



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** March 3, 2022
SUBJECT: PLAT22-0009 Consideration of a request from Torino LLC for a preliminary plat Tivoli Garden Estates, being 3.06 acres located at 7509 Chapman Road.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

Torino LLC is requesting approval of a preliminary plat of Tivoli Garden Estates. This 3.06-acre property is located at 7509 Chapman Road.

GENERAL DESCRIPTION:

The property under consideration is a 3.06-acre site on the north side of Chapman Road at the Holiday Lane intersection. The property is located on the north side of Chapman Drive across from the intersection of Holiday Lane. The property is unplatted and developed with a 1,140-square-foot residence built in 1948 and associated accessory buildings and structures. The property has approximately 410 feet of frontage on Chapman Drive and is approximately 328 feet deep.

The property is zoned RI-PD (Residential Infill Planned Development). The zoning was approved by City Council on December 13, 2021 (Ordinance 3719). The primary purposes of the RI-PD district were to limit the subdivision to four lots, provide appropriate setbacks for the context of the area, and restrict the number and location of driveways surrounding the intersection of Chapman Road and Holiday Lane.

The proposed development includes four single-family residential lots. The lots range in size from 24,769 square feet to 33,461 square feet, with a density of 1.3 dwelling units per acre. The typical lot is 85 feet wide and 290 feet deep. The lots include a 25-foot front building line, a 30-foot rear building line, and a 55-foot setback for garages.

Two shared driveways are provided on Chapman Road on either side of the Holiday Lane intersection. The driveway locations are established by a 25-foot wide private cross access easement on the plat.

LAND USE PLAN: This area is designated on the Vision2030 Land Use Plan as Residential Estate. This designation promotes neighborhoods defined by larger single-family lots and homes at a density of less than two (2) units per acre. These neighborhoods are characterized by large lots, rural street design, estate-style fencing,



barns, and livestock. These properties address a specific market niche and add to the diverse mix of housing and lot options for the community.

CURRENT ZONING: The property is zoned RI-PD (Residential Infill Planned Development). The zoning for this property was approved by City Council on December 13, 2021 (Ordinance 3719).

TRANSPORTATION PLAN: The development has frontage on the following streets. A right-of-way dedication for Chapman Road will be required on the final plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Chapman Road	C2U Major Collector	Suburban Residential	2-lane undivided roadway 68-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1-S (Special Single-Family)	Residential Estate	Single-family residence
WEST	R-1 (Single-Family Residential)	Residential Estate	Vacant lots
SOUTH	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is unplatted.

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.

CITY COUNCIL: The City Council will consider this request at the March 28, 2022, meeting following action by the Planning and Zoning Commission.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing, labeling the right-of-way dedication for Chapman Road, and adding the 30-foot rear building line to the drawing.

RECOMMENDATION:

Approve PLAT21-0009 with the conditions outlined in the Development Review Committee comments.