



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: March 26, 2013

Reference: PD-255R-SF, Westhaven, to amend the PD to reduce the rear yard setback on 11 lots from 50 feet from SH 121 R.O.W. to 45 feet. .

2030: **Sense of Community & Special Place to Live**

Introduction:

The applicant is requesting this reduced setback to accommodate the housing product planned for these 11 lots. Given the buffering that will be provided with the proposed screening wall, berm and landscaping and the results of the Noise Study, this request is supported.

Analysis:

On February 21, 2013 Planning & Zoning Commission unanimously recommended approval of this rezoning request.

Legal Review:

This item did not require City Attorney review

Fiscal Impact:

None

Recommendation:

The Planning Department recommends Approval

Attachment:

Staff Report with Site Plan