



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** July 18, 2019
SUBJECT: FP 2018-06 Consideration of a request from Benchmark American Homes, LLC, for a preliminary plat of Diamond Park Estates, being 3.539 acres located in the 6300-6400 blocks of Glenview Drive.
PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

Benchmark American Homes is requesting approval of a final plat of Diamond Park Estates. This 3.539-acre development is located on the north side of Glenview Drive across from Linda Spurlock Park. The proposed final plat is consistent with the approved preliminary plat and meets the requirements of the approved RI-PD zoning district and the subdivision regulations.

GENERAL DESCRIPTION:

The property under consideration is a 3.539-acre property located on the north side of Glenview Drive at the intersection of Dawn Drive. The site is bounded by existing single-family residential development on the north (Diamond Loch Addition), a vacant lot on the east, and Glenview Drive on the south. Linda Spurlock Park and the Diamond Loch Plaza retail center are located across the street from the property.

The proposed development includes 17 single-family lots with an approximate density of 5.0 dwelling units per acre. The typical lot size is 55 feet wide and 95 feet deep, with an average lot size of 5,921 square feet. The lot sizes are consistent with the adopted RI-PD Residential Infill Planned Development standards approved by City Council on April 9, 2018 (Ordinance No. 3509).

A single street entrance is proposed on Glenview Drive at the eastern end of the property, with all the lots fronting on a cul de sac. The design of the street allows for a future street connection to property to the east so that this property could be incorporated as a future phase of the subdivision. This connection is provided to address Planning and Zoning Commission and City Council concerns about fragmentary or piecemeal approaches to developing the remaining property in the city.

The three common open space lots total 15,748 square feet and cover 10.7% of the development. Two of the lots (Lots 1X and 2X, Block 2) are medians located at the entrance to the subdivision and in the cul de sac bubble. The third lot (Lot 12X, Block 1) is 13,439 square feet in area and is located on the cul de sac bubble adjacent to Glenview



Drive. This open space lot is the location of the detention/retention facility for the subdivision.

COMPREHENSIVE PLAN: This area is designated on the Comprehensive Land Use Plan as “Low Density Residential.” This designation is intended to provide for traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Glenview Drive, which is classified as an M4U Minor Arterial roadway. An M4U roadway is a four-lane undivided street with an ultimate right-of-way width of 70 feet. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

CURRENT ZONING: The property is zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on April 9, 2018, by Ordinance No. 3509. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres.

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	R-1 Single-Family Residential	Low Density Residential	Diamond Loch Addition
WEST	R-1 Single-Family Residential	Low Density Residential	Diamond Loch Addition
SOUTH	LR Local Retail R-3 Single-Family Residential	Neighborhood Service Parks - Open Space	Diamond Loch Plaza retail center Linda Spurlock Park
EAST	LR Local Retail	Low Density Residential	Vacant lot

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.

MAINTENANCE AGREEMENTS: When the final plat is considered by City Council, it will include maintenance agreements for erosion/sediment controls and the detention/retention facility. The detention/retention facility agreement documents the minimum level of maintenance required for the detention pond contained within the subdivision. This includes landscaping maintenance, grass mowing, debris and silt removal, fence and wall maintenance, and other responsibilities. A detention/retention facility was approved as a permitted use as part of the Residential Infill Planned Development (RI-PD) district for the subdivision.

PLAT STATUS: A portion of the property is currently platted as Lots B and B1, Diamond Loch Addition. The remainder of the site is unplatted. The Planning and Zoning Commission approved the preliminary plat for this property on March 1, 2018.



RECOMMENDATION:

Approve FP 2018-02.