



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** May 4, 2017

**SUBJECT:** FP 2016-14 Consideration of a request from Zeon Properties LLC for a Final Plat of St Joseph Estates on 11.223 acres located in the 7500 block of Davis Boulevard.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Zeon Properties LLC is requesting approval of a final plat of St Joseph Estates. This 11.223-acre subdivision is located on the east side of Davis Boulevard between Rumfield Road and Freedom Way. The proposed final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The final plat for St Joseph Estates includes 25 single-family residential lots, two non-residential lots, and one open space lot. The residential lots range in size from 6,291 to 11,407 square feet, with an average lot size of 7,475 square feet. The lots comply with the current Residential Infill Planned Development (RI-PD) district standards.

There are two nonresidential lots proposed in the plat. A 3.35-acre lot is located north of the creek channel and is the remainder property of the undeveloped Northeast Business Park. The second lot, which is 17,789 square feet in area, is located at the southeast corner of Davis Boulevard and Patricks Path at the entrance into the subdivision. It is anticipated that the smaller lot would develop with an office building in the future.

Primary street access for the property is from Davis Boulevard. The subdivision includes a gated street connection to Smith Drive on the east side of the property. This gated connection is a requirement of the RI-PD district standards.

**THOROUGHFARE PLAN:** The development has frontage on Davis Boulevard, which is classified as a P6D Principal Arterial roadway. A P6D roadway is a six-lane divided street with a variable width ultimate right-of-way. The dedication of right-of-way is not required for this property, as sufficient right-of-way exists for Davis Boulevard.



**CURRENT ZONING:** The property is currently zoned as a Residential Infill Planned Development (RI-PD). A zoning change to an RI-PD for 25 single-family lots was approved by City Council on November 14, 2016.

**SURROUNDING ZONING | LAND USE:**

- North:** Residential Infill Planned Development No. 52 | Low Density Residential
- West:** C-1 Commercial | Retail
- South:** C-2 Commercial, R-2 Single Family Residential, R-1 Single-Family Residential, and R-1-S Special Single Family | Office and Low Density Residential
- East:** R-3 Single Family Residential | Low Density Residential

**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.

**PLAT STATUS:** Part of the property is currently platted as Northeast Business Park, an undeveloped subdivision platted in 1974. If approved, the final plat would provide a new lot configuration for the development. The final plat is considered a replat of the Northeast Business Park addition.

**RECOMMENDATION:**

Approve FP 2016-14.