

October 22, 2024

To: Mayor and Members of City Council

202402096

From: Sheryl M. M. Long, City Manager

Subject: Ordinance – Major Amendment to the Concept Plan and Development Program Statement of Planned Development District No. 88, “Three Oaks,” in the Oakley neighborhood

Transmitted is an Ordinance captioned:

APPROVING a major amendment to the concept plan and development program statement governing a portion of Planned Development District No. 88, “Three Oaks,” to change the uses permitted within the planned development to facilitate the construction of car condominiums in the area generally bound by a railroad right-of-way to the north, 34th Avenue to the east, 32nd Avenue to the west, and Iron Oak Avenue to the south in the Oakley neighborhood.

The City Planning Commission recommended approval of the Major Amendment at its September 20, 2024 meeting.

Summary

The petitioner, Neyer Properties, has requested a Major Amendment to the Concept Plan and Development Program Statement of Planned Development District No. 88, “Three Oaks,” to add car condos, which are for-sale luxury garages primarily targeted at collectors, as a permitted use. If approved, PD-88 would allow car condos in Tract A2, a 1.88-acre area in the northeast corner of the site abutting the railroad tracks, which was previously approved for 27 single-family homes. The applicant is instead proposing to build 31 car condos along a gated private drive accessed from 34th Avenue, with an emergency access gate on 32nd Avenue. Single-family homes are still being built to the south of the proposed car condo site.

The City Planning Commission recommended the following on September 20, 2024 to City Council:

ADOPT the Department of City Planning and Engagement Findings as detailed in this report; and

APPROVE the Major Amendment to the Concept Plan and Development Program Statement for Planned Development #88, Three Oaks, as amended and specified in this report.

cc: Katherine Keough-Jurs, FAICP, Director, Department of City Planning and Engagement