



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 6, 2017

SUBJECT: ZC 2017-07 Public Hearing and consideration of a request from Cambridge NRH Development, LLC for a zoning change to the Cambridge Addition on 51.705 acres located in the 6700-7300 blocks of Iron Horse Boulevard.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Cambridge NRH Development, LLC is requesting a zoning change to amend the development plan and standards for the Cambridge Addition on 51.705 acres located in the 6700-7300 blocks of Iron Horse Boulevard. The proposed zoning change would amend the development plan and standards for the Cambridge Estates portion of the overall development.

GENERAL DESCRIPTION:

The R-PD Residential Planned Development zoning district for Cambridge Addition was approved in January 2014. The overall development plan included 192 single-family lots in three phases. Two phases – Cambridge Village and Cambridge Place – are currently developed and houses are under construction.

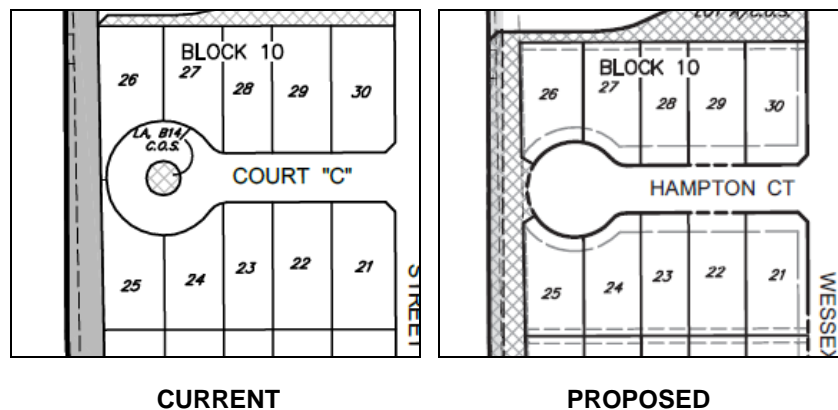
The third phase – Cambridge Estates – is presently undeveloped. It is bounded by Iron Horse Boulevard on the west, Liberty Way on the south, Calloway Creek on the east, and the railroad right-of-way on the north. The owner proposes to develop the site with 56 single-family residential lots. A final plat of Cambridge Estates is an associated item on the July 6, 2017, agenda.

A development plan for the entire project is attached. The proposed amendments to the R-PD district only affect the undeveloped Cambridge Estates phase of the project. The existing phases are not affected by the proposed amendments; however, the development plan layouts are updated to reflect the current layouts of the subdivisions. The specific amendments to the R-PD district are described in more detail below. All other site development plans and standards remain the same.

Cul de sac design

The current layout of Cambridge Estates includes three cul de sacs on the west side of the subdivision. Each cul de sac has a radius of 58 feet and includes a landscaped island in the center of the turnaround. The right-of-way does not extend to Iron Horse Boulevard.

The proposed design would reduce the cul de sac radius to 50 feet and eliminate the landscaped island. The right-of-way would extend to Iron Horse Boulevard and provide open space and sidewalk access to the existing hike and bike trail. Since the radius of the cul de sac is less than the required 58 feet, specific approval is required as part of the planned development district.



Residential lots

The current R-PD standards for Cambridge Estates allow 55 single-family lots with varied lot sizes and widths. The minimum lot size is 7,500 square feet, with allowances for smaller sizes on specific lots. The minimum lot widths range from 50 feet to 60 feet.

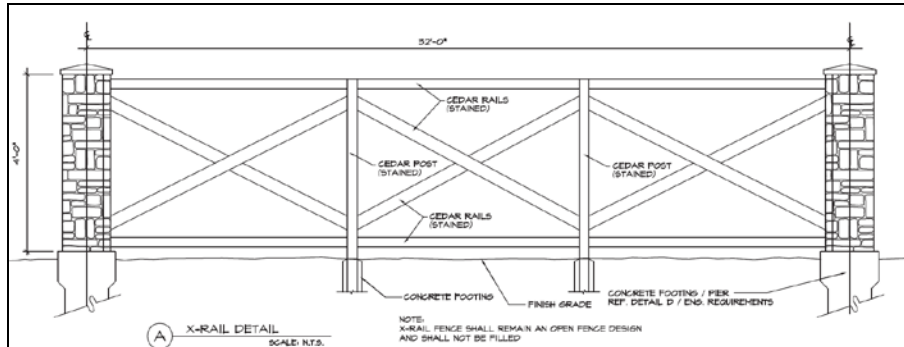
The proposed amendments would add one lot, raising the total allowed to 56 single-family lots, and revise the number of lots based on lot widths. All other lot standards remain the same. A table comparing the existing and proposed distribution of lot widths is below.

STANDARD	EXISTING	PROPOSED
Total lots	55	56
60' or greater width	42	38
55' width	0	1
50' width	13	17

Fence on Iron Horse Boulevard

The current standards require a 6-foot tall masonry screening wall along this property's frontage on Iron Horse Boulevard. In conjunction with the revised cul de sac design described above, an X-rail fence is proposed to be used where the cul de sacs abut Iron Horse Boulevard. This is intended to provide a flexible design to accommodate sidewalk access from the cul de sac to the trail. It is also similar in design to the other phases of

Cambridge Addition. A detail of the fence is shown below, and a sidewalk and fence plan is included with the attached zoning exhibit.



COMPREHENSIVE PLAN AND CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan as “Neighborhood Service,” “Commercial,” and “Industrial.” The property is currently zoned R-PD Residential Planned Development. The development plan and standards for Cambridge Addition were approved on January 27, 2014, by Ordinance No. 3293 and therefore also approved an amendment to the Comprehensive Land Use Plan to “Low Density Residential.”

PROPOSED ZONING: The proposed zoning change would amend the development plan and standards for the Cambridge Estates portion of the overall development. The previously developed portions – Cambridge Place and Cambridge Village – are not affected by the proposed changes.

SURROUNDING ZONING | LAND USE:

- North:** Planned Development (PD-43); I-2 Medium Industrial; U School, Church, and Institutional; and AG Agricultural | Retail, Low Density Residential, and Public/Semi-Public
- West:** I-2 Medium Industrial and City of Watauga | Industrial
- South:** I-2 Medium Industrial; O-1 Office; R-4-D Duplex; R-3 Single Family Residential; and C-1 Commercial | Low Density Residential and Medium Density Residential
- East:** I-2 Medium Industrial and R-2 Single Family Residential | Industrial and Low Density Residential

PLAT STATUS: The property is currently platted as NRH Industrial Park Addition, Lot 4B.

CITY COUNCIL: The City Council will consider this request at the July 24, 2017, meeting following a recommendation by the Planning and Zoning Commission.

RECOMMENDATION:

Approve ZC 2017-07.