



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** Planning & Zoning Department **DATE:** November 21, 2019  
**SUBJECT:** PP 2019-05 Consideration of a request from Jim O'Connor for a preliminary plat of Lots 9-11, John's Addition, being 1.831 acres located at 8217-8221 Cardinal Lane.  
**PRESENTER:** Clayton Comstock, Planning Director

### **SUMMARY:**

On behalf of G.O.O. Property Development, Jim O'Connor is requesting approval of a preliminary plat of Lots 9-11, John's Addition. This 1.831-acre property is located at 8217-8221 Cardinal Lane.

### **GENERAL DESCRIPTION:**

The property is located on the north side of Cardinal Lane, between Davis Boulevard and Westgate Drive. The property is currently developed with a single-family residence.

The preliminary plat includes three lots intended for residential development. The lots generally range in approximate size from 19,000 square feet to 36,000 square feet. The owner has indicated the initial plans are to final plat the easternmost lot in the subdivision for the purpose of pulling a building permit for an addition to the existing residence. The remaining lots would be developed in the future, with the final lot arrangement dependent on proposed development at that time.

**COMPREHENSIVE PLAN:** This area is designated on the Comprehensive Land Use Plan as Urban Village. This designation promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form. Urban Villages can come in the form of vertical mixed use, where multiple uses share a single, multi-story building; or horizontal mixed use, where a diverse set of uses are placed within close, walkable proximity.

**CURRENT ZONING:** The property is currently zoned TOD Transit Oriented Development. The purpose of the (TOD) code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban development environments, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient,



compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles; promoting a more functional and attractive community through the use of recognized principles of urban design; and allowing property owners flexibility in land use, while prescribing a high level of detail in building design and form.

**TRANSPORTATION PLAN:** The development has frontage on the following streets. Sufficient right-of-way must be dedicated to provide 55 feet of width as measured from the southern right-of-way line.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Cardinal Lane	C2U Minor Collector / TOD General Street	Transit Oriented Development	2-lane undivided roadway 60-foot right-of-way width on-street parking on-street bicycle facilities

**SURROUNDING ZONING | LAND USE:**

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TOD Transit Oriented Development	Urban Village	Vacant / gas pipeline valve site
WEST	TOD Transit Oriented Development	Urban Village	Automotive and commercial uses
SOUTH	C-1 Commercial	Office Commercial	Offices
EAST	TOD Transit Oriented Development	Urban Village	Vacant

**ROUGH PROPORTIONALITY DETERMINATION:** The developer is responsible for public infrastructure improvements to support the development of the property. These improvements include paving and storm drain facilities. Paving improvements include the installation of curb and gutter on Cardinal Lane, a six-foot wide sidewalk, and eight-foot wide on-street parking spaces. Storm drain improvements include the installation of a 36-inch concrete pipe and inlet in accordance with the Master Drainage Plan. A copy of the rough proportionality determination is attached.

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

**CITY COUNCIL:** The City Council will consider this request at the December 9, 2019, meeting following action by the Planning and Zoning Commission.

**DRC REVIEW & RECOMMENDATION:** The Development Review Committee (DRC) recommends approval of plat with the conditions outlined in the attached DRC comments. These comments include minor additions and revisions to notations and labeling on the drawing, verification and dedication of right-of-way, and requirements for public infrastructure improvements.

**RECOMMENDATION:**



Approve PP 2019-05 with the conditions outlined in the Development Review Committee comments.