

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: 283006000000021520
"Robin's Walk"
PUBLIC HEARING – requirements have been met.

SYNOPSIS: *Dave Schmidt PE, agent for Hunt Brothers Inc, owner, is requesting a recommendation of approval to City Commission, of a 33-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP on 10 acres of land on Grant Road, in the R-1A zoning district.*

RECOMMENDATION

At a regular meeting on July 27, 2021, the Planning and Zoning Board made a recommendation of approval to City Commission of a 33-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval.

BACKGROUND

General:

The 10-acre vacant grove land is located on the north side of Grant Road, and just east and southeast of Sunset Pointe Subdivision. The eastern boundary abuts two single-family lots located in unincorporated Polk County.

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 50 homes, under the Comprehensive Plan for LDR Low-Density Residential; a density of 3.3 dwelling units per acre is proposed.

Typical lot sizes range from 4,950 square feet interior to the development, to 6,600 square feet along the perimeter.

Roadways & Access:

Two entrances to the site are shown from Grant Road. An access permit must be obtained from Polk County, as it is a County Road.

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

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, and Yaupon Holly.

A subdivision wall is not proposed, and is not preferred under PDP standards for subdivision with less than 100 dwelling units.

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 .50-acres in recreation, including a neighborhood park positioned north of lots 25 & 26, and a mini-park at the southwest corner of the site. More than 21% 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: 45 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 open space and 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. Garages must be setback a minimum of 25 feet.
 - b. Fences must be setback a minimum of 15 feet behind the front building expression line.
 - c. Development will adhere to the City's monotony standards.
 - d. Planning and Zoning Board recommends that the City participates in the extension of the exterior sidewalk along Grant Road to Buck Moore Road, in order to provide safe pedestrian connectivity and to avoid sidewalk gaps.

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 \$6 million in taxable value, and generate \$44,862 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 Walk, prepared by Dave Schmitt Engineering, dated May 2021.

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