



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** August 17, 2017

SUBJECT: PP 2017-04 Consideration of a request from Stone Creek Real Estate Partners, LLC, for a preliminary plat of Amundson Addition, Block A, Lots 3-6, on 6.91 acres located at 8500 Cardinal Lane.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Stone Creek Real Estate Partners, LLC, is requesting approval of a preliminary plat of Amundson Addition, Block A, Lots 3-6. This 6.91-acre subdivision is located at the northeast corner of Mid-Cities Boulevard and Amundson Road. The preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The preliminary plat for Amundson Addition includes four non-residential lots fronting on Mid-Cities Boulevard. The property is zoned NR-PD Non-Residential Planned Development, which allows for the property to be developed as an assisted living center, memory care center, single-family residential cottages, and offices.

The assisted living center and associated uses will be constructed on Lot 3, which is 5.112 acres in size. The remaining three lots are proposed for office development in the future and range in size from 20,998 square feet to 29,285 square feet.

Driveway access to the property is from Mid-Cities Boulevard and Amundson Road. There are not any driveways proposed on Cardinal Lane. Numerous easements will be dedicated to accommodate water, sanitary sewer, drainage, and other utilities necessary to develop the property. Cross-access for vehicle traffic is provided between this property and the property to the east.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as "Retail." This designation is intended to permit a variety of retail trade, personal and business services establishments, and offices.

THOROUGHFARE PLAN: The development has frontage on Mid-Cities Boulevard, Amundson Road, and Cardinal Lane. Right-of-way dedication is not required as sufficient right-of-way exists for each roadway. A summary of the thoroughfare plan standards for each roadway is shown in the table below.

ROADWAY	DESIGNATION	ROW WIDTH	LANES	DIVIDED
Mid-Cities Boulevard	P6D Principal Arterial	Variable	6	Yes
Amundson Road	C4U Major Collector	68 ft	4	No
Cardinal Lane	R2U Residential	50 ft	2	No

ROUGH PROPORTIONALITY DETERMINATION: The public improvements indicated on the public infrastructure plans for Amundson Addition Block A Lots 3-6 include water, sanitary sewer, paving, and drainage facilities. These improvements are needed to support the development of the Subdivision. All such improvements are required and therefore the Developer is 100% responsible for the improvements included in the plans. Cardinal Lane is on the north border of the property and is currently an asphalt street without curb and gutter and utilizes bar ditches for drainage. There is also an existing trail located within the Cardinal Lane ROW. Mid-Cities Boulevard which borders the property on its south is a complete street section with curb, gutter and sidewalk. Amundson Road which borders the development on its west, has curb and gutter with sidewalk being constructed with the above referenced public infrastructure plans. In keeping with City standards, curb and gutter must be installed along Liberty Way or funds must be escrowed at this time. The escrow costs for curb and gutter and sidewalk are as follows:

Public Infrastructure Item Description	Quantity	Unit	Unit Cost	Item Cost
Curb & Gutter	LF	670	\$30.00	\$20,103.30
Concrete Sidewalk – 4ft	SY	235	\$50.00	\$11,735.78
Value of Required Improvements				\$31,839.08

The funds for these curb, gutter and sidewalk improvements are required to be escrowed for the development of the Subdivision as proposed by the developer. Therefore, the developer will be required to assume 100% of the amount required for such curb and gutter. Such amount (\$31,839.08) is roughly proportionate to the proposed Subdivision.

The above determination of proportionality is made pursuant to Section 212.904, Texas Local Government Code by the a professional engineer in the employ of the City of North Richland Hills, licensed by the State of Texas.

CURRENT ZONING: The property is currently zoned Non-Residential Planned Development (NR-PD). The zoning was approved by City Council on April 24, 2017. This district allows for the development of an assisted living center, memory care center, single-family residential cottages, and office buildings on the site.



SURROUNDING ZONING | LAND USE:

North: R-1 and R-2 Single-Family | Low Density Residential
West: AG Agricultural | Retail
South: TC Town Center | Town Center
East: C-1 Commercial | Retail

PLAT STATUS: The property is currently unplatted. A final plat for this property is a related item on the August 17, 2017, agenda.

RECOMMENDATION:

Approve PP 2017-04.