



## MEMORANDUM

**To:** Mayor and City Council

**From:** Gary L. Sieb, Director of Planning

**Date:** May 12, 2015

**Reference:** Consider approval of Case No. PD-258R-SF, Villas of Southwestern, a zoning change request from PD-258-SF (Planned Development-258-Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations to allow two stucco homes, approval of a Detail Plan for Lot 2 (822 Mango Court) and approval of a Conceptual Plan for an additional stucco home within this subdivision.

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

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### Introduction:

This request is to allow a 100% stucco home on Lot 2 of this subdivision and also the right to build one more stucco house in this seven-lot subdivision. The *Zoning Ordinance* includes restrictions to limit this construction type in favor of a more “old world” architectural style with brick, stone and wood elements. Stucco is permitted on a limited basis through the Special Use or Planned Development process. Most recently, in the 56-lot Chateaus subdivision, up to 10 stucco homes were allowed, as long as they were separated by three masonry units. The developer actually built six. Applying that same rationale and ratio of stucco to masonry residences (less than 10%) would limit this subdivision to the one unit being specifically asked for. Therefore, staff recommends the one stucco residence be approved; that the additional unit be denied based upon the ratio provision and historical comments stated above.

### Analysis:

On April 16, 2015, the Planning Commission unanimously recommended APPROVAL of the requested stucco residence on Lot 2 (822 Mango Court) and DENIAL of a second stucco structure, the following condition remains outstanding:

1. Include a note on Sheets 2 and 3 that state “100% stucco” in bold letters.

### Legal Review:

This item did not require City Attorney review

### Fiscal Impact:

None

**Recommendation:**

The Planning Department recommends approval

**Attachments:**

1. Staff Report
2. Site Plan
3. Elevation/roof plan