

Ordinance 250204

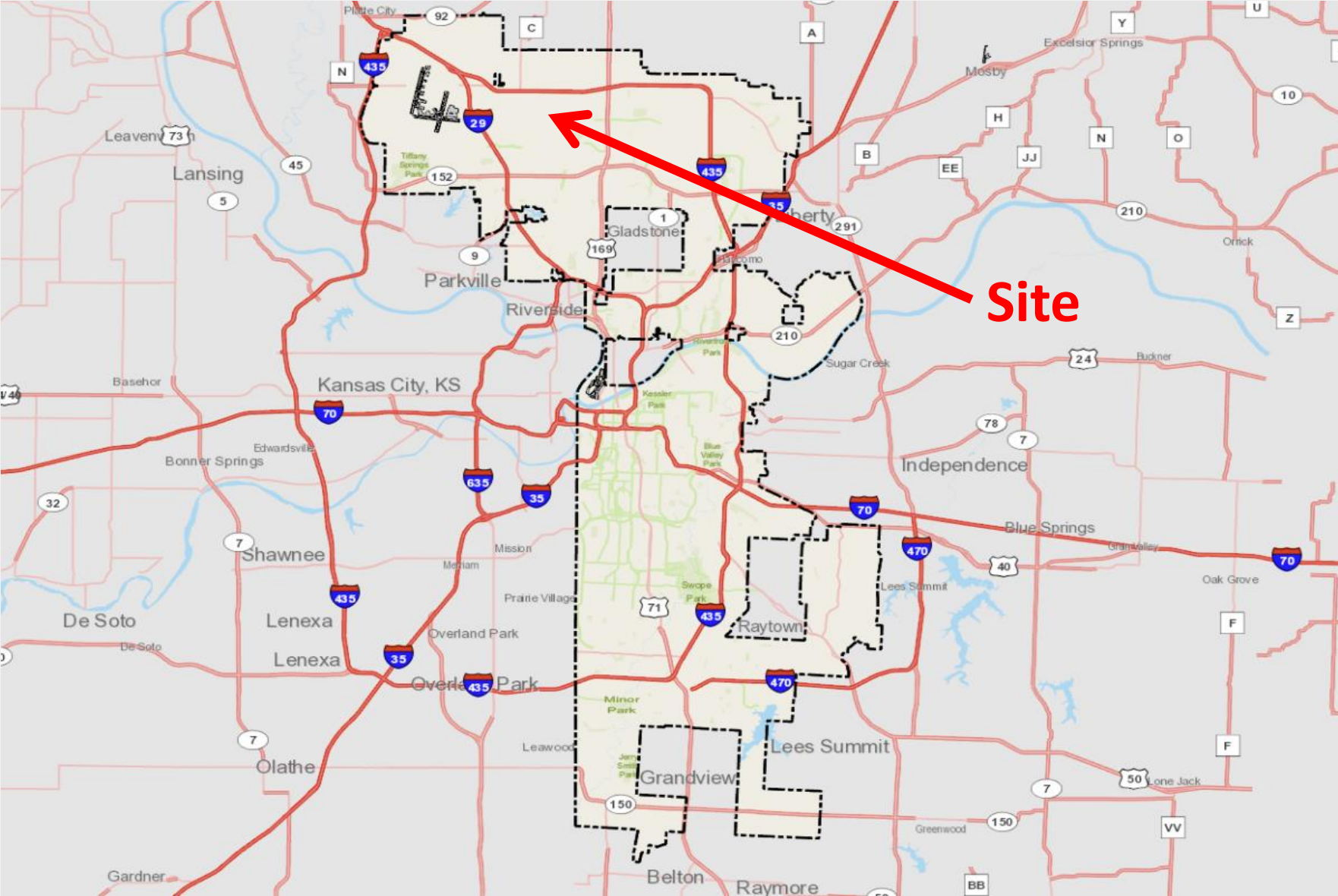
Major Amendment to a Development Plan: Tiffany Meadows
CD-CPC-2024-00198

