



Legislation Details (With Text)

**File #:** Z-772-01-04-18    **Version:** 1    **Name:** Z-772-01-04-18: Stratus Buffalo Highlands, LLC is requesting to amend the existing multi-family portion of the Buffalo Highlands PUD to allow for single-family attached residential development for the property located at 9507 Landmark Drive.

**Type:** Zoning Ordinances    **Status:** Passed

**File created:** 8/24/2018    **In control:** City Council

**On agenda:** 11/5/2018    **Final action:** 11/5/2018

**Title:** AN ORDINANCE APPROVING THE BUFFALO HIGHLANDS PUD ZONE DOCUMENT AMENDMENT NO. 1

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PUD Zone Document, 2. Ordinance - Final, 3. Ordinance, 4. Planning Commission Minutes, 5. Staff Report, 6. Presentation, 7. Vicinity Map, 8. Narrative Summary, 9. Conceptual Site Plan

Date	Ver.	Action By	Action	Result
11/5/2018	1	City Council	approved on second & final reading	Pass
10/1/2018	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE APPROVING THE BUFFALO HIGHLANDS PUD ZONE DOCUMENT AMENDMENT NO. 1

**Summary and Background Information:**

The subject property is approximately 23.2 acres in size and is part of the Buffalo Highlands development which is zoned PUD. The subject property is also Planning Area A within Buffalo Highlands. Planning Area A is designated for Townhomes in the current PUD Zone Document. The applicant is requesting approval of a PUD Zone Document Amendment in order to allow construction of single-family attached dwellings in Planning Area A.

The Land Development Code definition for a Townhouse specifically excludes single-family attached dwellings as being defined as a townhome. Single-family attached dwellings are essentially duplex dwellings, or two connected dwelling units. The Buffalo Highlands PUD Zone Document must be amended to allow construction of single-family attached dwellings in Planning Area A, which is the basis for this request.

A Conceptual Site Plan was submitted along with the PUD Zone Document Amendment request. The site plan contains a total 164 proposed Single-Family Attached dwellings. This represents a density of approximately ±7 dwelling units per acre, which is within the range of allowed density allocated to Planning Area A (6-15 DUs per acre-255 total DUs). In contrast with the existing PUD Zone Document, the proposed density in developing Planning Area A with single-family attached dwellings will not result in any increased density or a greater number of dwellings than currently allowed. The applicant also submitted Architectural Elevations with the PUD Zone Document Amendment application. The elevations provided by the applicant comply with the architectural standards of the

Land Development Code.

**Staff Responsible (Department Head):** Chris Cramer, Director of Community Development  
**Staff Member Presenting:** Brad Callender, City Planner

**Financial Impact:**

N/A

**Funding Source:**

N/A

**Planning Commission Recommendation:**

On September 4, 2018, the Planning Commission held a public hearing and voted 4 to 0 to forward the PUD Zone Document Amendment request to City Council with a recommendation for approval.

**Suggested Motion:**

I move to approve Zoning Ordinance Z-772-01-04-18