



Terra Pointe PAD

ZON20-17

City Council Voting Meeting – April 13, 2021

David Richert

Interim Planning Administrator



Terra Pointe PAD

Request: Rezone from SR-30 (Suburban Residential) and A-1 (Agricultural) to PAD (Planned Area Development).

Applicant: Benjamin Graff / Quarles & Brady for Terra Pointe I LLC.

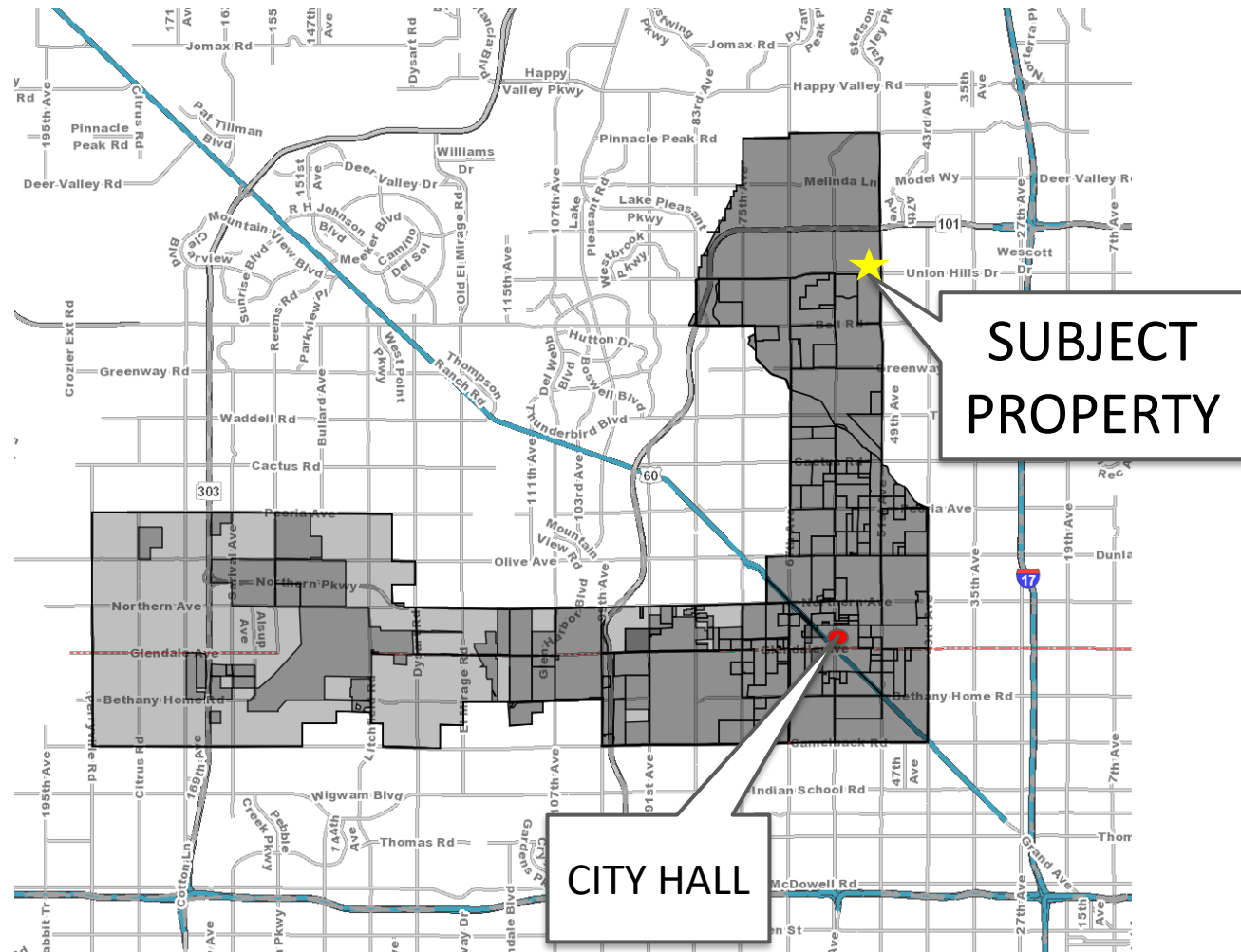
Property size: 7.2 acres



Vicinity Map

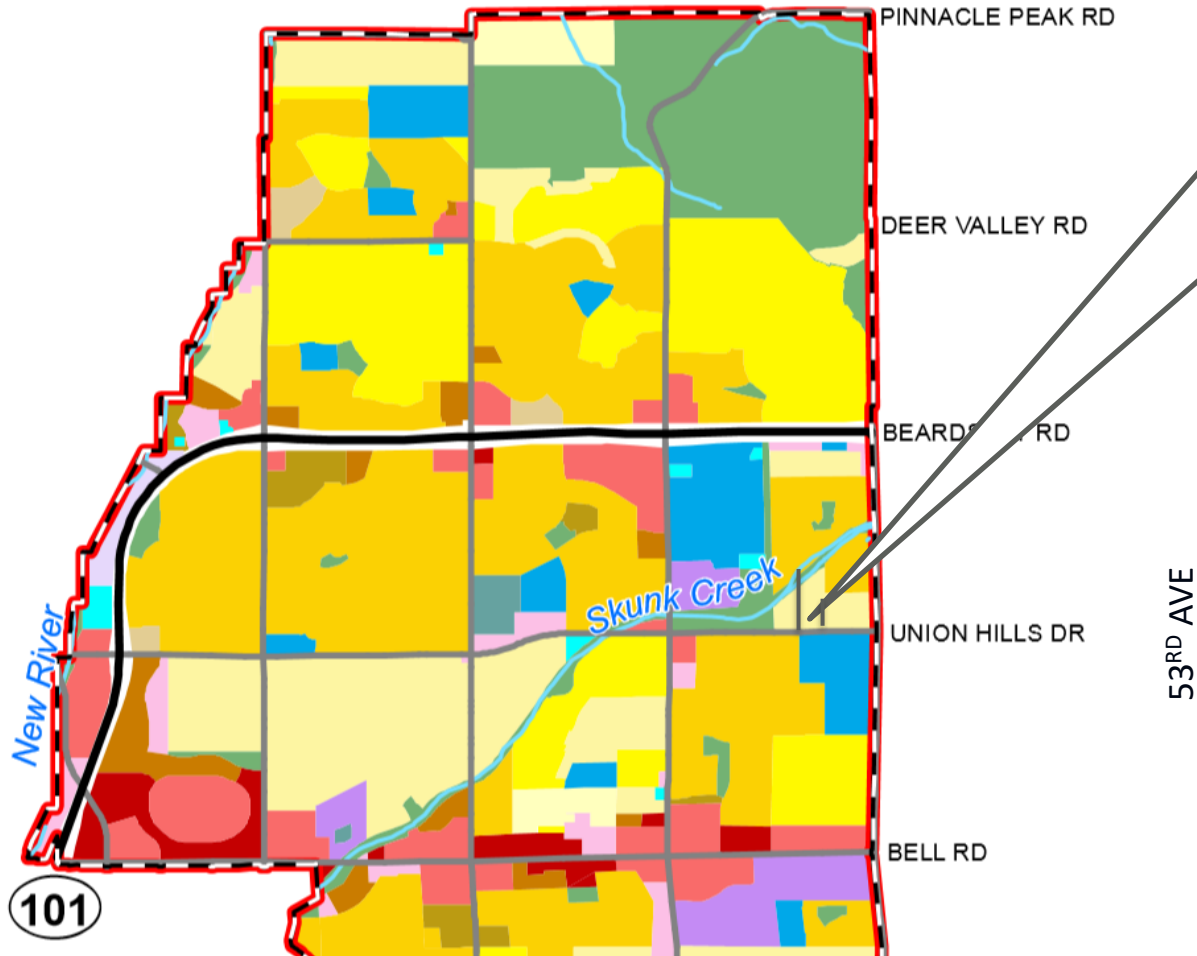
Location: NWC
Union Hills Dr
and 53rd Ave.

Address: 5330 W
Union Hills Dr





General Plan



Designated
LDR 1-2.5
(Low Density
Residential).



