

RESULT SHEET

Date: 05/12/2020

Case No./Name: PLZ2019-XXA Kensington Place

A. STIPULATIONS AND RECOMMENDATIONS

Staff had recommended denying the zoning request at the February 6, 2020 P&Z meeting, due to the higher proportion of 50-foot wide lots proposed and lot size compatibility with nearby and adjacent single-family neighborhoods. Additionally, staff did not support the board-on-board wood fence along Charles Street. However, the applicant has since revised the conceptual plans, following the P&Z Commission action, that closely resemble the modified recommendations of staff and the Planning and Zoning Commission.

In response, staff recommends **APPROVAL** to rezone and establish a Planned Development District (PD) for the 50, 60, and 70-foot or wider single-family detached residential lots with development standards provided below. Minor text changes are provided due the revised plans provided by the applicant, following the P&Z meeting, shown underlined or struck through in red and highlighted.

Single-Family Lot Type: Manor 50s

~~1. The location of 50 foot wide lots shall not exceed 25 percent of the total number of lots and locate along the east side of the Burlington Northern Santa Fe.~~

1. The location of 50-foot wide lots shall locate along the east side of the Burlington-Northern Santa Fe and adjacent to the residential parallel street (Street 1) across from the railroad tracks and as provided on the conceptual site plan.

2. Maximum building coverage shall be 65 percent.
3. Minimum lot width shall be 50 feet.
4. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
5. Minimum lot area shall be 5,500 square feet.
6. Minimum floor area shall be 2,000 square feet.
7. The minimum setbacks:
 - a. Minimum front setbacks shall be 15 feet.
 - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
 - b. Minimum side yard setbacks.
 - 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
 - 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.

- 3) Garage doors facing a side street shall be setback a minimum 20 feet.
- c. Minimum rear yard setbacks shall be 10 feet.

Single-Family Lot Type: Estate 60s and 65's

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 60 feet.
3. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
4. Minimum lot area shall be 6,600 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
 - a. Minimum front setback shall be 15 feet.
 - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.
 - 2) J-swing garages may be setback 15 feet if the garage door does not face a street.
 - b. Minimum side yard setbacks:
 - 1) Minimum side yard setback, not abutting a street, shall be 5 feet.
 - 2) Minimum side yard setback, abutting a street, shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
 - 3) Garage doors facing a side street shall be setback a minimum 20 feet.
 - c. Minimum rear yard setbacks shall be 10 feet.

Single-Family Lot Type: Mansion 70s and 80's

1. Maximum building coverage shall be 65 percent.
2. Minimum lot width shall be 70 feet.
3. Minimum lot depth shall be 110 feet; 100 feet on cul-de-sacs and elbows.
4. Minimum lot area shall be 7,700 square feet.
5. Minimum floor area shall be 2,300 square feet.
6. Minimum setbacks:
 - a. Minimum front setback shall be 15 feet.
 - 1) Notwithstanding any other setback requirements herein, all front-loaded garage doors shall be setback a minimum 20 feet. Additionally, garage doors shall be

setback a minimum 5 feet behind the front fully enclosed space of the home, which shall not include porches.

- 2) J-swing garages may be setback 15 feet if the garage door does not face a street.

b. Minimum side yard setbacks:

- 1) Minimum side yard setback for side yards not abutting a street shall be 5 feet.
- 2) Minimum side yard setback for side yards abutting a street shall be 10 feet. Provided however that chimneys, eaves and similar architectural features, bay windows and sunrooms (being an enclosed room no more than 15 feet in width and having glass on at least 50 percent of each encroaching face) may encroach into this setback up to 5 feet.
- 3) Garage doors facing a side street shall be setback a minimum 20 feet.

c. Minimum rear yard setbacks shall be 10 feet.

General Development Standards:

1. An HOA shall be established in accordance with the Comprehensive Subdivision Ordinance (CSO) prior to filing the final plat.
2. The HOA shall be responsible for the improvements and maintenance of all common areas/facilities, as provided in the conceptual site plan and approved plat.
3. An amenity structure shall be provided in the open space along the north side of Warmington Drive and as provided on the Conceptual Site Plan.
4. An entry ribbon consisting of decorative pavers shall be placed at all entrances into the subdivision. The entry ribbon shall be no less than 6 feet in depth and extend across the full width of the entrance.
5. Carports are prohibited.
6. Garage conversions shall be prohibited.
7. J- swing, side-entry, or combination of J-swing with front-facing garages shall be provided for 60-foot wide or larger lots on at least 21 home sites.
8. Individual front-loaded driveways shall have a decorative finish, including a concrete finish, salt-finish, stained, or other similar finish or comparable technique to improve the visual character of the driveway.
9. A minimum 5-foot wide sidewalk and utility easement shall be maintained on private properties with street frontage.
10. Only 60-foot and 70-foot lot types maybe shifted and substituted between all lot categories within the total lot cap of ~~99~~ 96 lots. The number of 70-foot wide or larger lots shall not be reduced from the number shown on the conceptual site plan.
11. Right-of-way – Charles Street and Warmington Drive
 - a. Minimum 60-foot right-of-way dedicated.

- b. Minimum 31-foot wide pavement, from back-to-back of curb, along Charles Street and Warmington Drive.
- c. A minimum 36 feet of pavement is required, from back-to-back of curb, for Warmington Drive between Gentle Glen Drive and Charles Street including the entire intersection with Charles Street.
- d. Local residential streets shall be consistent with the Street Section Exhibit.

12. Landscape Screening

- a. Street trees shall be placed between the sidewalk and back of curb, averaging one tree for each residential lot. Street trees shall also be provided at a rate of 3 canopy trees per 100 linear feet along open space lots. A license agreement shall be required for trees planted in the right-of-way.
- b. A minimum 6-foot tall brick wall, matching Warmington Meadows, shall be provided along Charles Street.
- c. A minimum of 3 shade trees shall be provided for each 100-linear feet of street frontage or fraction thereof along Warmington Drive and Charles Street.
- d. Thirty-four, five-gallon evergreen shrubs, 24 inches in height at the time of planting, for each 100 linear feet of street frontage or fraction thereof, planted in groupings along Warmington Drive.
- e. No tree shall impede the view of any stop sign. The stopping sight distance to a detectable stop sign shall be a minimum 115-feet.
- f. Landscape and screening shall be consistent with Conceptual Landscape Plans.
- g. A license agreement approved by the City is required prior to the planting of trees or other landscaping in the right-of-way.

B. P&Z ACTION from P&Z meeting: 12/05/19

Result: **CONTINUE to 01/02/20** /Vote: 7-0 (Kiser and Diamond absent)

C. P&Z ACTION from P&Z meeting: 01/02/20

Result: **CONTINUE to 02/06/20** /Vote: 9-0

D. P&Z ACTION from P&Z meeting: 02/06/20

Result: **APPROVAL with Staff's Stipulations** /Vote: 7-1 (Chadwick opposed; Kiser absent)

E. CC PUBLIC HEARING from CC meeting: 05/12/20

Result: /Vote: