

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-05	Tony Cirelli for Easlan Capital c/o Jimmy Francis State Park Road and Worley Road P030000101003 and P030000101004 PD, Planned Development to PD, Planned Development (Major Change)	23	Approval with conditions	Approval with conditions 1/25/17	Approval with conditions 2/6/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Located near Parker Fire Station • Originally a mixed use proposal • Homeowners in development wanted nothing but residential in subdivision • 23 lots proposed • Restricting access through development • Emergency access will have a welp gate for fire access • Detention near emergency access <p>2) Resident</p> <ul style="list-style-type: none"> • Likes the proposed development • Believes it would benefit the Montebello Community • Wants developer to follow existing building standards of original homes <p>3)Resident</p> <ul style="list-style-type: none"> • Would like to see more detail • Wants assurances of style and covenants being enforced • For the development <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: October 17, 2016</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
.	<p>The subject parcel is 6.82 acres of property located on State Park Road approximately 0.4 miles east of the intersection of State Park Road and North Pleasantburg Drive. The parcel has approximately 430 feet of frontage along State Park Road.</p> <p>The subject parcel is zoned PD, Planned Development.</p> <p>The applicant is requesting a major change to the current PD, Planned Development zoning. In 2001, this section of the PD was amended to allow for plus or minus 120 single-family units and 55,000 sq. ft. of local commercial/office space.</p> <p>The following characteristics are proposed for this portion of the Planned Development:</p> <p>Land Use – single family residential, 23 dwelling units (3.37 un/ac)</p> <p>Dwelling Size – units will be between 1,800 to 4,000 sq ft in size</p>					

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	<p>Architecture – brick, stone, hardy board, tile roofs. No mobile homes, trailers, campers or tents.</p> <p>Setbacks – 30 feet from State Park Road, 25 feet from project boundary, zero setbacks within single-family lots except for 10 feet on corner lots</p> <p>Traffic Circulation – a single, full ingress/egress access including a sidewalk proposed at Arezzo Drive, while an emergency only access at State Park Road. The original PD limited access from Worley Road.</p> <p>Parking – each dwelling unit will have space for at least two (2) cars</p> <p>It is staff’s opinion this requested major change would have minimal impact to the character of the surrounding area. The proposed 23 single-family residences and lot sizes are consistent with the surrounding subdivisions and phases of the approved PD.</p> <p>Based on these reasons staff recommends approval of the requested Major Change to the Montebello Planned Development with the following condition:</p> <ul style="list-style-type: none"> • Architectural design characteristics are to be maintained throughout the entire Montebello Planned Development according to the Statement of Intent.
GCPC	<p>At the January 25, 2017 Planning Commission meeting, the Commission approved the application with staff’s conditions and an additional condition of which the Final Development Plan is brought back to the Planning Commission for review.</p>