

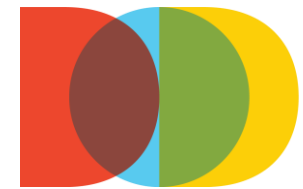
Ordinance # 180018

PB-18-37 PDA

Walnut Creek PD Amendment

City Commission: July 19, 2018

Prepared and Presented by: Megan Echols



DEPT
OF
DOING

Overview

- Issue & Purpose
- Walnut Creek Planned Development (PD) History
- PD Enforcement History
- Analysis
- Recommendation

Issue & Purpose

- Permit appropriate construction of structures that fit the lot dimension and configuration of certain lots in the PD
- Retroactively put non complying structures in compliance with design conditions within the PD

Issues & Purpose

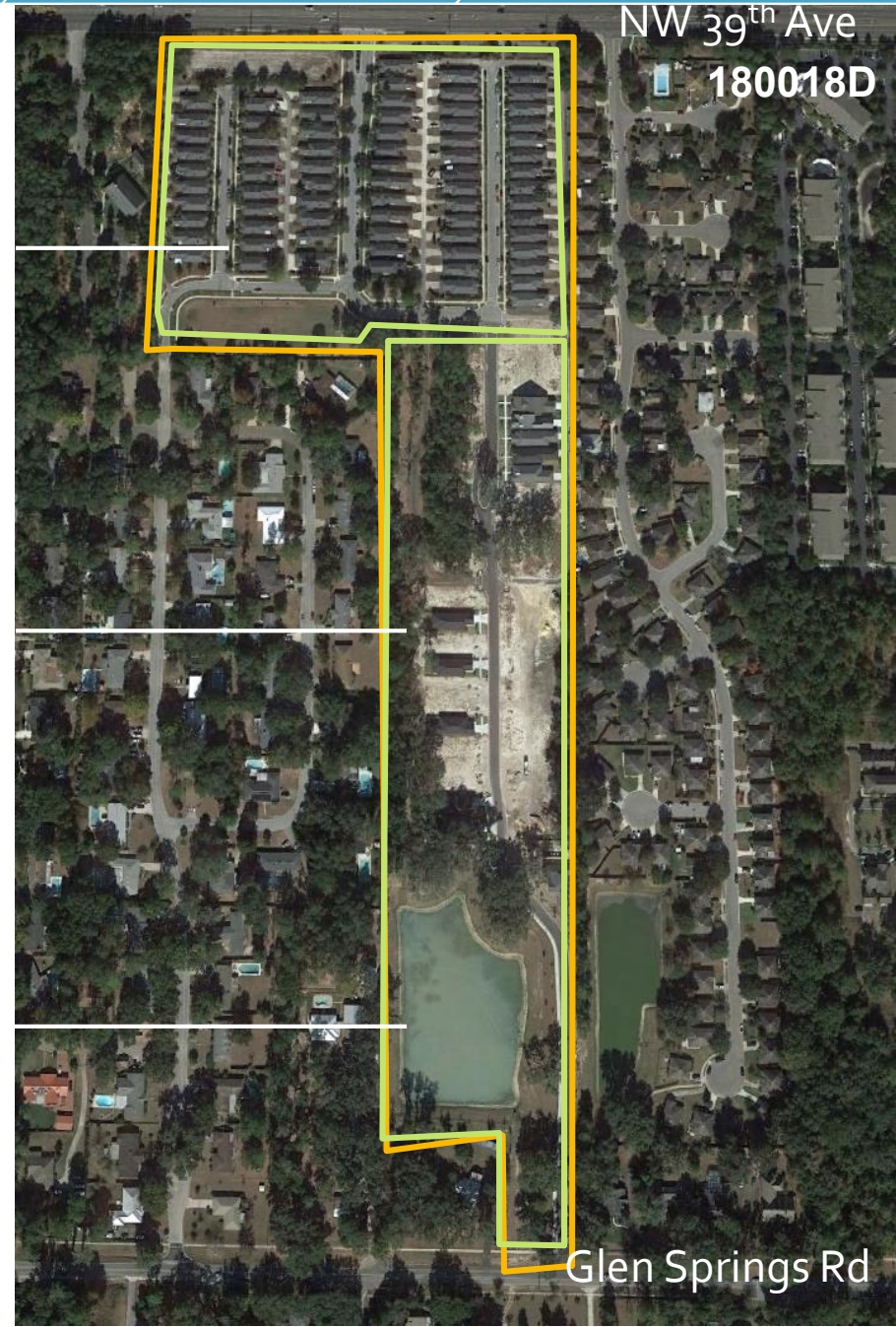
Walnut Creek PD Area



Walnut Creek Phase I

Walnut Creek Phase II/
Fletcher Oaks

3rd Drainage Area



Walnut Creek Planned Development

Walnut Creek PD Plat History



2000	
October 2000	Planned Development Created; creating zoning regulations for the area
2003	Phase I Final Plat ; Extension for Phase II
2003- 2006	Phase I Construction
2005-2007	Flooding of Areas and Neighboring Areas
2008	Extension for Phase II
2011	Extension for Phase II
2015	Phase II Final Plat
2016	Phase II Construction Begins
2018	

