



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** July 6, 2017

SUBJECT: FP 2017-04 Consideration of a request from Torino, LLC for a final plat of Tivoli Garden Estates, Phase 1, on 1.475 acres located at 7509 Chapman Road.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

On behalf of Torino, LLC, Bob Flynn is requesting approval of a final plat of Tivoli Garden Estates, Phase 1. This 1.475-acre subdivision is located at the northeast corner of Chapman Road and Meadow Road. The 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 Tivoli Garden Estates Phase 1 includes three single-family residential lots fronting on Meadow Road. The lots are zoned R-1 Single Family Residential, and all lots satisfy the R-1 district standards. The table below summarizes the lot standards.

R-1 STANDARD	LOT 1	LOT 2	LOT 3
Lot size: 13,000 SF	15,874 sf	15,817 sf	16,188 sf
Lot width: 85 feet	96 ft	96 ft	98 ft
Lot depth: 120 feet	163 ft	163 ft	163 ft
Front building line: 25 feet	25 ft	25 ft	25 ft

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Low Density Residential.” This designation provides areas for the development of traditional, low-density single-family detached dwelling units.

THOROUGHFARE PLAN: The development has frontage on Chapman Road and Meadow Road. Both roads are classified as a C4U Major Collector roadway. A C4U roadway a four-lane undivided street with an ultimate right-of-way width of 68 feet. The plat includes a potential right-of-way dedication for both streets.

CURRENT ZONING: The property is currently zoned R-1 Single-Family Residential.



SURROUNDING ZONING | LAND USE:

North: R-1-S Special Single-Family Residential | Low Density Residential
West: R-1 Single-Family Residential | Low Density Residential
South: R-2 Single-Family Residential | Low Density Residential
East: R-2 Single-Family Residential | Low Density Residential

PLAT STATUS: The property is currently unplatted. A preliminary plat for Tivoli Garden Estates is a related item on the July 6, 2017, agenda.

RECOMMENDATION:

Approve FP 2017-04.