

To	Planning Commission
Hearing Date	April 08, 2021
Case Number	JZ 21 PUD 128 Estates at Ritz Hollow
Request(s)	Recommendation of approval of Rezoning from AG to RS-3 Recommendation of approval of JZ 21-PUD 128 Recommendation of approval of the Preliminary Plat
Location	South of 111 th and west of Elm
Applicant	Ryan McCarty, Select Design

Staff Report

Preparer | Marcaé Hilton

Attachments

- PUD 128
- Preliminary Plat

Preparer

Ryan McCarty, Select Design
Ryan McCarty, Select Design

Background Information

STAFF COMMENTARY | JZ21-PUD 128 is a Planned Unit Development proposal for a single-family subdivision in midsouth Jenks, *Estates at Ritz Hollow*. The subdivision has private gated streets with multiple amenities. The developer plans to keep as many mature trees as possible. The applicant has received preliminary approval of the design from Public Safety.

PLANNING DATA

Request(s) PUD 128 | RS-3
Preliminary Plat

TAC COMMENTS

March 23, 2021

ONG, Kymberly Vossler

1. DOD Will the utilities be underground?
2. Question about Reserve G. Yes

PSO, Matt Riley | need added UE

COJ, Chief Ostrum

1. Access requirements-
 - a. Who is responsible for the improvements of Elgin?
 - b. Confirm/approve street name.

c. Confirm easement dedication along Elgin.

PLAT | Add rear build lines to face of plat

Add Addresses to the plat

City Council

Ward 6

Current Zoning

AG | Agriculture

Intended Use

Single-family Residential

Parcel ID

Parcel ID: 98236-82-360-2010

Property Address: 1000 W 111 ST S

Legal: W/2 NW NE NE & NW SW NE NE

Gross Acres: 7.50STR

Parcel ID: 98236-82-360-1210

Property Address: 11333 S ELGIN AV W

Legal S/2 S/2 NE NE LESS E660 N136 & LESS E449 S193.9

Gross Acres 6.00

STR

Section 36, Township 18, Range 12

Comprehensive Plan

Medium Intensity Single-family

General Location

South of 111th between Elgin and Elm

Plat data

Unplatted | Estates At Ritz Hollow has been submitted as site plan and Preliminary Plat

Site Area

13.507 Acres

Appearance District

None

Public Comment

None at the time of this staff report

PUD Data

Protection of natural trees

Landscaped Entry Features

Masonry/stucco screening walls with stone columns

Hackett beam rock walls

New Trees

Dedicated sitting areas with benches

Preservation of existing stream

Coordination with USACE | Section 404 | Clean Water Act

Detention | Passive recreation

2 Acres of green space

BULK AND AREA STANDARDS	RS-1	RS-2	PUD 128	RS-3
LOT WIDTH (Min. Ft.) One Family	100	75	66*	65
LOT AREA (Min. Sq. Ft.) One Family	13,500	9,000	8,650	6,900
STRUCTURE HEIGHT (Max. Ft.)	35	35	35	35
LIVABILITY SPACE Per D.U. (min. sq. ft.)	7,000	5,000		4,000
Building Setback from 111 th			85	
Front Yard Abutting a Public Street: — Not an Arterial	35	30	35*	25
All Other Yards Abutting a Public Street: — Not an Arterial	15	15	15*	15
Rear Yards (min. ft.)	25	25	20	20
Side Yards (min. ft.) —One side yard	10	10	5	10
Side Yards (min. ft.) —Other side yard	5	5	5	5
Minimum House Size			2, 200	
Masonry First Floor			100%	
*See PUD for Exception				

Zoning Surrounding:

- North: RS-2 Residential Single-family | Haddington Heights
- South: AG | Agriculture-Single-family Residence
- West: AG | Agriculture-Single-family Residence
- East: AG | Agriculture-Single-family Residence