Aerial Photograph



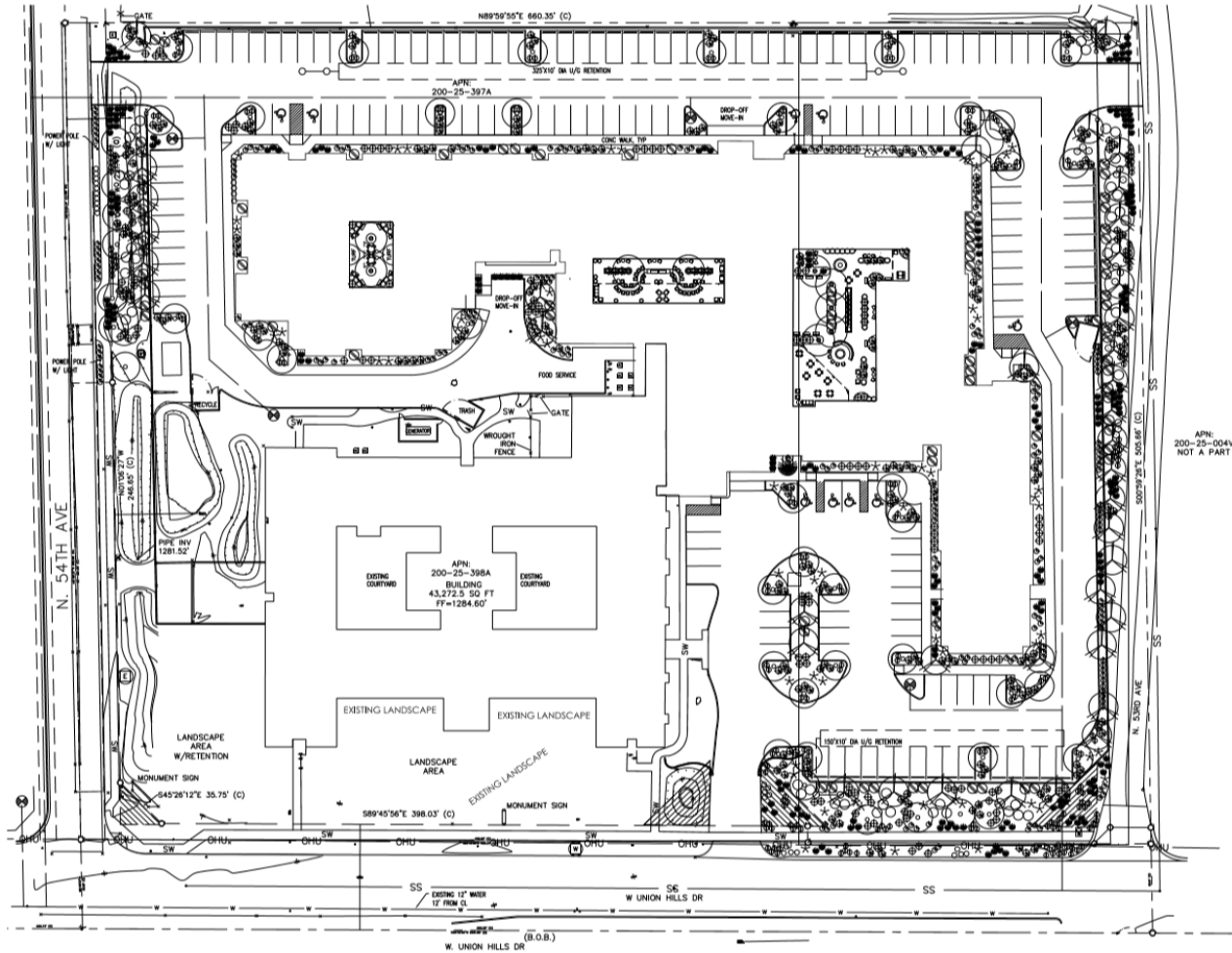


Adjacent Development





Site Plan



APN:
200-25-004V
NOT A PART



Elevations





Site Photos



Property Frontage along Union Hills



Adjacent Intersections





53rd Ave Frontages





Southeast and South





Southwest and West





54th Ave Frontages





Public Involvement

- Initial notice mailed Jan. 6 to property owners within 300 feet of the project boundary, and other interested parties.
- Online Neighborhood Mtg Jan. 21.
- Site posted Feb. 8
- Hearing advertised Feb. 11
- Postcards mailed Feb. 12



Findings

- Consistent with the City's General Plan
- Provides a highly needed community service.
- Promotes infill development where infrastructure is already available.
- Compatible with adjacent facilities and residences.



Staff Recommendation

Approval of ZON20-17 subject to:

1. Development in substantial conformance to the pad narrative, dated December 7, 2020. Narrative to be amended to clarify that any future multi-family use of the property will be subject to further hearing action; and to allow “accessory offices and select personal services (barber, etc.).” No other uses will be allowed without further hearing action.



Recommendation

2. Dedication of a 10-foot right-of-way adjacent to APN #200-25-004F to bring the total right-of-way on Union Hills Drive to 65 feet.
3. Dedication of additional right-of-way on 54th Avenue so that the public sidewalk and public streetlights are encompassed within right-of-way. 25' Half street R/W dedication is required.



Recommendation

4. As the ROW for N 53rd Avenue is private, an ingress/egress easement shall be recorded along the eastern edge of APN #200-25-004F to encompass the existing pavement utilized by properties adjacent to this property and by properties to the north so that they (and emergency/service vehicles) will have legal access. The dedication shall include the easement required for the placement of a sidewalk along the property frontage.



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