PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** January 19, 2023

SUBJECT: PLAT23-0031 Consideration of a request from GeoNav LLC for a preliminary plat of Lots 1 and 2, Block 1, Smithfield Gateway Addition, being 4.0547 acres located at 6251 Davis Boulevard.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of CJ Real Estate LLC (owner), GeoNav LLC is requesting approval of a preliminary plat of Lots 1 and 2, Block 1, Smithfield Gateway Addition. This 430547-acre tract is located at 6251 Davis Boulevard.

GENERAL DESCRIPTION:

The property is located at the northwest corner of Davis Boulevard and Smithfield Road. The site is triangular in shape, bounded by Davis Boulevard on the east, Smithfield Road on the west, and Newman Drive on the north. The property is undeveloped.

The proposed preliminary plat would create two nonresidential lots, which would be developed in phases. The owner intends to final plat the southern lot as phase one, and this lot is intended for the construction of a coffee shop with drive-through service. The proposed use would require separate zoning approval. The northern portion of the site would be final platted at a later date, with the number of lots and configuration dependent on specific development plans at the time of platting.

The project is located within the TOD Core character zone of the Smithfield Transit Oriented Development district. This character zone provides the most opportunities for redevelopment and new development in the station area, and includes standards for site design, building design, and land uses. The site also has special standards for Arterial Frontage since the site has frontage on Davis Boulevard. These standards address building setbacks, driveways, and parking lot areas.

LAND USE PLAN & CURRENT ZONING: This area is designated on the Land Use Plan, and is currently zoned Transit Oriented Development. The purpose of the transit oriented development code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required on the final plat as sufficient right-of-way exists at this location.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Davis Boulevard	P6D Major Arterial	Suburban Commercial	6-lane divided roadway variable right-of-way width
Smithfield Road	C2D Major Collector	Transit Oriented Development	2-lane divided roadway 68-foot right-of-way width
Newman Drive	TOD General Street	Transit Oriented Development	2-lane undivided roadway 60-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD (Transit Oriented Development)	Urban Village	Vacant
WEST	R-4-D (Duplex Residential) R-2 (Single-Family Residential)	Medium Density Residential Low Density Residential	Duplex residences Single-family residences
SOUTH	TOD (Transit Oriented Development)	Urban Village	Vacant
EAST	TC (Town Center)	Urban Village	Single-family residences (HomeTown)

PLAT STATUS: The property is unplatted.

ROUGH PROPORTIONALITY DETERMINATION: The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with City design criteria.

CITY COUNCIL: The City Council will consider this request at the February 13, 2023, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing and establishing the subdivision name.

RECOMMENDATION:

Approve PLAT23-0031 with the conditions outlined in the Development Review Committee comments.