Walnut Creek Planned Development

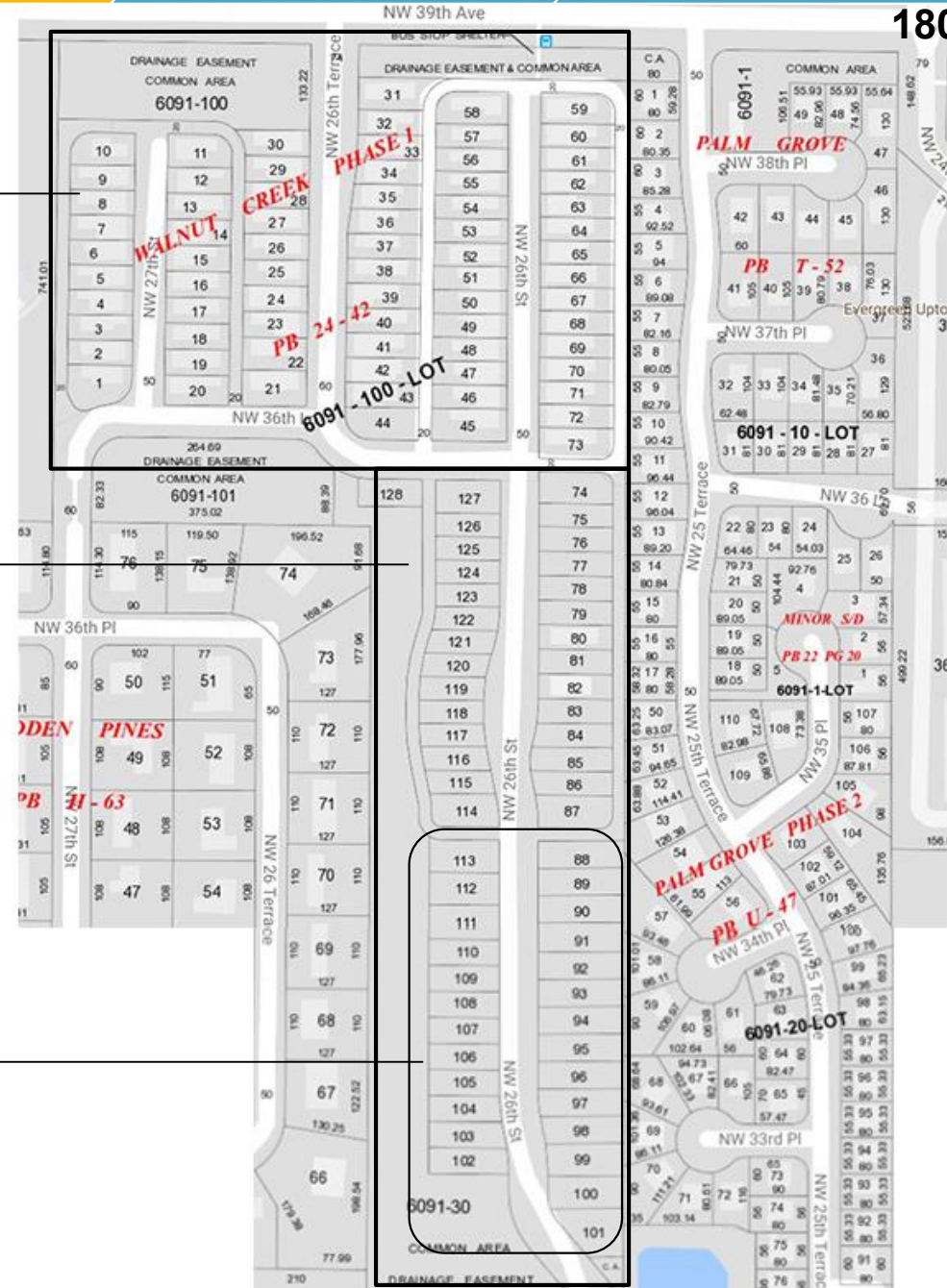
Final Plats



Walnut Creek Phase I

Walnut Creek Phase II/
Fletcher Oaks

Sometimes referred as
Walnut Creek Phase III



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PD Design Requirements

Design Condition 13b

13. The planned development shall be governed by the following design requirements:
 - a. At least seventy percent of the homes shall have front porches. Front porches shall be a minimum of 8 feet in depth.
 - b. Garages, which are accessed from the front, shall set back a minimum of 20 feet to the rear of the front porch or the front facade of the house, whichever is closer to the street. All other garages shall be accessed from the alley.
 - c. Houses shall be of a traditional design, with gabled roof, or hip roof. Windows and window subdivisions (lights) shall be rectangular with vertical proportion. Additionally, windows may be circular, rounded top or hexagonal.