March 4, 2025

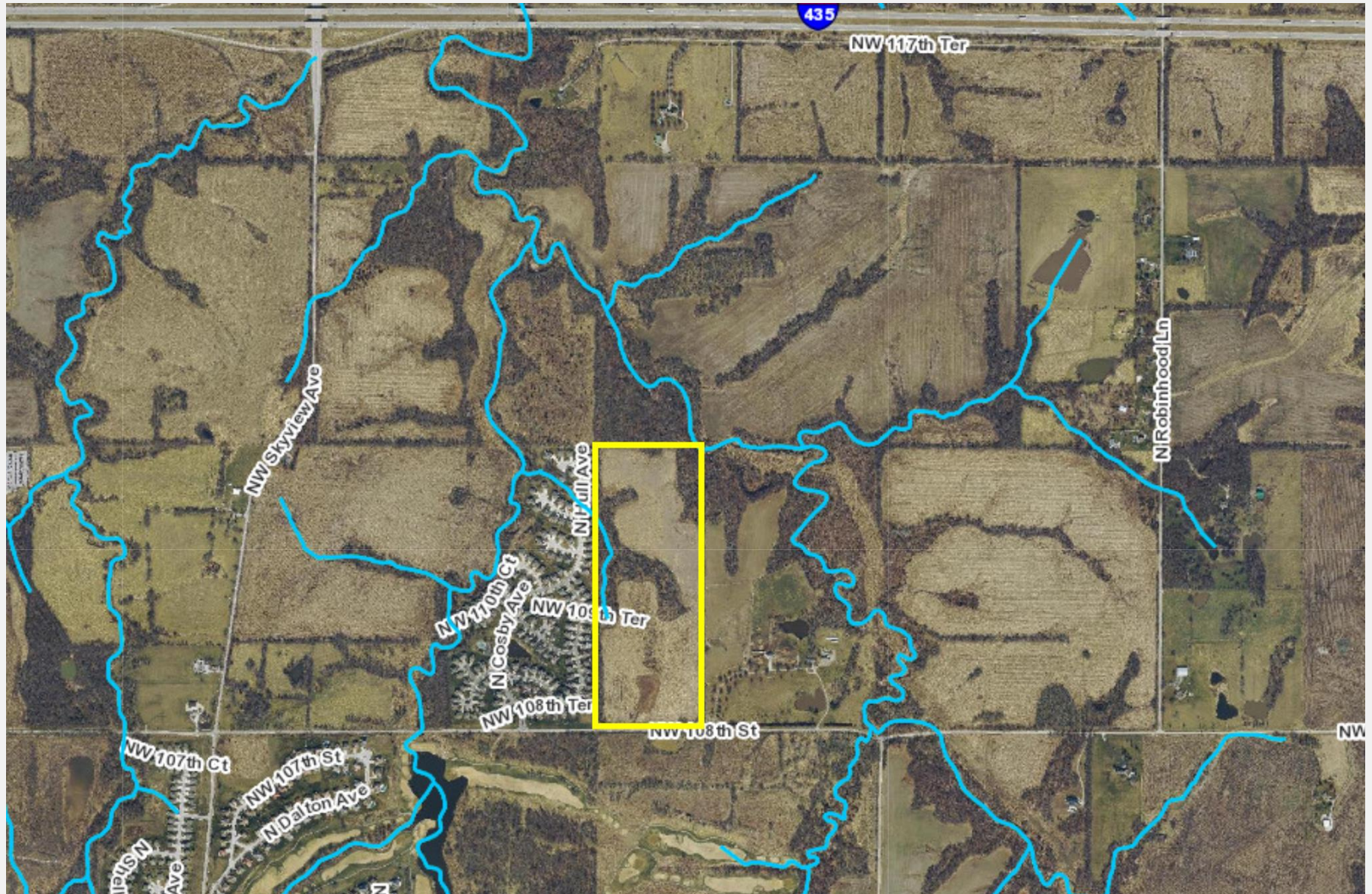
Neighborhood Planning and Development Committee



