

Summary of waivers and variances – Bauer Farm Planned Unit Development

The variances associated with the approved PRD are not intended to be part of this action. Additionally they are not included in the general notes of this proposed Preliminary Development Plan.

Waiver 1. Lot Size: Reduction in lot size to permit lots with less than 4000 sq ft of area.

(Applies to PRD portion of development – replaced by more recent actions related to FDP-1-2-09)

Waiver 2. Periphery Boundary: Reduction in periphery boundary to reduce the 20 ft of commercial peripheral to 10 ft along W 6th Street, 17 ft along Wakarusa Drive, and 10 ft on Overland Drive and Folks Road. 35 ft residential periphery boundary reduced to 10 ft setback on Overland Drive and Folks Road and 16 ft setback on W 6th Street. No periphery boundary is required between the PUD areas within Bauer Farm.

(Applies to entire development)

Waiver 3. Residential Setbacks: Distances less than 10 ft between the A Custom Homes and B Starter Homes and between the cottages above the A garages and the B Starter Homes, and residential front yard setbacks of approximately 10 ft and side and rear yard setbacks less than 10 ft; providing the structures are designed to meet the building code requirements for zero setback.

(Applies to PRD portion of development)

Waiver 4. Commercial Setbacks: Commercial building setback as close as 10 ft on W 6th Street, 17 ft on Wakarusa Drive, and 10 ft on Champion Lane.

(Applies to PCD portion of development)

Subdivision Design Standard 1: Local streets intersecting opposite sides less than 125 feet.

(Applies to PRD portion of development)

Subdivision Design Standard 2. Alleyways permitted within the residential areas of the subdivision.

(Applies to PRD portion of development)

Subdivision Design Standard 3. Local private street widths of 20 feet back of curb to back of curb. (Revision of the private streets to public streets was approved by the City Commission and the width waiver remains.)

(Applies to PRD portion of development)

One additional waiver was requested with the Final Development Plan (FDP-1-2-09), from Section 20-1106(b), which requires each individual residential lot to have access to a street, public or private, which has been constructed to the public street standards of the city.

(Applies to PRD portion of development)

Additional variances for the residential portion of the development were included on the recently approved Final Development Plan (FDP-1-2-09) included the following:

1. Reduced density at edges. Duplexes are proposed along the west side of the residential portion (adjacent to the community theater parking lot), and along Overland Drive rather than the townhomes which were shown on the Preliminary Development Plan. Detached homes are proposed along Folks Road rather than the multi-dwelling 'mansion houses' which were shown on the Preliminary Development Plan.
2. New unit type of detached dwelling proposed: Courtyard Cottages. These dwellings are not located on lots that front on a public street. The lots are accessed by a public alley and front onto a common courtyard. These units are proposed in the northwest and northeast corner of the property and are marked with **X**'s on the attached Final Development Plan, Attachment B. A waiver is being requested from the Planning Commission to permit the creation of lots that have access to public alleys rather than streets.
3. Changes to streets:
 - a. Removed bulb-outs at intersections.
 - b. Removed dead end streets that 'T' into alleys.
 - c. Rearranged alleys to 'T' shape to allow houses to face Bauer Drive.
 - d. Removed southern portion of east and west roads to multi-family area proposed south of Bauer Drive.
4. Multi-dwelling units south of Bauer Drive. Multi-dwelling units are proposed south of Bauer Drive rather than the row houses which were shown on the Preliminary Development Plan. The intent of the Preliminary Development Plan had been to have a single-dwelling residential feel along W 6th Street. The applicant provided elevations, Attachment C, which shows the multi-dwelling units designed in a 'row house' style. The apartments are 2 or 3 stories and are arranged side by side with the exception of the two smaller units which are courtyard apartments. These units are designed as larger homes, but have an interior courtyard from which 4 apartments take access. The multi-dwelling units include front porches or stoops and walkways to the sidewalk on the adjacent street. Windows and architectural details occupy the end walls of the multi-dwelling units to provide visual variety and maintain the 'residential' feel.