



## **BACKGROUND**

The applicant is proposing to revise the current PCD, Planned Commercial Development, zoning designation for the western portion of the property, which is approximately six (6) acres, and to revoke the PCD zoning for the eastern portion, consisting of approximately 9.30 acres and formerly zoned as MF-12, Multifamily District, and C-3, General Commercial District. The PCD zoning was previously-approved as a mixed-use development to include residential, single-family and elderly housing; a community center; a school, a Masjid, office and retail uses. The applicant submitted a revised site plan to staff proposing affordable single-family housing, a children's recreation area, an educational institution, a health clinic, a community garden, and religious institution development on the west portion of the current PCD site.

The eastern portion of the current PCD, previously zoned MF-12 and C-3, currently resides under a different owner, the Carolyn Ann Hougland Revocable Trust, who has subsequently submitted a Letter of Revocation to staff on September 2, 2020, requesting a reversal of previously-approved PCD zoning to revert to its original underlying zoning classifications of MF-12 (approximately 6.6 acres) and C-3 (approximately 2.8 acres). This tract of land is currently vacant and undeveloped.

The revised site plan for the west portion of the PCD indicates twenty-three (23) lots. Five (5) single-family residential homes have been developed and sold under the previously-approved PCD on Lots 1 through 5. Lot 6 is proposed as six (6) parking spaces with access points from both Potter Street and 40<sup>th</sup> Street. A 2,953 square-foot Mosque is proposed for Lot 7. Lots 8 through 22 are platted for single-family residential with an average lot size of 6,313 square-feet. The plan also indicates a 4,500 square-foot educational building, a 6,750 square foot Mosque, a playground, and seventy-eight (78) parking spaces on Lot 23.

According to the applicant, the residential lots proposed for development will be constructed with twenty-five (25)-foot front-yard setbacks, ten (10)-foot side-yard setbacks, and twenty (20)-foot rear-yard setbacks. The minimum lot size is 6,024 square-feet. All turning radii within the development are twenty-five (25) feet, unless otherwise indicated. The plan indicates a cul-de-sac with access from Potter Street in the southern portion of the property. The applicant has noted that the street will be not be named Potter Street as shown on the plan and will remain a public street.

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The proposed development will not have gated entrances to the cul-de-sac or two (2) Mosques buildings.

The site plan indicates the placement of seventy-eight (78) parking spaces. Although there are not any parking requirements for a planned development, Section 36-502 (2) (d) of the Code requires the minimum standard for Churches and other places of worship is typically calculated at one (1) space for every four (4) seats in new principle assembly areas. The applicant has noted that the combined seating capacity for the two (2) Mosques buildings is 225, which will require the placement of a minimum of fifty-six (56) parking spaces. Staff feels the parking as proposed is adequate to serve the development.

The applicant is proposing one (1) dumpster on the site, located on Lot 23 within the rear portion of the parking lot. Section 36-523 (d) of the City Zoning Ordinance requires that dumpster areas be screened by an opaque fence or wall which exceeds the height of the dumpster area by at least two (2) feet, and not to exceed eight (8) feet in total height.

The applicant is also proposing lighting for entrances and exits along with a few security lights. All site lighting will be low-level and directional, directed downward and into the site. The lighting will be shielded to minimize any adverse impact for adjacent properties.

The applicant has indicated there will be one (1) wall sign attached to the large Mosque building. Typical signage allowed in commercial zones for wall signs should not exceed 10% in aggregate sign area for that occupancy's façade area. The applicant has agreed to comply with the typical ordinance standards.

To staff's knowledge there are no outstanding issues associated with this application.

On November 18, 2020, the applicant submitted a revised site plan to staff. The applicant made a minor change to the northwest corner of the site plan for the revised PCD zoning. The applicant moved the parking for the small Mosque building at the northwest corner of the site, from the north side of the building to the south side of the building on Lot 8. The Lot 6 area where the parking was previously shown will be a small playground/park area.

**BACKGROUND  
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The revision will reduce the number of single-family lots by one (1). The revision does not change the concept of the overall revised PCD request.

Staff is supportive of the requested Revised PCD zoning and Partial PCD revocation. Staff views the requests as reasonable. The applicant is requesting no variances with the proposed re-development. Staff believes that the proposed development will have no adverse impact on the adjacent properties or the general area.

The Planning Commission reviewed this request at their December 3, 2020, meeting and there was one (1) objector present. All owners of property located within 200 feet of the site, as well as John Barrow Neighborhood Association and the Westwood Neighborhood Association, were notified. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.