

MEMORANDUM

DATE: August 17, 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: 283006000000041010 & 41020
"Robin's Run"
PUBLIC HEARING – Requirements have been met.

SYNOPSIS: *Dave Schmidt PE, agent for Hunt Brothers Inc and Southwest Holdings USA Inc, owners, is requesting the approval of City Commission, of a 156-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on 40 acres of land at the southwest corner of Sunset Drive and Buck Moore Road.*

RECOMMENDATION

At a regular meeting on July 27, 2021, the Planning and Zoning Board made a recommendation of approval to City Commission of a 156-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval.

BACKGROUND

General:

The 40-acre vacant grove land is located at the southwest corner of Sunset Drive and Buck Moore Road, across Buck Moore from the Sunset Pointe Subdivision.

The northern-most 20 acres were annexed into the City by petition from the property owner in May of 2021. The Planning and Zoning Board recommended the R-1A Zoning and Low-Density Residential Future Land Use designations at a regular meeting in June 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, or 200 homes, under the Comprehensive Plan for LDR Low-Density Residential; a density of 3.9 dwelling units per acre is proposed.

Typical lot sizes range from 4,600 square feet to 6,900 square feet, with lot widths ranging from 40-feet-wide to 60-feet-wide.

Roadways & Access:

One entrance to the site is shown from Buck Moore Road. An access permit must be obtained from Polk County, as it is a County Road.

A stub-out for future connectivity is shown near the southwest corner of the project, where 25 feet of right-of-way will be dedicated along the western boundary of the property.

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".

Transportation data for Sunset Drive, a County Road, is not available.

A 5-foot-wide sidewalk will be constructed along the perimeter of the development along both Buck Moore Road and Sunset Drive, as well as on both side of the streets interior to the development. Staff recommends that the sidewalk proposed along the northern boundary, be relocated to the north side of Sunset Drive, so to create connectivity to the existing sidewalk network and cure sidewalk gaps.

Landscaping and Buffering:

A landscape plan is provided showing perimeter buffer trees, and interior street trees. A variety of plantings is proposed, including Live Oak, Winged Elm, American Elm, Holly, Cabbage Palms, Red Maple, Cedar, and Magnolia.

A 6-foot-high subdivision wall with plantings is proposed along the perimeter of the development.

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 nearly 4 acres of recreation tracts, including a centralized neighborhood park, and three large mini-parks throughout the development. Staff recommends that the mini-parks rear to private lots be distinguished from the abutting private yards.

More than 16% of the site will remain as open space.

Waivers of Strict Compliance:

The applicant requests the following Waivers of Strict Compliance from certain dimensional and area standards in the R-1A zoning district:

- 1.) Minimum lot width at building line: 40 feet wide is requested where 85 feet wide is required by code.
- 2.) Front building setback: 20 feet is requested where 30 feet is required by code.
- 3.) Side building setback: 5 feet is requested where 10 feet is required by code.
- 4.) Increase in the allowable lot coverage not to exceed 50% 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. Increased recreation area.
3. Street trees.

Staff Comments and Findings:

1. The Plan meets the Residential PDP standards found in Section 23-442.
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.

5. Staff recommends the following conditions of approval:
 - a. Fences must be setback a minimum of 15 feet behind the front building expression line.
 - b. Development will adhere to the City's monotony standards.
 - c. A separate tract at the northeast corner of the site shall be provided and reserved as right-of-way for future intersection improvements.
 - d. The required perimeter sidewalk along the northern boundary of the project abutting Sunset Drive shall be installed instead on the north side of Sunset Drive in order to cure sidewalk gaps.
 - e. Site Plan or Landscape Plan shall illustrate how the mini-parks will be distinguished from private rear yards.
 - f. Decorative, dark sky friendly street lighting to minimize glare and reduce light pollution. Street lighting design/type to be approved by the City, and maintained by the HOA.
 - g. Staggered front building setbacks at a minimum of two feet difference between adjacent lots.
 - h. A required minimum front setback for garages at 25 feet.
 - i. Garages will be a minimum of 400 square feet.

OTHER OPTIONS

Decline to recommend approval of 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 31 million in taxable value, and generate \$212,078 in ad valorem taxes.

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

ATTACHMENTS

Plans:

Preliminary Development Plan for Robin's Run, prepared by Dave Schmitt Engineering, dated May 2021.

Preliminary Landscape Plan – Robin's Run – prepared by Anderson Lesniak Limited, Inc, and dated May 19, 2021