



Plan Commission Report

Agenda Item: Public Hearing, Discussion, and Possible Action Regarding a Request to Rezone Property from R2 to PUD along East Bowers Lake Road
Meeting Date: July 19, 2022
Presenter: Al Hulick, City Administrator
Department: City Administration

Conformance with Strategic Plan:

- Affordability & Financial Stability
- Safe, Inclusive, Welcoming Community
- Diverse Opportunities for Fun and Life-Long Learning
- High Performing Organization with Professional Staff
- Environment for Business Success with Thoughtful Growth and Development

Summary

Park Place Investments, LLC, the owners of 5.39 acres of land along East Bowers Lake Road have requested this recently subdivided portion of land (see attached CSM) be rezoned from R2 to PUD.

Analysis and Key Issues

The request to rezone the property from R2 to PUD corresponds with the owners plans to develop the subject site with a private condominium development that would not fit on traditionally zoned lots. PUD zoning allows for greater flexibilities with setbacks and density requirements for traditional zoning.

As shown in the attached site plan, the owner intends to develop this 5.39 acre land holding with seven (7) two-unit condominium dwellings and one (1) 5-unit townhouse dwelling. Additionally, the site plan shows a private road, a clubhouse and pickleball facility for the neighborhood, as well as additional off-street parking to serve these facilities and the residents.

The purpose of this request is to rezone the property to PUD to allow the developer to move forward with a specific implementation plan, as required in City Ordinances Section 78-468. Upon successful rezoning, the developer will then bring forth a complete site plan submittal that will address the aspects of the criteria related to the specific implementation plan approval process.

The project is scheduled to begin this fall, with completion likely to occur in 2023.

Fiscal Impact

There is no fiscal impact to the City of Milton for the Rezoning. The development of the land however, will result in additional tax base within the City of Milton.



Recommended Motion

Following a public hearing, the City Administration recommends the Plan Commission forward a favorable recommendation to the Common Council for the proposed rezoning along East Bowers Lake Road from R2 to PUD, contingent upon the owner entering into a Residential Developers Agreement and the creation of a specific implementation plan with the City of Milton prior to the start of construction.

Attachments

- PUD Site Plan
- Rezone Application
- CSM
- Legal Description
- Ordinance 499 – Rezoning Property