



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 2, 2017

SUBJECT: PP 2016-03 Consideration of a request from Torino, LLC for a Preliminary Plat of Tivoli Garden Estates on 4.5329 acres located at 7509 Chapman Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Torino, LLC is requesting approval of a Preliminary Plat of Tivoli Garden Estates. This 4.5329-acre subdivision is located at the northeast corner of Chapman Road and Meadow Road.

GENERAL DESCRIPTION:

The preliminary plat for Tivoli Garden Estates includes nine single-family residential lots. The lots range in size from 13,007 to 21,825 square feet, with an average lot size of 18,610 square feet. The lots comply with the R-1 and proposed R-2 Single-Family Residential zoning district standards. A request to rezone a portion of the property to R-2 Single-Family Residential is an associated item on the February 2, 2017, agenda.

The proposed preliminary plat includes three lots facing Meadow Road and six lots facing Chapman Road. The lots on Meadow Road are about 13,000 square feet in area, 97 feet wide, and 135 feet deep. These lots are zoned R-1 Single Family Residential and meet the standards for the R-1 district. The lots facing Chapman Road average 21,296 square feet (0.49 acres) in area, and are 72.5 feet wide by 292 feet deep. These lots are proposed to be zoned R-2 Single Family Residential, and as shown would meet the standards of the R-2 districts. In addition, the lots on Chapman Road would share a slip-street driveway at the far west and east ends of the development.

The number of lots proposed by this preliminary plat are reliant on the approval of the proposed R-2 Single Family zoning on approximately 3 of the 4.5 acres. Because the Development Review Committee is recommending denial of the zoning change, it is also recommending denial of the preliminary plat.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Low Density Residential." This designation provides areas for the development of traditional, low-density single-family detached dwelling units.



THOROUGHFARE PLAN: The development has frontage on Chapman Road and Meadow Road. Both roads are classified as a C4U Major Collector roadway. A C4U roadway a four-lane undivided street with an ultimate right-of-way width of 68 feet. The plat includes planned right-of-way dedication for both streets. Actual right-of-way dedication would occur with any future final plat.

CURRENT ZONING: The property is currently zoned R-1 Single-Family Residential and AG Agricultural. A request to rezone a portion of the property to R-2 Single-Family Residential is an associated item on the February 2, 2017, agenda.

SURROUNDING ZONING | LAND USE:

North: R-1-S Special Single-Family Residential | Low Density Residential
West: R-1 Single-Family Residential | Low Density Residential
South: R-2 Single-Family Residential | Low Density Residential
East: R-2 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted.

RECOMMENDATION:

Deny PP 2016-03.