



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** July 19, 2018

**SUBJECT:** PP 2018-03 Consideration of a request from NRH Hillside Villas, Ltd., for a preliminary plat of Hillside Villas, being 6.8416 acres located at the southeast corner of Mid-Cities Boulevard and Holiday Lane.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

NRH Hillside Villas, Ltd. is requesting approval of a preliminary plat of Hillside Villas. This 6.8416-acre development is located at the southeast corner of Mid-Cities Boulevard and Holiday Lane. The proposed preliminary plat meets the requirements of the proposed RI-PD zoning district and the subdivision regulations.

### **GENERAL DESCRIPTION:**

The property under consideration is located on the south side of Mid-Cities Boulevard and the east side of Holiday Lane. The site is north of College Hill Church of Christ.

The proposed development includes 37 single-family lots with an approximate density of 5.4 dwelling units per acre. The typical lot size is 36 feet wide and 105 feet deep, with a minimum lot size of 3,800 square feet. The average lot size is 4,240 square feet. The lot sizes are based on the RI-PD standards proposed as part of the amended zoning change application for the property, which is a related item on the July 19, 2018, agenda (see ZC 2018-12).

The single street through the development would connect to Holiday Lane and Mid-Cities Boulevard. All lots would front on this street and be served by alleys. The subdivision incorporates four common open space lots totaling 63,670 square feet, or 21.3% of the development. Two of the lots are landscaped setback areas adjacent to Holiday Lane and Mid-Cities Boulevard. A third open space lot also fronts a portion of Mid-Cities Boulevard and wraps around the eastern and southern edges of the development. The fourth lot is a programmable open space lot near the southeast corner of the subdivision.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as "Neighborhood Service." This designation is intended to permit limited service establishments and retail stores for the benefit of adjacent and nearby residential areas,



and in which all trade is conducted indoors in such a manner as to be compatible with placement near residential areas.

The Strategic Plan Committee reviewed the area around the Holiday Lane and Mid Cities Boulevard intersection during its discussions on the future land use plan. The consensus of the Committee was that the area would be appropriate for medium-density residential development and a recommendation to that effect would be included as part of the update to the comprehensive plan.

**THOROUGHFARE PLAN:** The development has frontage on Holiday Lane and Mid-Cities Boulevard. Holiday Lane is classified as an M4U Minor Arterial roadway, which is a four-lane undivided street with an ultimate right-of-way width of 70 feet. Mid-Cities Boulevard is classified as a P6D Principal Arterial, which is a six-lane divided roadway with a variable ultimate right-of-way. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place for both thoroughfares.

**CURRENT ZONING:** The property is currently zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on December 11, 2017 (Ordinance No. 3489). A request to amend the RI-PD district is a related item on the July 19, 2018, agenda. The lots meet the standards of the proposed RI-PD district.

**SURROUNDING ZONING | LAND USE:**

| DIRECTION | ZONING  | LAND USE PLAN                                 | EXISTING LAND USE                                |
|-----------|---|---|--|
| NORTH     | TOD Transit Oriented Development                  | TOD Transit Oriented Development (Smithfield) | Convenience store with restaurant and fuel sales |
| WEST      | C-1 Commercial                                    | Neighborhood Service                          | Vacant   |
| SOUTH     | C-1 Commercial<br>U School, Church, Institutional | Neighborhood Service                          | College Hill Church of Christ                    |
| EAST      | R-2 Single-Family Residential                     | Low Density Residential                       | Existing single-family residences                |

**PLAT STATUS:** The property is currently unplatted.

**RECOMMENDATION:**

Approve PP 2018-02, subject to approval of the proposed zoning change application.