

Planning Commission Item

April 15, 2025



Item	(Cancelled - No Variance Required) Consider Setback Variance for Pioneer Ridge (Planning Case 25-01)	
File No.	25-01	Item No: B.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations		

SUGGESTED ACTION

SUMMARY

Agenda item cancelled - no variance triggered for review.

The City Council approved the proposed Detached Townhome ordinance on Monday, April 14. The detached townhome lots proposed within the Pioneer Ridge housing development meet the lot area and setback requirements established by the ordinance. As a result, a setback variance is not required to be reviewed by the Planning Commission on April 15.

As a result, this agenda item will be removed from the April 15 Planning Commission meeting agenda.

BACKGROUND

Historical Background

On January 17, 2025, the city received a development application for a new housing development called Pioneer Ridge. At the time of initial application, the housing development consisted of 60 attached townhomes. The Planning Commission reviewed the proposed housing development on February 18. The Planning Commission held a public hearing and recommended approval of the proposed housing development. Substantial public comment was received during the public hearing. Most comments related to the proposed type of housing, the proximity of the new housing to existing housing, and traffic and drainage concerns.

The city is required by State Statute to act on a land use application within 60 days from date of application and the application being deemed complete for review. The 60-day time period based on the initial complete application date established a deadline of March 17.

The city is authorized by State Statute to initiate a 60-day extension to the original 60 days, bringing the full review timeline to a period of 120 days. The city issued an extension notice on February 21, 2025 notifying the applicant that the city was exercising its authority to extend the review time to explore alternatives to the proposed project in an attempt to address public feedback. This extension established a new deadline for the city of May 17, 2025.

On March 10, the City Council reviewed a revised proposal for Pioneer Ridge at its work session. The revised proposal reduced the total number of new homes proposed for the site and removed 22 attached townhomes in favor of 14 detached townhomes along the northern property line of the project which shares a property line with existing homes. Staff shared with the City Council that the city code did not currently have a definition for "detached townhome" or specific dimensional requirements for "detached townhomes" and that if the City Council was interested in this style of housing, the City would need to amend the city code to include this housing type. The City Council directed staff to prepare a draft ordinance related to Detached Townhomes.

The Planning Commission reviewed the draft ordinance at its meeting on April 8, which included a public hearing. The Commission was originally scheduled to meet on April 1; however, the city rescheduled it to April 8 as the April 1 meeting occurred during spring break, which may have inhibited some public from participating in the public hearing.

The City Council approved a zoning ordinance establishing and regulating Detached Townhomes on April 14.

The City Council will consider the Preliminary Plat, Site Plan, and Rezoning application for Pioneer Ridge on April 28. The city has until May 17, 2025, to formally act on the proposed development application.

DISCUSSION

RECOMMENDATION

ATTACHMENTS

