



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date:

May 3, 2018

Submitted by:

P. Morgan

Item Title:

Hold a public hearing and discuss and consider approval of an amendment to Ordinance No. 0911 and Ordinance No. 13-04 regarding the allowed densities and uses in the Meadow Ridge Farm (Gateway) Planned Development.

**Public Hearing Item [X]
Consent/Action Item []****Documentation Attached:**

Draft Ordinance

Item Summary:

The Meadow Ridge Farm (Gateway) Planned Development provides density regulations for residential uses. Ordinance No. 13-04 states:

“Area Regulations, Multi-Family (MF-15) District Uses: Area regulations for Multi-Family uses shall conform to Section 24.4 of the Zoning Ordinance. Notwithstanding the application of Section 24.4 of the Zoning Ordinance the Developer may cluster multi-family uses together in densities greater than fifteen (15) residential units per acre provided that: (1) the overall density of the development does not exceed an average of fifteen (15) residential dwelling units per acre; (2) all other provisions of Section 24.4 of the Zoning Ordinance are fulfilled; and (3) the total number of all residential dwelling units within the Property does not exceed 5,000 units specifically including all multi-family residential dwelling units....”

The language above references Section 24.4 of the Zoning Ordinance, which requires a lot area requirement of 2,000 square feet per dwelling unit. This places a limit on the cluster densities of the multi-family units. The property owner does not feel that the intent of the PD language was to limit density and requests removal of that requirement.

In addition, an amendment is proposed to the 5,000 unit cap. The proposed amendment is to maintain a maximum 5,000 residential units, including a maximum of 3,200 multi-family units.