



# Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

June 9, 2008 Meeting

**SUBJECT:** Consider a proposed amendment to the Official Zoning Map to rezone approximately 3.1 acres from R-1(150) and R-3 to R-1(75). The application is known as Silver Birch Park.

**SYNOPSIS:**

The subject property is located north of NW 62<sup>nd</sup> Avenue, east of NW 94<sup>th</sup> Street and west of the existing Waterford Townhomes development.

William K. Poston and the Waterford Townhome Association (manager, Don Beal) wish to rezone the property as follows:

Property owned by Mr. Poston:

- 2.59 acres from R-1(150) Single Family Residential to R-1 (75) Single Family Residential; and
- 0.34 acres from R-3, Medium Density Multiple Family Residential to R-1 (75) Single Family Residential.

Property owned by the Waterford Townhome Association (manager, Mr. Beal):

- 0.085 acres from R-3, Multi-Family Residential to R-1 (75) Single Family Residential;
- Staff note: the area of the entrance drive.*

Following the rezoning request, Mr. Poston wishes to subdivide the property with a new street (Silver Birch Circle), and up to 4 lots and an outlot.

In addition, he wishes to replat his residential property (Lot 7, Newport Ridge Plat 2; 9212 Huntington Circle) to create a double-frontage lot for an accessory structure, with access to Silver Birch Circle.

As part of this development, Mr. Poston would extend public utilities, construct a cul-de-sec (Silver Birch Circle) and a new access from NW 62<sup>nd</sup> Avenue. At some point in the future, this access might connect east to an expansion of the Waterford Townhomes development.

RECOMMENDATION: The staff recommends approval and provides the following motion for the Commission's consideration:

**The Planning & Zoning Commission recommends approval of PZ Case No. 08-15, the proposed rezoning of Silver Birch Park.**

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Attachments:

1. Proposed Rezoning Exhibit prepared by Civil Engineering Consultants (received 5-30-2008); 1 page.
2. Preliminary Grading Plan prepared by Civil Engineering Consultants (received 4-25-2008); 1 page.
3. Petition for Change in Zoning Classification (submitted on May 2, 2008 by William K. Poston); 4 pages.
4. Petition for Change in Zoning Classification by Don Beal (received on June 5, 2008); 1 page.
5. Neighborhood Notice, Vicinity Map and mailing list prepared by city staff (dated May 30, 2008); 3 pages.
6. Exhibit illustrating existing conditions with Ordinance 753, an Ordinance Amending the Official Zoning Map to Rezone A-1 and E Districts to R-1(150) and R-E, respectively; 1 page.
7. Draft Ordinance text (dated June 9, 2008); 2 pages.
8. Letter from Bob Veenstra, Veenstra & Kimm (dated May 5, 2008); 3 pages.
9. Letter submitted by neighborhood representatives (received June 5, 2008); 1 page.