



PLANNING & DEVELOPMENT SERVICES DEPARTMENT

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TO: City Plan Board

Item Number: 3

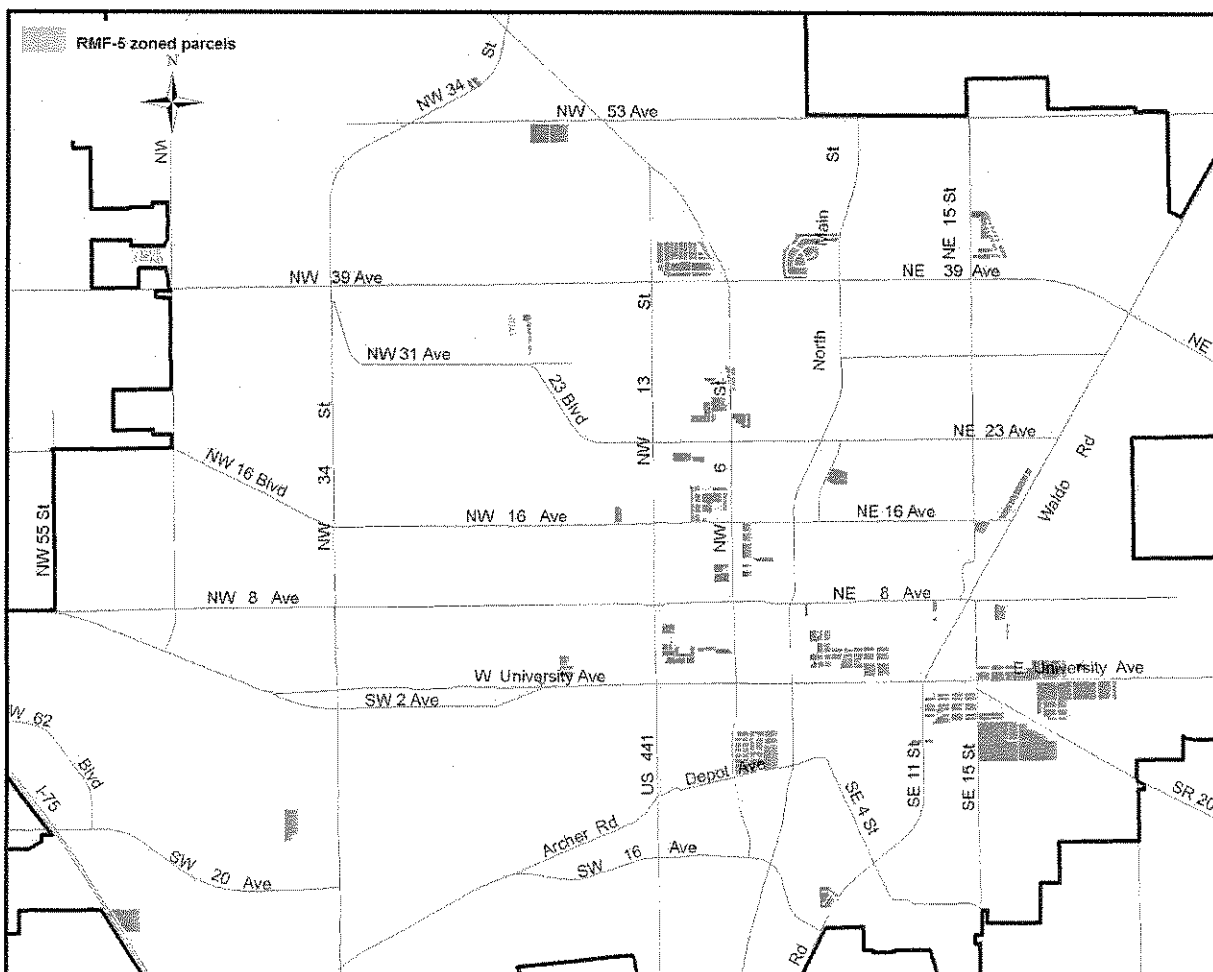
FROM: Planning & Development Services Department Staff

DATE: February 28, 2013

SUBJECT: Petition PB-13-009 TCH Eng, Denman & Associates, agent for Pine Forest Homes, LLC. Amend the Land Development Code section 30-52 (c)(1)(a) Residential low density districts (RMF-5, RC and MH) to amend the list of uses by right in the RMF-5 (12 units/acre single-family/multiple-family residential district) zoning district to add accessory uses.

Recommendation

Staff recommends approval of Petition PB-13-009 TCH.



Discussion

This petition proposes to amend the list of uses by right in the RMF-5: 12 units/acre single-family/multiple-family residential district to add certain accessory uses including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests. The RMF-5 zoning district allows a mixture of residential types ranging from single family dwellings up to townhouses or row houses of up to six attached dwellings or more if the property is not adjacent to property zoned RSF-1, RSF-2, RSF-3, and RSF-4.


The map on page 1 of this report indicates the location of RMF-5 zoned properties within the City limits which would be potentially impacted by this text change. The intent of the RMF-5 zoning district is to provide a desirable residential environment and to provide for low density residential development in transitional areas on land where the clustering of units would permit the most effective use of such land, while preserving open space and other natural features. In order to enhance the compatibility of the proposed accessory uses, these uses would only apply to developments within the RMF-5 zoning district that contain at least 50 rental units that are under common ownership and management. These accessory uses are allowed in the Multiple-family medium density residential districts (RMF-6, RMF-7 and RMF-8), where single family dwellings are also permitted, without limitations.

The intent of this provision is to allow a variety of shared amenities for residents of RMF-5 zoned properties, while restricting these uses to larger developments with a significant number of rental units. The types of accessory uses contemplated by this petition would enhance the convenience for residents living in an affected development, while reducing vehicle trips to-and-from off-site laundry, storage, or recreational facilities.

Key Issues

- The proposed text change would add accessory uses to the RMF-5 zoning district including storage rooms, management offices, club or game rooms, and recreational and laundry facilities intended for use solely by the residents of the development and their guests.
- These accessory uses would only be applicable to developments with 50 or more rental units under common ownership and management.

Respectfully submitted,


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Principal Planner

Prepared by:


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List of Exhibits

Exhibit A-1: Proposed text change to the RMF-5: 12 units/acre single-family/multiple-family residential district

Exhibit B-1: Application for RMF-5 zoning text amendment