safety, and general welfare



Creative and effective use of land and public or private services



Innovative development or redevelopment of all land uses to meet the contemporary needs of the community



Design and development of a site to the particular characteristics



Nature and intensity of development be supported



Comprehensive Plan



- Existing and proposed development



- Comments from affected agencies



Recommendation

Staff: approval of PD Amendment

Commission Action

Applicant is requesting Amendment to Bow-Mar Estates Planned Development.

Recommendation:

- Approval
- Approval with conditions
- Denial
- Continue to a Date Certain