

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:272933000000011050; 272934000000033040; 272934000000033020
"K&M Groves"
PUBLIC HEARING requirements have been met.

SYNOPSIS: *ECON, agent for K&M Groves, owner, is requesting approval of a 67-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on 17.33 acres of land west of US Highway 27 and south of Mountain Lake Cutoff Road.*

RECOMMENDATION

Approval of a 67-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 17.33-acre vacant grove land is located on the west side of US Highway 27 and south of Mountain Lake Cutoff Road. It was annexed into the City in March of 2021.

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

Maximum density allowed on the site is calculated at 5 units per gross acre under the Comprehensive Plan for LDR Low-Density Residential; a density of 3.78 dwelling units per acre is proposed.

Typical lot sizes range from 6,000 square feet, to 7,200 square feet, and 50 to 60 feet wide.

Roadways & Access:

One entrance to the site is shown from Mountain Lake Cutoff Road, and a stub out for future connectivity to the southern property is shown on the west side of the site. Spratt Road, an unimproved County Road that runs through the property, will be annexed and vacated through the platting process.

An access permit for Mountain Lake Cutoff Road must be obtained from Polk County, as it is a County Road.

Mountain Lake Cut Off Road is classified as a Rural Minor Collector per the Polk Transportation Planning Organization 2020 Roadway Network Database. Currently, this roadway has an estimated Annual Average Daily Traffic of 500 trips, with 23 peak hour trips northbound and 22 southbound. The level of service standard of this roadway is LOS "D" with a maximum of 792 peak hour trips, and currently operates at LOS "B".

A 5-foot-wide sidewalk will be constructed along the perimeter of the development on Mountain Lake Cutoff Road, as well as on both side of the streets interior to the development.

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. Per the Planning Board's recommendation, final buffer design will be reviewed by Development Services Staff.

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 project is designed with a .30-acre neighborhood park positioned along an unnamed body of water, and includes a 25-foot-wide wetland buffer along the wetland area. A 4,800 square-foot mini-park is shown at the northwest corner of the site.

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-1D zoning district:

- 1.) Minimum lot width at building line: 50 feet wide is requested where 60 feet wide is required by code.
- 2.) Front building setback: 20 feet is requested, where 25 feet is required by code.
- 3.) Side building setback: 5 feet is requested where 7.5 feet is required by code.
- 4.) Increase in the allowable lot coverage not to exceed 70% where 40% is required by code.
- 5.) Allow neighborhood park to be more than 600 feet from the furthest dwelling unit it serves.

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. Increased open space and recreation area.

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.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.

- d. Driveway placement for lots 12, 13, 33, and 34 must be reviewed and approved by Staff at Site Development Permit review.

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 \$200,000 in taxable value per unit, it could potentially result in over \$13 million in taxable value, and generate \$91,085 in ad valorem taxes.

*Adjusted values for potential homesteaded properties have not been factored into this estimate.

ATTACHMENTS

Plan: K&M Groves, LLC, plan signed revised May 11, 2021, revised and received May 26, 2021, prepared by ECON.