



## REQUEST FOR COUNCIL ACTION

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**MEETING DATE:** May 16, 2022

**PREPARED BY:** Peter Vickerman, Planning Manager

**AGENDA ITEM:** Weston Commons 2nd Addition planned unit development concept stage plan, development stage plan, rezoning, preliminary and final plat

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### PREVIOUS ACTIONS:

At their meeting of Monday, May 2, 2022, the City Council tabled Weston Commons 2nd Addition until May 16, 2022 to allow the applicant to continue reviewing their plans.

At their meeting of Monday, April 18, 2022, the City Council tabled Weston Commons 2nd Addition until May 2, 2022 to allow the applicant to continue reviewing their plans.

At their meeting of Monday, March 21, 2022, the City Council tabled Weston Commons 2<sup>nd</sup> Addition until April 18, 2022 to allow the applicant to continue reviewing their plans.

At their meeting of Monday, March 14, 2022, the Planning Commission recommended that the City Council direct the City Attorney to draft a resolution and a Planned Unit Development agreement approving the Weston Commons 2nd Addition Planned Unit Development concept stage plan, development stage plan, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated February 8, 2022
  - b. The Engineering Department dated December 17, 2021
  - c. The Fire Department dated January 25, 2022
  - d. The Parks & Recreation Department dated January 24, 2022

The Planning Commission recommended that the City Council direct the City Attorney to draft an ordinance approving the rezoning from RA, Single-Family Agricultural to R4-PUD.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

At their meeting of Monday, February 28, 2022, the Planning Commission tabled Weston Commons 2<sup>nd</sup> Addition to the Planning Commission meeting of Monday, March 14, 2022.

At their meeting of Monday, February 14, 2022, the Planning Commission tabled Weston Commons 2<sup>nd</sup> Addition to the Planning Commission meeting of Monday, February 28, 2022.

**Requested Action:** PUD concept stage plan, development stage plan, rezoning, preliminary and final plat

**Zoning:** R-A, Single-Family Agricultural District

**Adjacent Land**

**Use and Zoning:**

North: R-A, Single-Family Agricultural District  
East: R-4 PUD, (Medium Density Residential District Planned Unit Development)  
South: R-A, Single-Family Agricultural District  
West: R-A, Single-Family Agricultural District

Applicant:	U.S. Home Corporation, dba Lennar
Application received:	December 15, 2021
60 day review deadline:	February 13, 2022
Additional 60 day review deadline:	April 14, 2022
15.99 extension:	June 7, 2022
Address:	16232 105 <sup>th</sup> Avenue North

A **motion** is necessary to remove this item from the table.

**RECOMMENDED COUNCIL ACTION:**

**Motion** to direct the City Attorney to draft a resolution and a planned unit development agreement approving the Weston Commons 2<sup>nd</sup> Addition PUD concept stage plan, development stage plan, preliminary and final plat subject to:

1. The applicant addressing to the satisfaction of the city any remaining applicable comments contained in the memorandums from:
  - a. The Community & Economic Development Department dated February 8, 2022
  - b. The Engineering Department dated December 17, 2021
  - c. The Fire Department dated January 25, 2022
  - d. The Parks & Recreation Department dated January 24, 2022

**Motion** to direct the City Attorney to draft an ordinance approving the rezoning from RA, Single-Family Agricultural to R4-PUD.

The applicant shall acknowledge that Park Dedication requirements are based on staff review and recommendation to the Park and Recreation Board and their subsequent board action. Board meetings are held on the third Thursday of each month.

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## **COMMENTS:**

### **General:**

- The applicant is requesting PUD concept plan, development plan, rezoning, preliminary and final plat approval to construct 82 townhomes.
- This is the second addition and companion property to the recently approved Weston Commons neighborhood directly to the east. The two additions will function as a single, unified neighborhood.
- The site is 15.5 gross acres in size with 1.6 acres of wetlands for a net acreage of 13.9 acres.
- The proposed density is 5.9 units per acre, consistent with the medium density residential guiding of the property which allows four-10 units per acre.
- The applicant has stated in their narrative that a portion of the units will be sold to Lennar single-family rentals. At this time Lennar does not have a firm breakdown of rental to for-sale units.

### **Townhome type:**

- The applicant is proposing a row-style townhome, slab-on-grade, for all 82 units.
  - The units are front loaded, with four to eight units per building.
  - Photos, elevations and floorplans of the units are included as Attachment C.

### **Site design and landscaping:**

- The units are proposed to gain access directly off of the public street as well as from private drives.
- A stub street is proposed to extend to the west to provide future access to the property to the west.
- In addition to the amenities provided in the first phase, the applicant is proposing a gazebo in the second phase, near the proposed fire pit. All amenities in both phases will be available to anyone in the development.
- As with the first phase, the applicant is showing substantial landscaping, both with overstory trees and ornamental trees.

### **Access:**

- Vehicular access is proposed from a new public street that will connect with 105<sup>th</sup> Avenue and link to the public street in the first phase. Essentially a public street loop is shown providing access to all the properties. Private driveways from this public street will provide access to some of the individual units.
- Access to the property to the west will also be via a public street. At the outset, this street will be plowed by the Weston Commons association. If it continues to the west, and terminates with a cul-de-sac, the city will assume plowing responsibility.

- Sidewalks are proposed along both sides of the public street and will connect with a proposed trail along the north side of 105<sup>th</sup> Avenue.
- Engineering staff are reviewing the extent of improvements necessary along 105<sup>th</sup> Avenue (as it is currently designed as a rural road.) At a minimum, the northern side of the road would be rebuilt with curb and gutter, turn lanes as necessary and a trail.

**Parking:**

- Each unit will have a two-car garage as well as two parking spaces in front of each garage.
- In addition, on-street parking is available along both sides of all public streets (the main loop through the development) except for Street C, which will allow parking on one side.
- Lastly, there are two off-street guest parking areas totaling seven spaces.

**Project point system:**

- Staff updated the project point system review to incorporate both phases of the development as this is now one unified development.
- The proposal was scored against the project point system and staff recommends a score of 78.2%.
- The proposal received points for the neighborhood focal points (playground, open area and firepit) as well as for extensive landscaping.

**Summary:**

- The proposal is consistent with the medium density guiding in the Comprehensive Plan and meets or exceeds all requirements in the zoning ordinance.

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**ATTACHMENTS:**

Attachment A: Narrative

Attachment B: Location map

Attachment C: Maps and elevations

Attachment D: Project point system

Attachment E: Memorandums