



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** September 17, 2020
SUBJECT: AP 2020-02 Consideration of a request from Spry Surveyors for an amended plat of Parkside Place, being 5.805 acres located at 5600 Wynwood Drive.
PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Tommy Cunningham, Spry Surveyors is requesting approval of an amended plat of Parkside Place. This 5.805-acre property is located at 5600 Wynwood Drive.

GENERAL DESCRIPTION:

The Parkside Place subdivision is located at the south end of Wynwood Drive, which is a dead end street that intersects Circle Drive. The site is bounded by existing single-family residential development on the north (Holiday Meadows and Holiday North additions), the Calloway Branch creek channel on the west, and the North Electric Trail hike and bike trail on the south. The softball fields for Richland High School are located immediately south of the property.

The subdivision was recently constructed, and the plat recorded in July 2020. Following its recording, it was discovered that the property references in the owner's dedication statement were incorrect. An amended plat was submitted to correct the error.

The amended plat would make the following revisions to the previous plat.

1. Correct the lot, block, and subdivision name references in the owner's dedication statement.
2. Add a standard plat note stating the purpose for the amended plat.

The plat does not alter or remove any recorded covenants or restrictions, if any, on the property.

LAND USE PLAN: This area is designated on the Land Use Plan as Low Density Residential. This designation promotes quality neighborhoods of conventional suburban single-family detached homes. General characteristics of these neighborhoods include a density of two to six dwelling units per acre and houses of one- and two-stories.

CURRENT ZONING: The property is zoned RI-PD Residential Infill Planned Development. The zoning was approved by City Council on February 26, 2018, by Ordinance No. 3501. 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.

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Wynwood Drive	R2U Local Road	Suburban Neighborhood	2-lane undivided roadway 50-foot right-of-way width

SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	PD (Planned Development) R-2 (Single-Family Residential)	Low Density Residential	Single-family residences
WEST	C-1 (Commercial)	Parks/Open Space	Calloway Branch creek
SOUTH	R-2 (Single-Family Residential)	Parks/Open Space	Richland High School athletic fields
EAST	R-2 (Single-Family Residential)	Low Density Residential	Single-family residences

PLAT STATUS: The property is currently platted as Parkside Place.

CITY COUNCIL: The City Council will consider this request at the October 12, 2020, 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.

RECOMMENDATION:

Approve AP 2020-02 with the conditions outlined in the Development Review Committee comments.