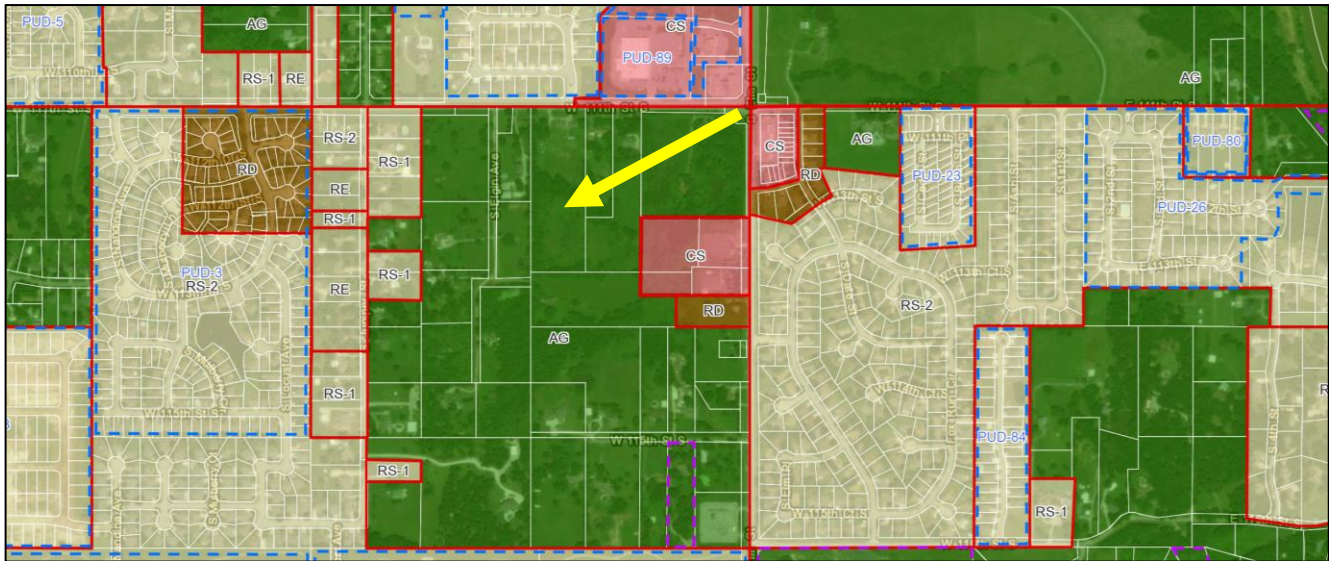


Figure 1: ZONING MAP

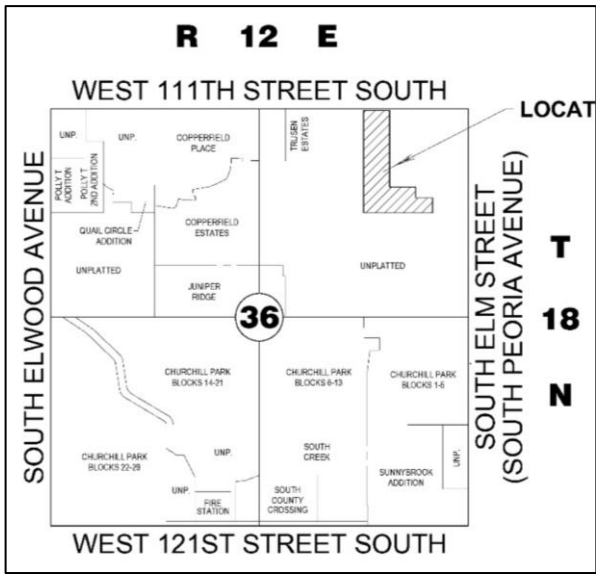


Figure 2: Site Map



Figure 3: Site Map

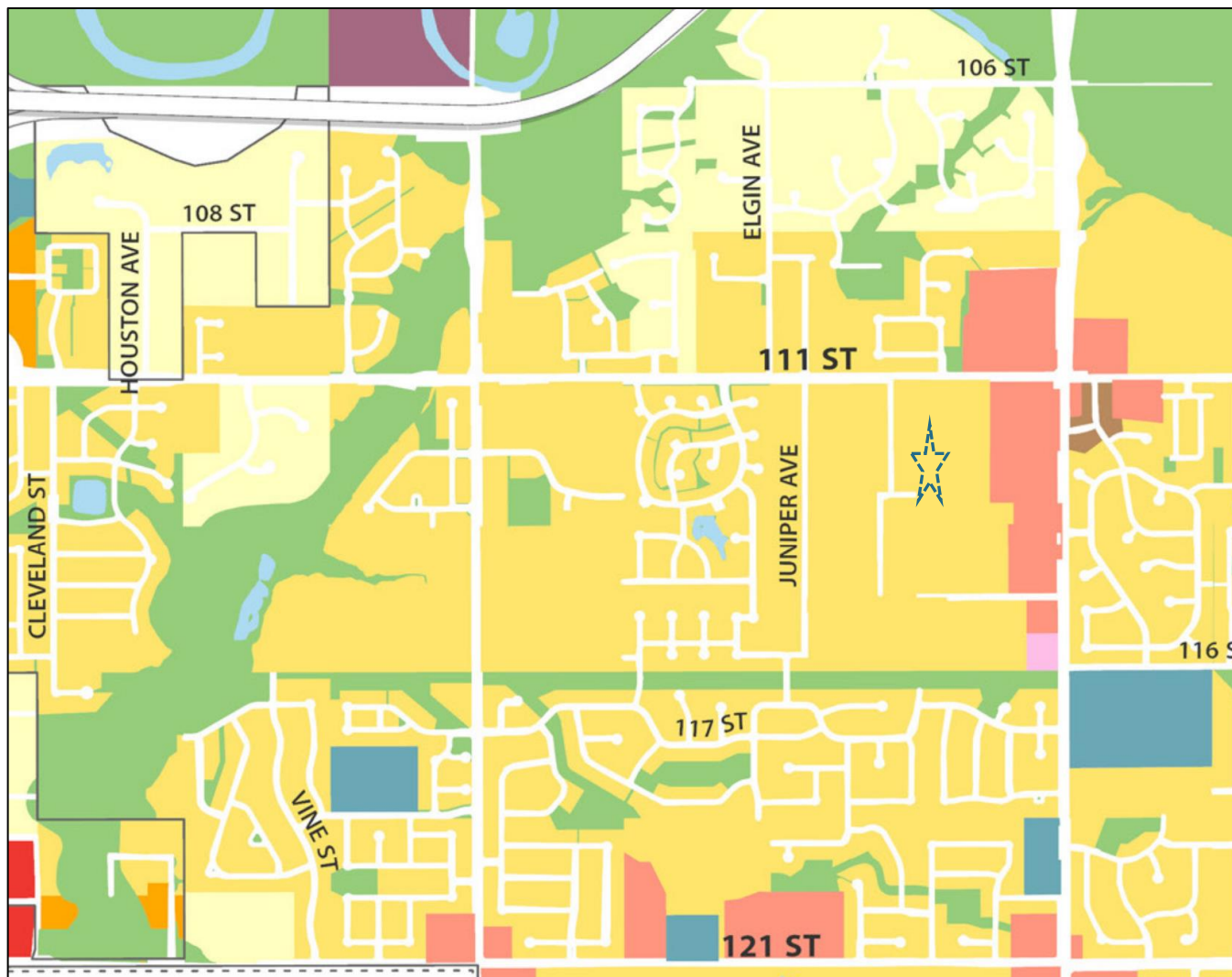


Figure 4: COMPREHENSIVE PLAN | MEDIUM INTENSITY SINGLE-FAMILY

Land Use Plan



Staff Evaluation & Recommendation

EVALUATION | The Estates At Ritz Hollow brings a small subdivision in an area predominantly undeveloped. Staff has met with the consultant on several occasions, the details of the street connecting to Elgin will need improvement. This will be worked out as the applicant goes through the platting process. Public Safety and other staff have contacted Select Design to work out the final details of the access to the west.

Approving this Rezoning/PUD request and Preliminary Plat will allow the developer to move forward with advanced engineering design and development.

PUD ZONING LANGUAGE | Sec. 900. - Purposes.

The intent of the Planned Unit Development district is to permit flexibility that will encourage a more creative approach in the development of land and will result in a more efficient use of open area, while maintaining density and area coverage permitted in the general zoning district or districts in which the project is located while also obtaining the advantages of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation.

More particularly, the intent of the PUD District is to allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecologic conditions.

To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

To promote the efficient use of land resulting in networks of utilities, streets and other infrastructure features that maximize the allocation of fiscal and natural resources.

To enable land developments to be compatible and congruous with the adjacent and nearby uses and to ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Consider

- 1. Whether the PUD is consistent with the comprehensive plan; (Consistent)*
- 2. Whether the PUD harmonizes with the existing and expected development of surrounding areas; (Yes, it harmonizes)*
- 3. Whether the PUD is a unified treatment of the development possibilities of the project site; (Good Concept)*
- 4. Whether the PUD is consistent with the stated purposes and standards of this chapter. (Yes)*

STAFF COMMENTS | NOT COMPETE LIST

Continue to work with City Staff on connection to Elgin

Sidewalks are required internally and along street frontage

Keep Staff updated as you move through design and the 404 process

Update the Comprehensive Plan information

Add PUD 127 in the title

Correct all outstanding PUD markups if possible

RECOMMENDATION | 2 ACTIONS *Staff and TAC recommend approval of the Estates at Ritz Hollow requests to rezone from AG to RS-3 and add a Planned Unit Development Overlay | PUD 127 and approve Preliminary Plat*