



Legislation Details (With Text)

File #: 11309 **Version:** 2 **Name:** 604-702 South Point
Type: Report **Status:** Filed
File created: 7/15/2008 **In control:** PLAN COMMISSION
On agenda: 11/18/2008 **Final action:** 11/18/2008
Enactment date: 11/20/2008 **Enactment #:**

Title: AMENDED - Approving the Inclusionary Dwelling Unit Plan for the approved 1000 Oaks subdivision located at 604-702 South Point Road. 9th Ald. Dist.

Sponsors:

Indexes:

Code sections:

Attachments: 1. IZ Info.pdf, 2. Maps.pdf, 3. Add Info 110308.pdf, 4. Veridian Info 111008.pdf, 5. 11309.pdf

Date	Ver.	Action By	Action	Result
11/18/2008	2	COMMON COUNCIL	Adopt	Pass
11/3/2008	1	PLAN COMMISSION	RECOMMEND TO COUNCIL TO ADOPT - REPORT OF OFFICER	Pass

Title

AMENDED - Approving the Inclusionary Dwelling Unit Plan for the approved 1000 Oaks subdivision located at 604-702 South Point Road. 9th Ald. Dist.

Body

On June 3, 2008 meeting, the Common Council approved a request to rezone two parcels containing a total of 124.7 acres of land located at the northwest corner of Valley View and South Point roads from Temp. A to R2T, R2Y, R2Z, R5, C and PUD-GDP and approved a preliminary plat for the 1000 Oaks residential subdivision proposing various lots for future single-family, two-family and multi-family development. A final plat creating the 3 R5-zoned multi-family lots was also approved.

Because the necessary data was not available at the time the zoning map amendments and preliminary and final plats were approved, the overall project was approved with a condition that the Plan Commission and Common Council approve a final inclusionary dwelling unit plan and gap analysis for the 1000 Oaks subdivision and that all conditions related thereto be satisfied per Community Development Block Grant Office and Planning Division approval prior to final approval for recording of the first final plat.

The overall 1000 Oaks development includes 274 single-family lots, 9 two-family lots and 1 townhouse lot on the southern 99 acres of the 124.7-acre site controlled by Veridian Homes, with the remaining land along the northern edge of the subdivision owned by Pellett Development, LLC to contain 3 lots for future multi-family development.

Veridian has submitted the data required for review and is requesting approval of a final inclusionary dwelling unit plan and gap analysis for its portion of the 1000 Oaks development.

The Common Council adopted the following amendments/additional condition(s) to the Plan Commission recommendation: replace the approval of 40 inclusionary dwelling units and payment of \$12,400 with a requirement of either 1 inclusionary dwelling unit and payment of \$21,775 or, alternatively, 2 inclusionary zoning units. The final plan will be determined by the City Planning Unit, in consultation with the developer and

reflected prior to final recording.