



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 12, 2024
SUBJECT: PLAT23-0057 Consideration of a request from Neel-Schaffer Inc for a final plat of Cambridge Manor, being 5.01 acres located at 7000 Iron Horse Boulevard.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Cambridge NRH Holdings LLC, Neel-Schaffer Inc., is requesting approval of a final plat of Cambridge Manor. The property is located at 7000 Iron Horse Boulevard.

GENERAL DESCRIPTION:

The property under consideration is an undeveloped 5.01-acre site with frontage on Iron Horse Boulevard and Trinidad Drive. The site abuts a bank on the west, the Holiday West neighborhood on the east, and an open space lot in Cambridge Village on the north. An office building is located across Iron Horse Boulevard and an apartment community is located across Trinidad Drive.

The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on April 23, 2023 (Ordinance 3785). The proposed development includes 18 single-family residential lots and two (2) open space lots. The minimum residential lot size is 7,140 square feet, with an average residential size of 8,412 square feet. The typical residential lot is 50 feet wide and 160 feet deep, with a density of 3.6 dwelling units per acre.

The development incorporates 20,125 square feet of open space, which makes up 9.2% of the site. The open space lots are located on the west side of the project adjacent to the bank property and Iron Horse Boulevard. The open space design includes decorative fencing, landscaping, and entry features.

Street access to the development is from Iron Horse Boulevard and Trinidad Drive. The internal street is a single-loaded street with all houses on the east side of the road. The street pavement is shifted to the west within the right-of-way to provide a larger parkway on the east side of the street. This provides additional space for street trees and allows for a slightly longer driveway.

CURRENT ZONING: The property is currently zoned RI-PD (Residential Infill Planned Development). The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.



TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Iron Horse Boulevard	C2D Major Collector	Suburban Neighborhood	<ul style="list-style-type: none"> 2-lane divided roadway 68-foot right-of-way width
Trinidad Drive	C2U Minor Collector	Suburban Neighborhood	<ul style="list-style-type: none"> 2-lane undivided roadway 60-foot right-of-way width

Iron Horse Boulevard is currently under construction. In the section east of Rufe Snow Drive, the existing roadway is being replaced with reinforced concrete pavement and sidewalks will be added in areas where gaps exist. Based on the Vision2030 Transportation Plan, much of the roadway will be configured to a wide two-lane configuration with a raised median. Project details are available online at [Iron Horse Boulevard Reconstruction](#).

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development)	Low Density Residential	Single-family residences
WEST	I-2 (Medium Industrial) C-2 (Commercial)	Retail Commercial	Vacant property Bank
SOUTH	R-7-MF (Multifamily)	High Density Residential	Apartments
EAST	R-4-D (Duplex)	Medium Density Residential	Duplex residences

PLAT STATUS: The property is platted as Lot 4B1B, NRH Industrial Park Addition

ROUGH PROPORTIONALITY DETERMINATION: [Section 110-451 of the NRH Subdivision Code](#) requires a written statement by the City Engineer affirming that each exaction requirement (i.e. right-of-way dedication, construction of streets, drainage, utilities, etc.) to be imposed as a condition of approval is roughly proportionate to the demand created by the subdivision or development on the applicable public facilities system of the city, taking into consideration the nature and extent of the development proposed. The developer is responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure interior to the subdivision that is needed to support the development in accordance with City design criteria.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the January 18, 2024, meeting and voted 5-0 to approve the plat with the conditions outlined in the Development Review Committee comments. The applicant has revised the plat to address all conditions.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat, which is in conformance with the subdivision regulations and the zoning ordinance.



RECOMMENDATION:

Approve PLAT23-0057.