



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager   **DATE:** March 1, 2018

**SUBJECT:** PP 2018-02 Consideration of a request from Benchmark American Homes, LLC, for a preliminary plat of Diamond Park Estates, being 3.535 acres located at 6351, 6413, 6415, and 6429 Glenview Drive.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

Benchmark American Homes is requesting approval of a preliminary plat of Diamond Park Estates. This 3.535-acre development is located on the north side of Glenview Drive across from Linda Spurlock Park. 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 a 3.535-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 4.8 dwelling units per acre. The typical lot size is 55 feet wide and 95 feet deep, with an average lot size of 5,920 square feet. The lot sizes are based on the RI-PD standards proposed as part of the zoning change application for the property, which is a related item on the March 1, 2018, agenda (see ZC 2017-11).

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 15,851 square feet and cover 10.3% of the development. Two of the lots (Lots 1X and 2X) are medians located at the entrance to the subdivision and in the cul de sac bubble. The third lot (Lot 12X) is located adjacent to Glenview Drive and serves as the primary open space lot 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 currently zoned LR Local Retail. A request to change the zoning to the RI-PD Residential Infill Planned Development district is a related item on the March 1, 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	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

**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.

**RECOMMENDATION:**

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