



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** August 1, 2019
SUBJECT: FP 2019-07 Consideration of a request from Iron Horse Operating, LLC, for a final plat of Iron Horse Heights, being 9.564 acres located in the 6300 block of Iron Horse Boulevard.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Beaten Path Development, LLC, Iron Horse Operating, LLC, is requesting approval of a final plat of Iron Horse Heights. This 9.564-acre development is generally located at the south corner Iron Horse Boulevard and Browning Drive. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and the subdivision regulations.

GENERAL DESCRIPTION:

The site under consideration has frontage on three streets: Iron Horse Boulevard, Browning Drive, and Hilltop Drive. The preliminary plat includes two lots intended for the construction of a multifamily residential project and a commercial building. The property is zoned TOD Transit Oriented Development and is located in the Iron Horse station area. A special development plan for the site was approved by City Council on January 22, 2018 (Ordinance 3497).

- Lot 1. This 8.786-acre lot is the site for the proposed multifamily residential development. The special development plan for this project is a 328-unit complex that includes four five-story buildings and one three-story building.
- Lot 2. This 0.477-acre lot is located at the corner of Iron Horse Boulevard and Browning Drive. It is intended for future development of 4,000 square feet of commercial space.

COMPREHENSIVE PLAN AND ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned as "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. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized



principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

THOROUGHFARE PLAN: The development has frontage on Iron Horse Boulevard, Browning Drive, and Hilltop Drive.

Iron Horse Boulevard is classified as a *Commercial Avenue* within the TOD district. The Commercial Avenue is a four-lane street with an 80-foot right-of-way, including on-street parking, six-foot wide sidewalks, and tree wells. A right-of-way dedication of 16 feet is provided on Iron Horse Boulevard to accommodate the roadway design.

Browning Drive and Hilltop Drive are both classified as *General TOD Streets*. This type of roadway is a two-lane street with a 60-foot right-of-way, including on-street parking, six-foot wide sidewalks, and tree wells. A right-of-way dedication of five feet is provided on Hilltop Drive to accommodate the roadway design.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Transit Oriented Development (Iron Horse)	Office Single-family residential (Iron Horse Commons)
WEST	PD Planned Development	Transit Oriented Development (Iron Horse)	Vacant property
SOUTH	R-7-MF Multifamily I-2 Medium Industrial	Transit Oriented Development (Iron Horse)	Hilltop Apartments Self-storage facility
EAST	I-2 Medium Industrial	Transit Oriented Development (Iron Horse)	Self-storage facility

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.

PLAT STATUS: The property is currently unplatted. Planning and Zoning Commission approved the preliminary plat for the property on July 18, 2019.

RECOMMENDATION:

Approve FP 2019-07.