 - d. Homes will have brick, stone, wood, stucco, textured concrete, fiber cement, or cement-impregnated siding on exteriors walls.

Walnut Creek Phase I



Walnut Creek Phase I



Walnut Creek Phase I



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Walnut Creek Phase II-North



Walnut Creek Phase II



Walnut Creek Phase II South

Alleyways join NW 26th Street

No rear alleys

Drainage Easement



Walnut Creek Phase II South



Walnut Creek Phase II South



Non-Conforming Structures

Analysis and Support

Non-Conforming Structures

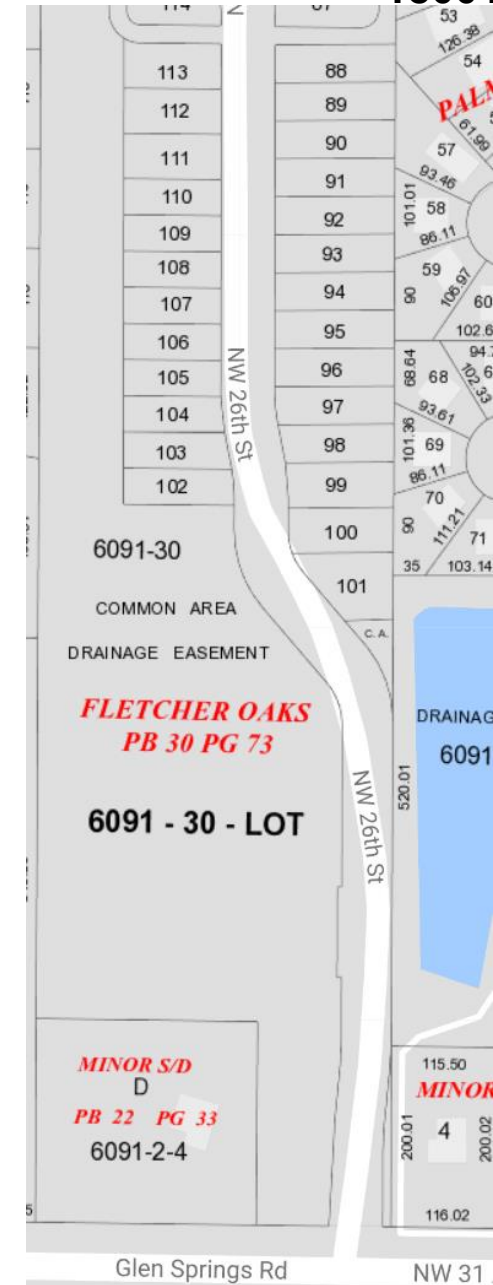
- Approval of Final Plat with little consideration of PD Requirements
- Developer sold properties to contractors after platting was completed
- COG Building Division Staff reviewed plans; Planning Staff did not review plans
- ProjectDox, the digital plan review software, was implemented in 2016

