





Request:

Rezone 8.3-acre tract from
Agriculture/Development
Reserve to Single Family
Mixed Use
(A) to (SF-MU)





Comprehensive Plan

Mixed Use, Residential, and Community Center

Land Use and Development Character Goal 2:

Development focused around a hierarchy of centers to create sense of community, employment opportunities and shopping districts.

- Policy 2.1: Establish neighborhood centers that have complimentary and integrated residential and commercial uses and amenities.
- Action 2.1.2: Provide new and infill development to accommodate basic retail services within walking distance of residential areas.





Background

- 1982 House and Barn established
- 2004 Annexation by the City





Request: Single Family Mixed Use (SF-MU)

Intended to address small lot, single family detached and single family attached (townhome) housing opportunities at a low to medium density. This district may be used in areas of 20 acres or less with direct access to major thoroughfares. Non-residential uses may be considered if cohesively designed as a mixed use neighborhood



Single Family Mixed Use (SF-MU) Land Uses

Permitted residential uses: Condominium, Single Family Attached (3 or more units) Townhome, Single Family Detached

Permitted non-residential uses: Government Facilities, School: Public

Conditional uses: Accessory Dwelling Unit, Live Work Unit, Amenity Center, Brewpub/Wine Bar, Day Care Facility, Dry Cleaning Minor, Farm, Ranch, Garden, Orchard, or Vineyard, Financial Institution, Health/Fitness Center, Massage Therapy Licensed, Museum/Art Gallery, Personal Services, Restaurant, Retail Sales and Services, Utilities

Specific Use Permit: Golf Course and/or Country Club, School: Private or Parochial



Recommendation

- SF-MU would provide a transition between the neighborhoods and future commercial development
- The proposal consistent with the Comprehensive Plan
- The proposed SF-MU district is consistent with the adjacent zoning district and land uses
- Staff recommends approval
- Planning and Zoning Commission recommended approval (Vote 7-0)

