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| To | Planning Commission |
| Hearing Date | March 04, 2021 |
| Case Number | JZ 21 PUD 61C Minor Amendment No. 01 Spencer |
| Request | <i>Approve reduction of 25 ft. rear yard setback to 20 ft.</i> |
| Location | 13012 S 4 TH PL S |

Staff Report

Preparer | Marcaé Hilton

Attachments

Surveyors Inspection Documents

Preparer

Distinctive Designs

Background Information

Staff was contacted by Mr. Charles Spencer regarding a request to lessen the rear yard build line due to the shape of the lot. Staff chose to process the variance request as a PUD Minor Amendment. After research, there was no evidence of public harm or detriment to the community or subdivision. This case is different from recent minor amendments, in that, this home is under construction and has not been built.

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| Zoning Request | PUD 61C Minor Amendment No. 1 Change the rear build line on Lot 26, Block 41 from 25 feet to 20 feet. No other lots are impacted by the request. |
| Public Comment | None Minor Amendments are not advertised |
| Use | Single-family Subdivision No change |
| Zoning | RS-2 PUD 26 Single-family Residential No change to the zoning |
| Comprehensive Plan | Medium Intensity Single-family (Horizon Jenks New Comp Plan) |
| General Location | North of 131 st and East of Elm |
| Plat | Yorktown Blks. 39-44 Plat No. 6697 |
| • Parcel ID | 60457730669700 |
| • Property Address | 13012 S 4 PL S |
| • Legal | Lot 26 Block 41 |
| • Gross Acres | 0.22 |
| STR | Section: 06, Township: 17N, Range: 13E |

Zoning North | RS-2 | PUD 61C| Single-family Residence
 East | RS-2 | PUD 61C| Single-family Residential
 South | AG (Agriculture) | Single-family Residential
 West | RS-2 | PUD 61C| Single-family Residential (Detention Pond)

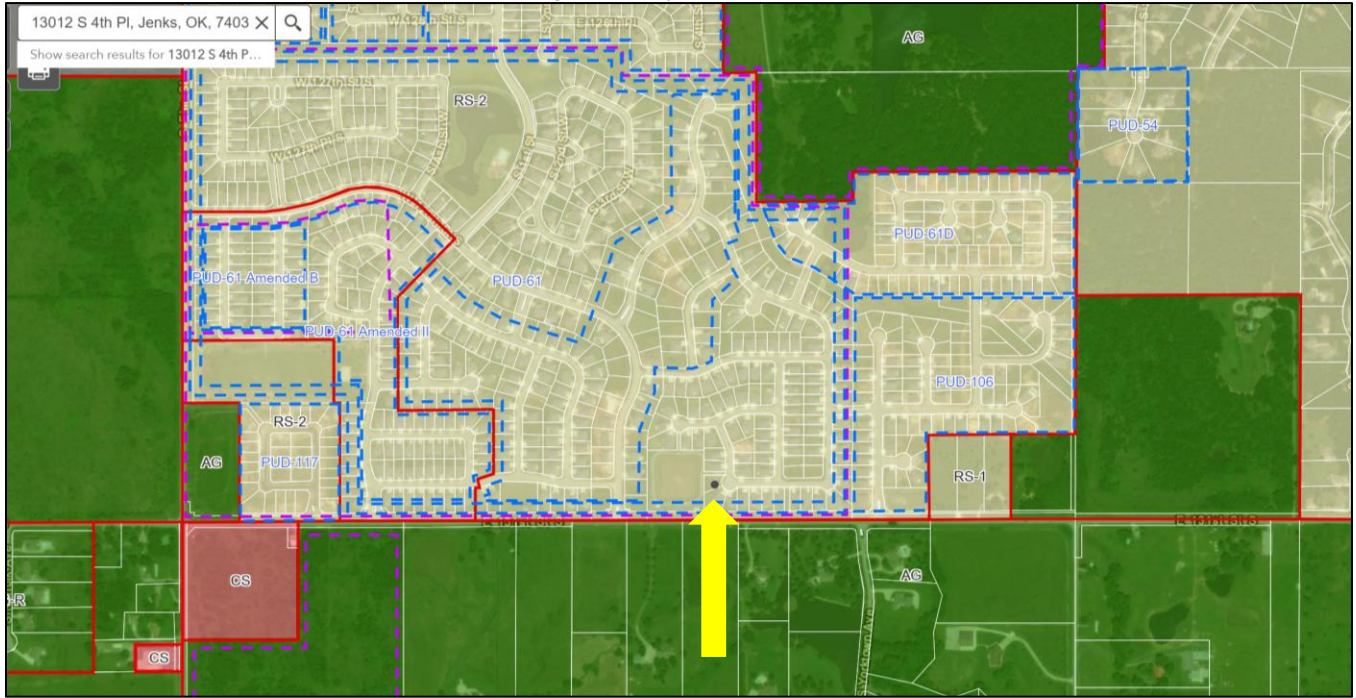


Figure 1: Zoning Map | INCOG | No Change



Figure 2: Legend

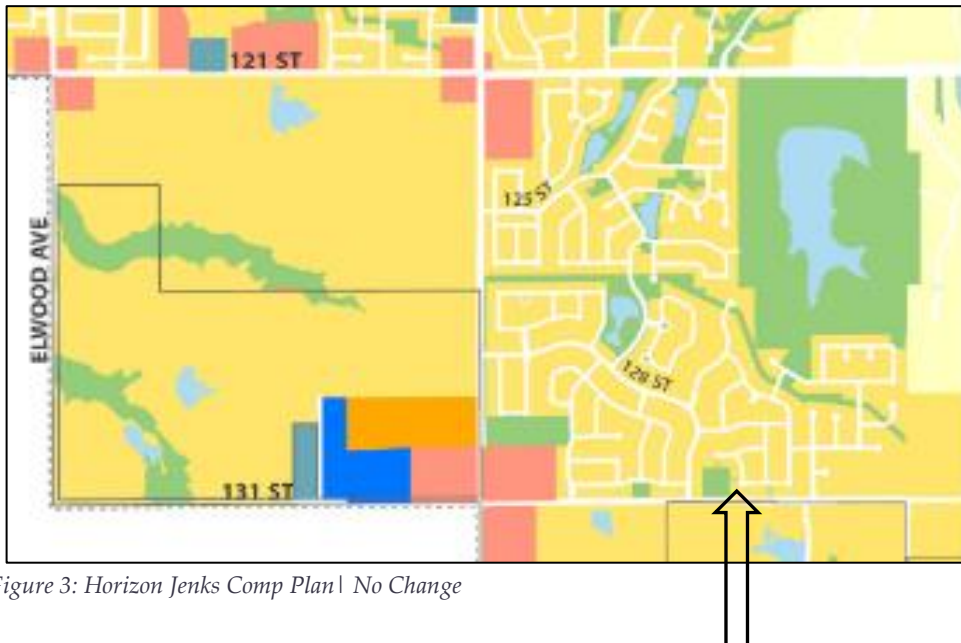


Figure 3: Horizon Jenks Comp Plan | No Change

PUD 26 | PUD ZONING LANGUAGE | Sec. 980. - Amendments.

A. Minor Changes in the PUD may be authorized by the Planning Commission and City Council, which may direct the procession of an amended subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the development plan and the purposes and standards of the PUD provisions hereof.

B. Changes which would represent a significant departure from the site development plan shall require compliance with the notice and procedural requirements of an original Planned Unit Development. It shall be the duty of the zoning administrator to determine whether any specific request shall be considered a major or minor change, but this decision may be reversed when reviewed by Planning Commission and the City Council. If it is determined that a major change is requested, then a new application will be process in accordance with the provision of Chapter 15 of the Zoning Code.

Staff Evaluation & Recommendation

Evaluation | 25 ft. rear build line encroachment relief request:

1. Approving this request would allow the current and future property owners which have been identified by Parcel and Lot & Block relief from the required 25-foot setback by changing it to a 20-foot rear build line setback.
 - a. This lot is part of a small corner cul-de-sac.
 - b. As seen in the zoning map and in the survey.
 - c. The encroachment requires a 5-foot reduction.
 - d. No other lots in Yorktown are impacted by this decision.
2. Approving this request will clear the title of the encroachment.
3. Consider
 1. Whether the PUD (amendment) is consistent with the comprehensive plan; (Consistent, but not applicable)
 2. Whether the PUD (amendment) harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)
 3. Whether the PUD (amendment) is a unified treatment of the development possibilities of the project site; (Not applicable)
 4. Whether the PUD (amendment) is consistent with the stated purposes and standards of this chapter. (Yes)

RECOMMENDATION | Staff recommends approval of the requested rear build-line reduction from 25' to 20' for PUD 61C | Minor Amendment Number 01.



Figure 4: Bing Map | Ariel View



Figure 5: Bing Map | Birds Eye View



Figure 6: Google Map | Street View of Drainage Structure | 131st Street