

MEMORANDUM

DATE: March 16, 2021

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Mark J. Bennett, Development Services Director
Autumn Cochella, Development Services Manager

SUBJECT: Bundy Property Planned Development Project (PDP)
Public Notice is required – notice requirements have been met

SYNOPSIS: *Wood & Associates Engineering, LLC, agent for CL Bundy & Son Inc, owner, requests the approval of City Commission for a 142-lot single-family residential Planned Development Project (PDP) subdivision.*

RECOMMENDATION

Staff recommends approval of the Bundy Property Planned Development Project.

At a regular meeting on February 23, 2021, the Planning and Zoning Board made a unanimous recommendation of approval to City Commission, contingent upon a re-design of the proposed neighborhood park approvable by the Administrative Official, and with the following condition of approval: *All lots which abut the northern property line are subject to a 20-foot front building setback, with a 25-foot recessed garage.*

The revised neighborhood park design was approved by Development Services staff on February 26, 2021.

BACKGROUND

The vacant 29.42-acre site is located on the west side of Scenic Highway, south of Lake Mabel Loop Road, and north of Master Piece Road.

The property owner petitioned for the annexation of these two parcels in December 2020. The second reading of the annexation ordinance went before City Commission on January 19, 2021 and was approved.

Project Description and Proposal

Proposed is a Planned Development Project consisting of 142 single-family lots. Approval of a PDP does not change the underlying zoning assigned to the property; it is instead a Special Exception Use Permit granted by City Commission, following a recommendation from the Planning and Zoning Board.

Lot Layouts and Building Setbacks

Lots will range in size to include a variety of 50-foot-wide to 80-foot-wide lots. Brookshire Subdivision, which shares a northern border, is developed as a standard subdivision; therefore, perimeter lots abutting Brookshire are designed at 70 and 80-feet in width in order to achieve compatibility.

Front Setback: 15 feet – *garages must be setback a minimum of 20 feet in order to accommodate vehicle parking without obstructing the sidewalk.*

Second Frontage Setback – Corner Lot: 10 feet.

Side Setback: 5 feet; no obstructions should be permitted in the side-yard (AC systems, pumps, and other mechanical equipment).

Rear Setback: 10 feet.

Lots abutting the northern property line:

Front Setback: 20 feet - *garages must be setback a minimum of 25 feet.*

Density and Open Space

The maximum density of dwelling units allowed in the LDR future land use category is 5 dwelling units per gross acre. This site could achieve a maximum density of 147 units.

Required Open Space: 6.03 acres

Provided Open Space: 6.05 acres

Recreation Requirements

Neighborhood Park: Required – 0.533 acres

Provided – 1.13 acres

Mini-Park: Required – 0.089 acres

Provided – 0.20 acres

A natural linear park is depicted along both the southern boundary of the property, and the western boundary along Scenic Highway. Open space including retention, recreation, and the active trail which abut private lots must be buffered in order to distinguish separation.

Streets and Access

Ingress and egress access to the site is proposed from Scenic Highway between lots 1 and 58. The 100-foot-long entrance road meets code section 23-303.4 for number of entrances and length of entrance road per number of dwelling units proposed.

A formal traffic study is required to be conducted by the applicant and reviewed by the City prior to Site Development Permit Issuance.

New local streets and sidewalks will be constructed to City standards and dedicated to the City for maintenance.

Landscaping, Tree Removal, & Buffers

Existing vegetation on the site is required to be formally surveyed to determine if any significant trees should be retained or replaced. Credit shall be granted toward tree density requirements for trees retained on site.

Applicable landscape requirements:

- A 20-foot-wide perimeter landscape buffer in a separate tract must be planted along streets exterior to the development. Such buffer must contain a solid screen, such as a wall or hedge, at a minimum of six feet in height. Additionally, one tree per 50 linear feet is required to be planted within the perimeter buffer.
- Landscaping is required along retention areas.
- Recreation areas require a minimum of two shade trees per recreation area, or a minimum of 5 shade trees per acre, whichever is greater.
- A fee for trees that are marked for removal, but are not planned to be replanted in order to satisfy buffering or density requirements, will be calculated according to Table 23-301A a fee will be assessed. The applicant may choose to pay into the City's Tree Replacement Fund in lieu of planting.
- Each single-family lot will be required to plant two canopy trees each prior to the issuance of a Certificate of Occupancy for the home.
- A street trees plan will be required for approval by Development Services staff prior to final plat approval.

Waiver Requests

In order to provide for unique recreational opportunities and to develop a, marketable community, the applicant is proposing the following waivers of strict compliance:

- 1.) A reduction in the minimum lot size required in the R-1A zoning district from 12,000 square feet, to a minimum of 5,000 square feet in order to accommodate the most-reduced lot size proposed.
- 2.) A reduction in the minimum lot width required in the R-1A zoning district from 85 feet, to a minimum of 50 feet in width in order to accommodate the most reduced lot size proposed.

- 3.) A reduction in the required minimum building setbacks in the R-1A.
R-1A Standard: 30-foot front; 30-foot corner lot; 10-foot sides; 20-foot rear

Requested:

Front: 15 feet – garages must be setback a minimum of 20 feet in order to accommodate vehicle parking without obstructing the sidewalk.

Second Frontage – Corner Lot: 10 feet.

Side: 5 feet; no obstructions should be permitted in the side-yard (AC systems, pumps, and other mechanical equipment).

Rear: 10 feet.

Development Impact Data

Sanitary Sewer – Estimated at 34,080 gallons per day (gpd).

Potable Water – Estimated at 41,606 gpd.

Estimated population growth – 3.13 persons per household

Roads – Estimated traffic generated by the development is 1,340 daily trips. The existing roadway network is sufficient to handle the anticipated traffic.

Code References and Review Criteria

Specific sections of the Land Development Regulations applicable to a PDP are:

- Review Process for subdivisions/PDPs: Section 23-223 and 224
- General standards and requirements for PDPs: Section 23-441-2
- Residential PDP design standards and design guidelines: Section 23-443
- General Development Regulations for Land Development: Article III, Div. 1.
(Waivers from standards in this section are requested)

OTHER OPTIONS

Decline to approve the PDP.

FISCAL IMPACT

Approval of the PDP would enable the development of this property and the potential increase in property value.

ATTACHMENTS

Plan: Bundy Property Subdivision Scenic Highway North, prepared by Wood and Associates Engineering, LLC, drawn December 8, 2020, and revised March 4, 2021