Analysis and Support

Developing Lots Without Alleys

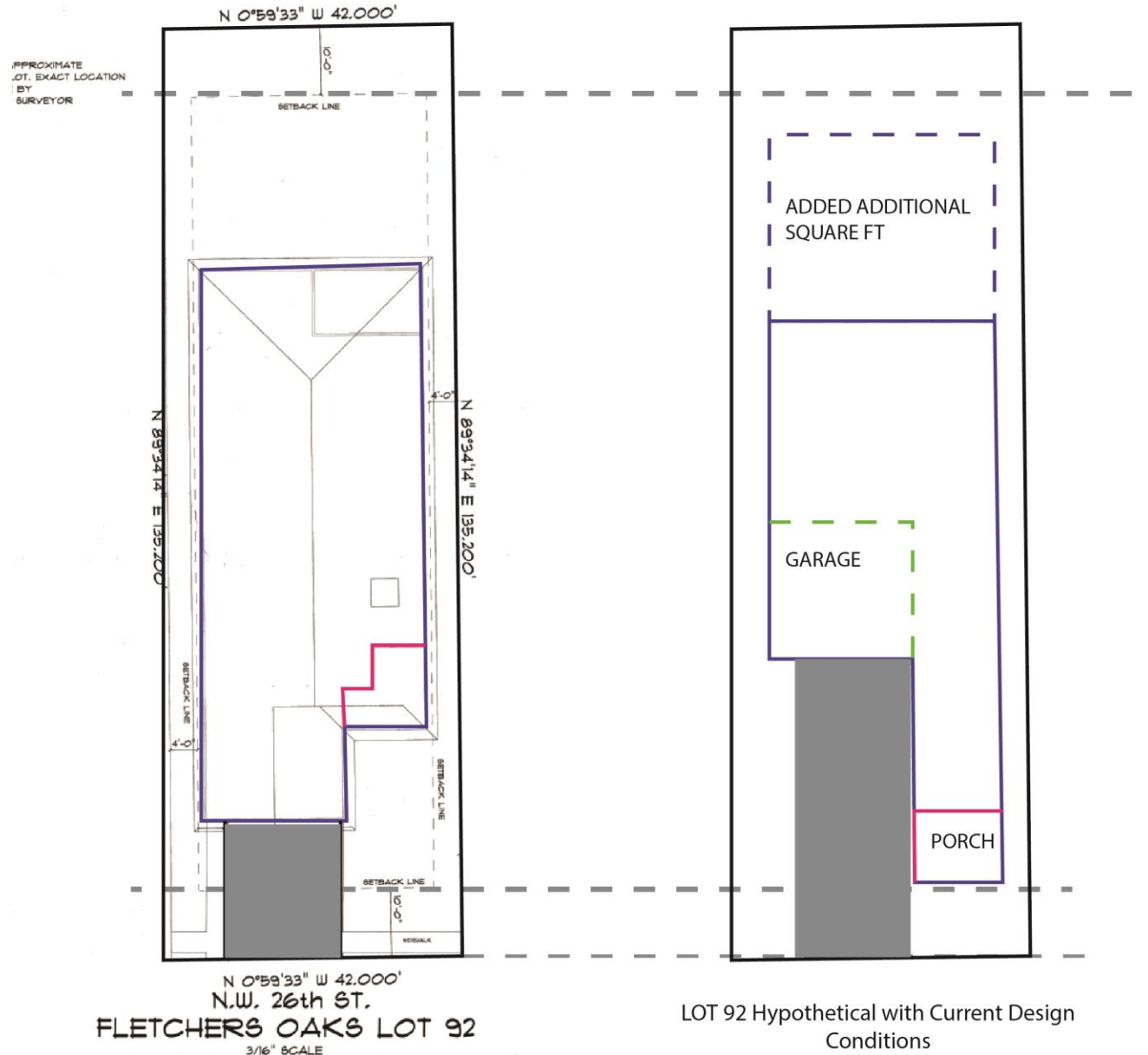
- Original intent was to have more lots in Fletcher Oaks with alleyways
- Alleys were not included in Plat:
 - Save significant trees behind lots
 - Create a sizable drainage easement
- Design Condition 13b created to encourage garage entry to the rear
- Design Conditions were not considered or rectified with acceptance of final plat

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Analysis and Support

Lots Without Alleyways



Recommendation

- **Approve Ordinance. Petition to amend Walnut Creek Planned Development by removing design condition 13b for lots 88-113 and lot 132 of the Walnut Creek Planned Development.**