

MEMORANDUM

DATE: June 15, 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: Preliminary Subdivision Plat Approval / Special Exception Use Permit
Approval for a Residential Planned Development Project (PDP)
PID: 283006000000031010
“Buck Moore Heights”
PUBLIC HEARING requirements have been met

SYNOPSIS: *ECON, agent for KTSN Horizon, owner, requests approval of City Commission for a 100-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on 23.7 acres of land west of Buck Moore Road and north of Christ’s Church on the Move.*

RECOMMENDATION

Approval of a 100-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval recommended by the Planning and Zoning Board at a regular meeting on May 25, 2021.

BACKGROUND

General:

The 23.7-acre vacant site is located on the west side of Buck Moore Road, abutting the small Oakland Park Drive subdivision to the north, and the new Christ’s Church on the Move campus to the south.

The proposed single-family subdivision is designed as a Planned Development Project, including requested Waivers of Strict Compliance and elevated design standards.

Maximum density on the site is calculated at 5 units per gross acre under the updated Comprehensive Plan for LDR Low-Density Residential; a density of 4.22 dwelling units per acre is proposed.

Typical lot sizes range from 6,000 square feet, to 6,500 square feet, and 50 feet wide.

Roadways & Access:

Access to the site is shown from Buck Moore Road. The entrance road is lined with green space along both sides, leading to the mini-park and mail kiosk. An access permit for Buck Moore Road must be obtained from Polk County, as it is a County Road.

Buck Moore Road is classified as an Urban Collector per the Polk Transportation Planning Organization 2020 Roadway Network Database. Currently, this roadway has an estimated Annual Average Daily Traffic of 9,200 trips, with 406 peak hour trips northbound and 422 southbound. The level of service standard of this roadway is LOS "C" with a maximum of 792 peak hour trips, and currently operates at LOS "B".

Landscaping and Buffering:

A landscape plan will be required during the Site Development review process, which must demonstrate compliance with the City's Landscape Code.

Flexibility in the perimeter buffer design is requested, with options to include a landscaped subdivision wall or berm.

Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: *a minimum of two, two-inch caliper shade trees, minimum of eight feet at planting.*

Recreation:

The .46-acre neighborhood park is positioned around the retention on the north end of the site. A .30-acre mini-park is shown to the west, just opposite the neighborhood entrance.

Additionally, the applicant has willingly worked with City staff and agreed to extend the sidewalk along Buck Moore Road to the north, approximately 500 feet past the project boundary, so to connect it with the existing City active Trail. The City will participate in this sidewalk extension by increasing the width of this portion of sidewalk to 8-feet-wide. This active trail, called "Rails to Trails" extends from Buck Moore Road to Scenic Highway.

Waivers of Strict Compliance:

The Planning and Zoning Board recommended approval of the applicant's requested Waivers of Strict Compliance from certain dimensional and area standards in the R-1B zoning district:

- 1.) Minimum lot area: 6,000 SF is requested where 9,000 SF is required by code.

- 2.) Minimum lot width at building line: 50 feet wide is requested where 75 feet wide is required by code.
- 3.) Front building setback: 20 feet is requested where 30 feet is required by code.
- 4.) Side building setback: 5 feet is requested where 10 feet is required by code.
- 5.) Rear setback: 15 feet is requested where 20 feet is required by code.
- 6.) Neighborhood park is more than 600-feet from the furthest dwelling unit it serves.
- 7.) Increase in the allowable lot coverage not to exceed 70% where 40% is required by code.

Proposed Superior Design Standards:

In exchange for the consideration of the above-mentioned Waivers of Strict Compliance requested, the applicant proposes the following elevated design elements in order to demonstrate a superior product:

1. The installation of sidewalks on both sides on interior streets (only one side is required by code).
2. Enhanced recreational amenities, including the extension of the sidewalk to connect to an existing City active trail.

Staff Comments and Findings:

1. The Plan meets the Residential PDP standards found in Section 23-443.
 - a. 23-443.1.a. Density does not exceed the maximum allowed.
 - b. 23-443.1.b. Open space makes up a minimum of twenty percent of the site.
 - c. 23-443.2.a. Development is not isolated from the surrounding area and provides recreational connectivity beyond the project boundary.
 - d. 23-443.2.b. Natural features of the land are preserved and integrate into the overall design, parks and open space are incorporated into natural features, and streetscapes will include enhanced landscaping.
2. The use is compatible with the intentions of Policy 2.11: Low Density Residential of the City's Comprehensive Plan.
3. This site is located within the City's utility service area and will connect to municipal water and sewer.
4. The proposed plan demonstrates design elements that are superior to the requirements of a standard subdivision.

The Planning and Zoning Board recommends the following conditions of approval:

- a. Garages are subject to a 25-foot minimum setback.
- b. Street Tree Plan is required.
- c. Fences must be setback a minimum of 15 feet behind the front building expression line.

OTHER OPTIONS

Decline to approve the preliminary subdivision plat and PDP.

FISCAL IMPACT

Approval of the preliminary plat and PDP would enable the development of this property and the potential increase in property value. Specifically, estimating an average of \$175,000 in taxable value per unit, it could potentially result in over \$17 million in taxable value, and generate \$118,954 in ad valorem taxes.

ATTACHMENTS

Plan: Buck Moore Heights, plan dated received May 13, 2021, revised and received May 26, 2021, prepared by ECON.