



PLANNING AND ZONING COMMISSION MEMORANDUM

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

SUBJECT: FP 2016-13 Consideration of a request from Goodwin & Marshall, Inc for a final plat of Iron Horse Commons Phase 2 on 12.217 acres located in the 6500-6600 blocks of Iron Horse Boulevard.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of Beaten Path Development, LLC, Goodwin & Marshall is requesting approval of a final plat of Iron Horse Commons, Phase 2. This 12.217-acre subdivision is located on the east side of Iron Horse Boulevard between Eagle Crest Drive and Browning Drive. The final plat is consistent with the preliminary plat and meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

A special development plan for this site and the surrounding property was approved by City Council in May 2016. The plan included allowances for open spaces to be distributed throughout the development, on-street parking on Iron Horse Boulevard, modifications to window and door coverage on street-facing facades, and an option to develop cottage lots in phase two. The proposed final plat is consistent with the approved special development plan.

The final plat includes 71 residential lots for villas, cottages, and townhouses. The townhouse lots are located along Iron Horse Boulevard, with the cottage lots and villa lots fronting Traveller Drive. All lots have alley access at the rear of the lot. The lots comply with the TOD zoning district standards and special development plan standards. A summary of the lots is shown in the table below.

LOT TYPE	NUMBER	DIMENSIONS
Villas	21	40' x 107'
Cottages	26	32' x 95'
Townhouses	23	30' x 95'



The plat includes 12 open space lots totaling 1.46 acres, which is 12% of the development. The open space areas will include sidewalks, public art, and community mail boxes.

The streetscape design standards for the development include street trees, sidewalks, and decorative street lights and street signs. On-street parking will be provided on all streets, and all dwelling units will have parking spaces in the driveway and garage. The design of individual dwellings will follow the TOD architectural standards and guidelines.

COMPREHENSIVE PLAN AND CURRENT ZONING: This area is designated on the Comprehensive Land Use Plan and is currently zoned as “Transit Oriented Development.” The purpose of the Transit Oriented Development Code is to support the development of the community’s station areas into pedestrian-oriented, mixed-use urban neighborhoods, 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; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

THOROUGHFARE PLAN: The development has frontage on Iron Horse Boulevard, Browning Drive, and Eagle Crest Drive. The plat includes a right-of-way dedication of 16 feet for Iron Horse Boulevard, which will provide room for on-street parking in front of the townhouses.

SURROUNDING ZONING | LAND USE:

- North:** I-2 Medium Industrial | Transit Oriented Development
- West:** TOD Transit Oriented Development and I-2 Medium Industrial | Transit Oriented Development
- South:** TOD Transit Oriented Development and I-2 Medium Industrial | Transit Oriented Development
- East:** I-2 Medium Industrial | Commercial

PLAT STATUS: The property is currently unplatted. A preliminary plat for Iron Horse Commons was approved in May 2016.

RECOMMENDATION:

Approve FP 2016-13.