

Carter Road PUD

*Request to rezone to a PUD with PR-Planned
Residential designation.*

Staff Presentation to City
Council
March 20, 2023



Vicinity Map

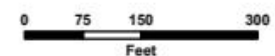


Applicant: Kevin Oberbroeckling, CK Construction

Location: Carter Road, PIN 1015453009

Description: To rezone the property to a Planned Unit Development with PR-Planned Residential designation.

 Subject Property



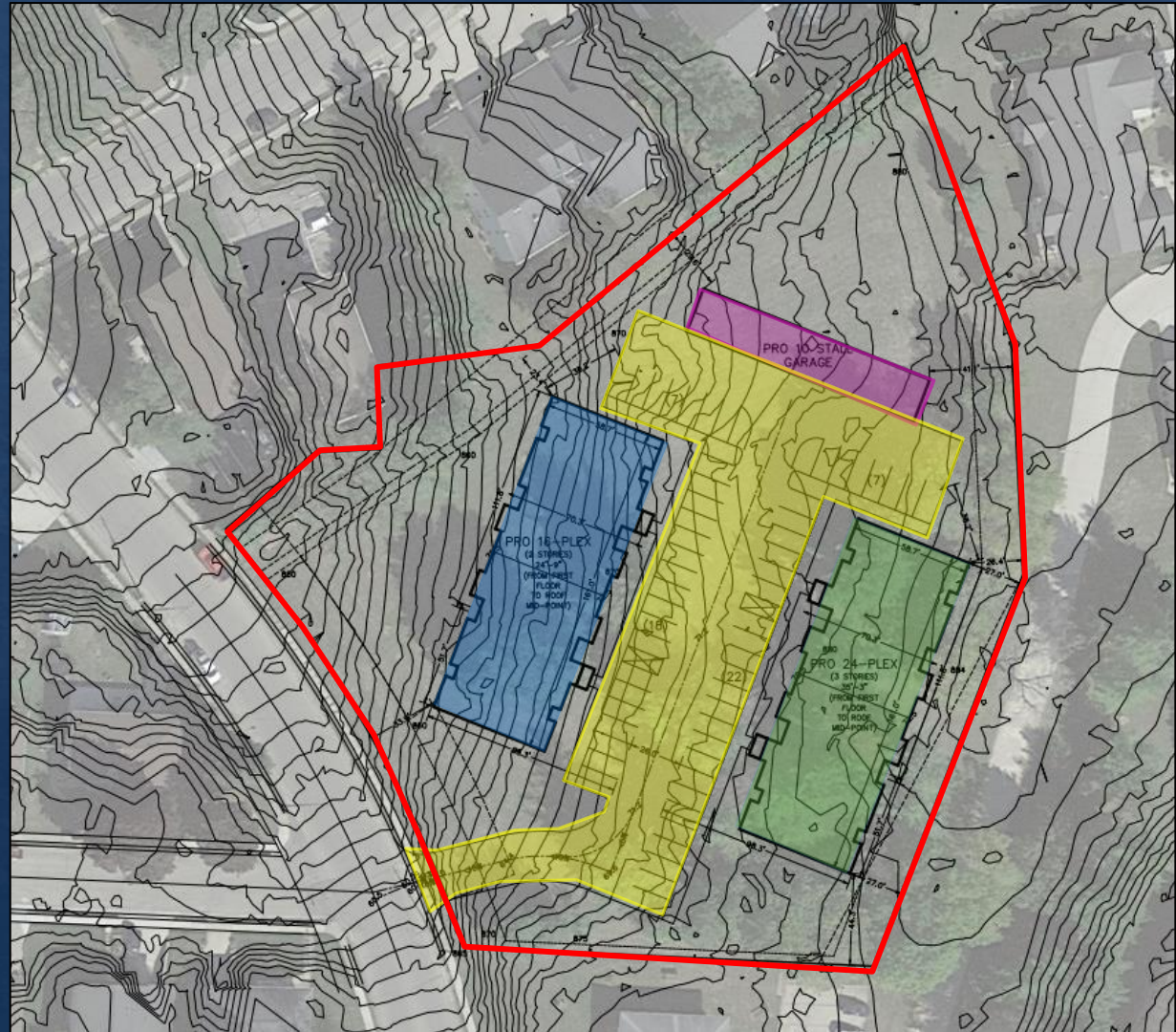
1:2,500

Property Details

- Subject Property:
 - 2.4-acre, vacant lot
 - Frontage along Carter Road (~230 feet)
 - Irregularly shaped, 34' elevation change from west up to east
 - Easements:
 - Stormwater/sanitary sewer along Carter Road
 - Utility/sanitary sewer along the northern property line
 - Utility easement along southeaster property line
- Zoning History:
 - 1996 - Rezoned for PUD with PR-Planned Residential designation to allow a 64-unit senior housing development
 - 1993 – Rezoned for a PUD with a PR-Planned Residential designation to allow a 16-unit, four building condominium development.
 - 1985 – Given R-4 Multi-Family zoning classification
 - 1975 – Zoned R-4 PUD
 - Prior to 1975 – Multi-Family PUD

Project Description & Conceptual Plan

- One 16-unit 2-story multi-family residential building
- One 24-unit 3-story multi-family residential building
- A detached garage (10 parking spaces)
- 54 off-street parking spaces (total 64 off-street parking spaces)
- Access from Carter Road, across from Westmore
- Consistencies with R-4 Multi-Family Residential zoning district.



Neighborhood

- North – R-4 Multi-Family Residential (2 & 3-story buildings)
- West – R-1 Single-Family Residential
- South – R-4 Multi-Family Residential (2-story building)
- Southwest – PR-Planned Residential (St. Mary's Apartments/3-story)
- Northwest – PR-Planned Residential (Pine Knoll HOA)



Impact of Request on:

- Comprehensive Plan:
 - The Comprehensive Plan goals promote infill and mixed-use development.
- Utilities:
 - The area is adequately served by city water and sanitary sewer
- Traffic
 - Carter Road is defined as a Minor Arterial
 - 4,780 average annual daily traffic trips on Carter Road
 - Estimated 332 average daily trips per weekday
 - Estimated 168 average daily weekend trips per day
 - Carter Road is designed to accommodate this additional traffic
- Surrounding development includes:
 - Mix of multi-family residential & single-family residential
 - Sisters of the Presentation, Care Initiatives Specialty Care nursing facility, Wahlert High School, and Mazzuchelli Catholic Middle School.
 - With the exception of the proposed site, the neighborhood is fully developed.

QUESTIONS?