

# Overfield Farms PAD Major Amendment –K&D Farms

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DSA-15-00121

Planning & Zoning Commission: December 3, 2015 City Council: January 4, 2016

**NOTE: ADDED CONDITION OF RECORD PER ORDINANCE: PRIOR TO THE CONSTRUCTION OF ANY ADJACENT SINGLE FAMILY DEVELOPMENT, ALL GROUND-BASED EQUIPMENT SHALL BE SCREENED THROUGH THE USE OF A BLOCK-WALL A MINIMUM OF SIX FEET IN HEIGHT.**

## INTRODUCTION & HISTORY

Overfield Farms Planned Area Development (PAD) was originally approved in 2007. It is comprised of approximately 3,714 acres or 5.8 square miles. There are a variety of land use designations within this PAD which include differing densities of residential use, schools, commercial use, and open space. In 2014, Alcea at Overfield Farms was approved (DSA-15-00083), amending 445 acres of the Overfield Farms PAD, refining development standards and land uses for that particular area.

## PURPOSE OF THE PAD AMENDMENT REQUEST

The purpose of *this* PAD Major Amendment (DSA-15-00121) is to revise 174.22 acres of another portion of the Overfield Farms PAD, owned by K&D Farms (see exhibit A) to allow wireless telecommunication facilities as a conditionally-permitted use within areas designated Low-Density Residential within this ownership area and providing development standards for this use.

The reason for the amendment is to accommodate the increasing demand and use of wireless technology. As Wireless technology advances, it is no longer exclusively for the purpose of cellular telephones. Devices that subscribe to wireless networks also include:

- Data Tablets
- Home Computers
- Pagers
- Public Safety radios and computers
- Security Systems
- Education Facilities
- Sub-devices that connect to these different wireless networks.

As Overfield Farms and surrounding neighborhoods develop, wireless telecommunication facilities will be needed to serve the future residents and businesses of the area.

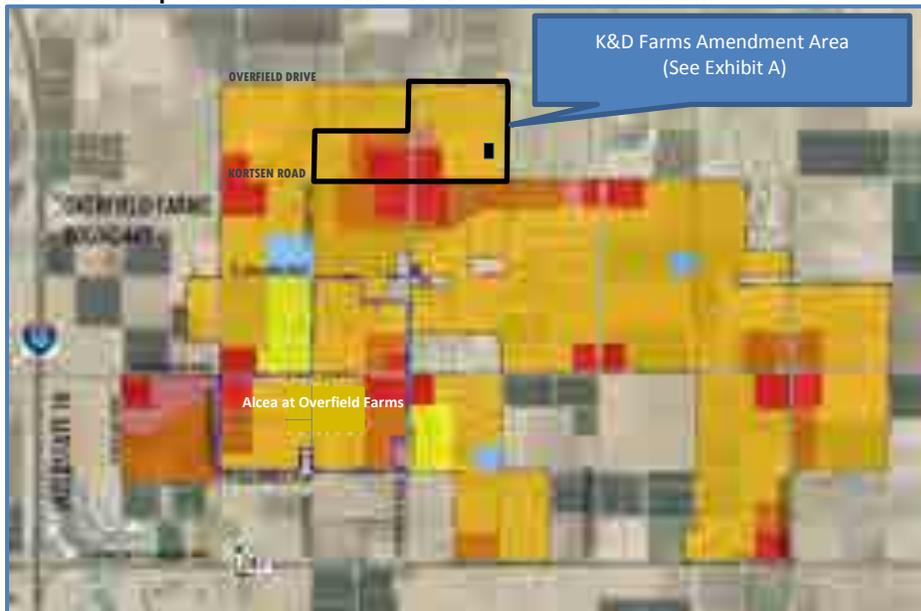
Approved via Ordinance No. 1178.313.2 (cured 2/17/16) with condition of record: prior to construction of any adjacent single family residential development, all ground-based equipment shall be screened through the use of a block wall of six feet in height.

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## Land Use Map of Overfield Farms and Alcea at Overfield Farms



### PROJECT SCOPE & LIMITATIONS

Overfield Farms PAD is comprised of multiple ownership entities (Exhibit B). The reason for this amendment affecting only 174.22 acres is due to the fact that it is only one particular ownership entity, “K&D Farms”, is making this request. It is 174.22 acres within this particular ownership entity that is to be affected by this amendment.

This PAD amendment does not amend any area outside this particular ownership area of K&D Farms (Exhibit A). All uses, development standards, and procedures set forth within the currently approved Overfield Farms PAD, and future amendments thereto (unless otherwise specified), shall remain applicable to the K&D Farms ownership area.

### ADDENDUM

The following represents the addendum to section 6.2 of the Overfield Farms PAD to additionally apply to K&D Farms:

## 6.2. Low Density Residential

### Allowed Uses

- a. Single family detached dwelling unit
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, and model homes.

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## **NEW: Conditional Uses**

### **Stealth and/or camouflaged wireless telecommunication facilities.**

To be “stealth” or “camouflaged”, the wireless telecommunication facility shall not obviously appear as a wireless telecommunication facility. Steps to conceal its appearance shall be taken To be “stealth” or “camouflaged”, it will need to have an appearance that corresponds with the aesthetic, view-shed, and other characteristics of the area in which it is placed. The stealth or camouflage design of the facility must demonstrate incorporation or complementing of a surrounding architectural or thematic element.

#### **Development standards:**

Maximum height of facility: 100 ft.

#### **Minimum setbacks from residentially designated lots and from any unplatted property line:**

The minimum required setback is one foot from the base of the facility for every foot of height of the facility to the nearest lot line of a platted single-family residential lot or from any unplatted property line.

- Prior to the construction of any adjacent single family development all ground-based equipment shall be screened through the use of a block-wall a minimum of six (6) feet in height.

#### **Minimum setbacks from platted lots designated as commercial and office:**

The minimum required setback is 0.25 feet for every foot of height of the facility to the nearest lot line of lot designated for commercial or office use.

#### **Co-location:**

Where possible, wireless telecommunication facilities should be co-located. Co-located arrays with a lesser degree of concealment can be considered with a Conditional Use Permit, if determined that the general appearance of the facility is not substantially altered and the primary array being concealed is larger in size.

Where not otherwise specified within this document, approval shall be subject to the City Code, particularly City Code Section 17.68.120.7

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## Exhibit A

### K&D Farms Land Use Designation Map



#### **Existing Land Use Designation Key:**

LDR = Low Density Residential

MDR = Medium Density Residential

COM = Commercial

O = Office

