

PLANNING COMMISSION CASE REPORT**Case Number: 2016-132****PC Meeting Date: 09-12-16****Applicant Request****Special Permit to amend boundary of existing Planned Unit Development**

Property Location:	8269 & 8311 Balata Drive
Property Owner:	Bill Brennan
Applicant:	Bill Brennan

Project Description

- Proposal: To expand Planned Unit Development boundary to include entire parcel currently bisected by boundary line.
- Proposed Access: Entrance on Balata Drive.
- Proposed Development Form: The proposal does not increase the density or number of lots from existing Planned Unit Development

Site Analysis**Site Description**

- Location: The site is located on the west side of Balata Drive approximately 4,000 feet south from the entrance of the Mountain Lakes subdivision.
- Current Access: Balata Drive is the only current access for the site.
- Current Development form: The area is undeveloped minus the other detached single-family dwellings on the single street.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- The site was granted a Planned Unit Development special permit in 2002. (Resolution #302-24).
- The properties surrounding the site are A-1 Agricultural District except for the parcels abutting to the north, which are zoned R-1 Single-Family Residential District.

Plans/Policies/Regulations

- The Wolftever Creek Plan (adopted by City Council in 2010) recommends Slope Residential for this site. Slope Residential is a designation which states, "Excessively steep regions should be developed lightly if at all. To minimize negative impacts of slope development in terms of viewshed destruction, water runoff and hillside slumping, residential densities should be limited to one dwelling unit per two acres."
- A Planned Unit Development (PUD) is a special exceptions permission intended to encourage creative master planning by not requiring adherence to rigid land use, setback, height, parking, and similar restrictions. It is further intended that PUDs be designed by collaboration between the applicant and the community, rather than the strict limits of zoning.
- The Development Policy from the Comprehensive Plan 2030 update (Called the Renewing Our Vision and adopted by Planning Commission in 2016) identifies this site as being in intensity level 1. Level 1 has the least potential for development, or future public services and facilities. However, they have high potential for protecting large natural areas through parks, greenways, working farms and conservation easements.

Key Findings

- The proposal is supported by the adopted Land Use Plan for the area which recommends low-density residential which respect the topographic challenges of the area.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed residential density is compatible with the surrounding densities.
- The proposed structure does not raise concerns regarding location, lighting, or height.

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- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve