

ADDENDUM to ORIGINAL MEMORANDUM

TO: Mayor & Council

FROM: Ken Suddreth, Community Development Director
Rusty Martin, AICP, Senior Planner

SUBJECT: Addendum to Zoning Report for Z14-006

DATE: February 27, 2014

Community Development has provided this addendum to the original report to provide analysis of the changes made to the zoning amendment since the February 17, 2014 Mayor and Council meeting. The applicant has submitted a revised site plan. The addendum will provide details and explanation of the proposed changes, as well as staff's recommendations to handle these changes.

Background

At the February 17, 2014, Mayor and Council meeting, the zoning amendment was tabled to the March 3, 2014 meeting at the request of the applicant to provide the applicant additional time to revise the site plan for the proposed project. On February 27, 2014, the applicant submitted a revised site plan for review by the Community Development Department. The changes between the site plans are described below.

Changes to the Proposed Plan

The only significant revision re-orientes the amenity area and amenity structures towards Atlanta Road, thereby "opening up" the community, visually, from Atlanta Road. Per the prior plan, travelers on Atlanta Road would really only be able to see residential units. With the revised plan, travelers will be able to see into the community, view the amenities, and the mixture of residential homes as well. Further, the revised plan locates less units along Atlanta Road, thereby reducing the number of units which have an adjacent major road as a potential marketing impediment. Likewise, marketing for the community is improved by this "opening up" which will let travelers see the variety of homes, and the quality of the amenities. In short, the revision was believed necessary to improve the marketing characteristics of the proposed community. However, all remaining aspects, including the home product and elevations remain as initially proposed. Please note also that the total number of units has been reduced by 8 homes and the open space has been increased for the project.

Staff Recommendation

Community Development recommends **approval** of proposed zoning amendment with the following condition carried over from Rezoning Case Z08-006, Zoning Amendment Case Z12-005 and several additional conditions (highlighted in yellow):

1. The rezoning is subject to the stipulations agreed upon by the applicant in the letter submitted and dated January 20, 2009 by Kevin Moore with Moore, Ingram, Johnson and Steele, LLP.
2. The approval of the zoning amendment shall be in substantial conformity to the zoning plan submitted on August 10, 2012, titled Belmont Zoning Plan and created by Halpern Enterprises, Inc. (Replace stipulation #2 in the letter above.)
3. The approval of the zoning amendment shall be in substantial conformity to the road cross sections submitted on August 10, 2012, titled Belmont Road Sections and created by Halpern Enterprises, Inc. (Replace stipulation #A (4) in the letter above.)
4. The approval of the zoning amendment and the development of Pods "C" and "D" shall be in substantial conformity to the site plan submitted on February 27, 2014, titled "Belmont Hills Pods C and D" and created by Ridge Planning and Engineering.
5. The approval of the zoning amendment and building elevations for the homes in Pods "C" and "D" shall be in substantial conformity to the building elevations submitted on January 17, 2014, titled "David Weekly Homes at Belmont Hills" and created by Caldwell & Cline Architects and Designers.
6. The minimum floor area for the homes in Pods "C" and "D" shall be 1,500 square feet.