Location



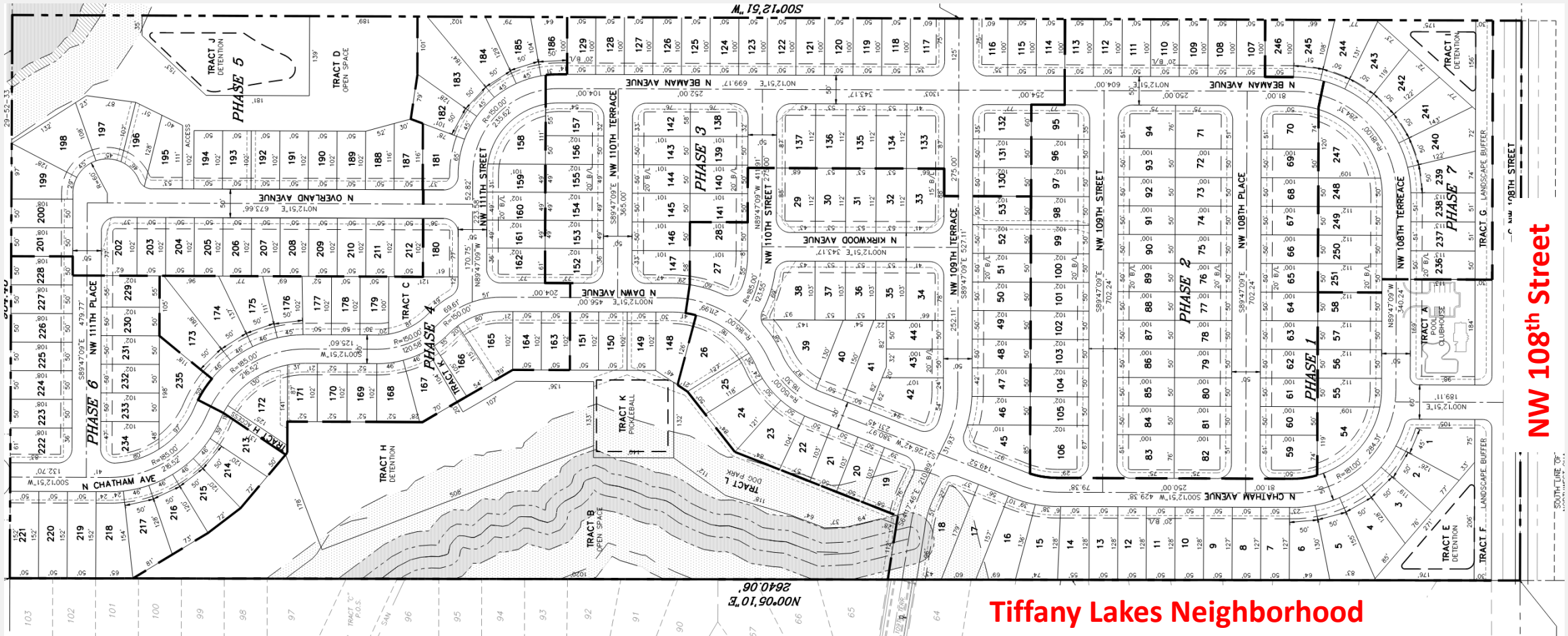
Location



Looking North From NW 108th Street



Development Plan



NW 108th Street

Tiffany Lakes Neighborhood

Development Plan

- Ordinance 230199, approved by City Council rezoned 60 acres from AG-R to R-7.5 and a Development Plan with Deviations.
- Approved deviations on 251 lots for lot area, lot width, front setback, rear setback, and side setbacks
- Major Amendment is not proposing any changes to the number of dwelling units, lot layout, private open spaces, or circulation

Deviations Requested

	Zoning Code Requirement	Previously Approved Deviation	New Requested Deviation
Lot Area	7500 Square Feet	5000 Square Feet	-
Lot Width	50 Feet	49 Feet	-
Front Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	20 Foot Setback
Side Yard Setback	10% of Lot Width, Max of 8 Feet	5 Feet	-
Side Yard Setback on Corner Lots	15 Feet	10 Feet	-
Rear Yard Setback	25% of Lot Depth, Max of 30 Feet	25 Foot Setback	15 Foot Setback

Tiffany Lakes Neighborhood Concerns

Water Drainage Concerns: Ongoing issues with runoff; requests that a swale should be required to direct runoff to the retention pond.

Lot Size & Zoning Variances: Developer is requesting variances beyond R-7.5 standards. Requests that additional variances should be denied, and the plat modified to comply with R-7.5 zoning requirements.

Traffic Concerns: 251 households will rely on a single exit, leading to congestion and safety hazards. Parking constraints will further impact accessibility for emergency services.

Infrastructure Limitations: Increased traffic will overload an underdeveloped two-lane road and a hazardous intersection. No alternative routes are available.

City Plan Commission Added Condition

That the developer shall provide a swale at the rear of lots along the western boundary of the Tiffany Meadows development which abut the existing Tiffany Lakes Neighborhood. The additional storm water flow shall be conveyed to the natural drainageways or detention facilities provided within the Tiffany Meadows project boundaries.

City Plan Commission Recommendation Ordinance 250204

Development Plan

Case No. CD-CPC-2024-00118

Approval with Conditions

Tiffany Meadows Major Amendment

