



## PLANNING AND ZONING COMMISSION MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** August 18, 2016

**SUBJECT:** AP 2016-03 Consideration of a request from J & J NRH 100 FLP for an Amended Plat of Villas at Smithfield Addition on 13.479 acres located in the 8200 blocks of Odell Street and Northeast Parkway.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of J & J NRH 100 FLP, Our Country Homes is requesting approval of an Amended Plat of The Villas at Smithfield. This 13.479-acre subdivision is located west of Davis Boulevard between Odell Street and Northeast Parkway. The proposed Amended Plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The Final Plat for Villas at Smithfield was approved on August 24, 2015. The Final Plat includes 93 single-family residential lots and 9 open space lots. The plat contains a mix of 48 townhouse lots (30-foot wide products with alley-loaded garages) and 45 detached single-family lots (40-foot wide products with alley-loaded garages). The townhouse and small-lot single-family units are permitted by right in the Smithfield TOD General Mixed-Use zoning district.

The nine open space lots account for 1.17 acres (8.68%) of the development. Most of this open space is located within a 0.71-acre central green that will include formal landscape and hardscape elements. Other open space areas serve as landscape setbacks from adjacent uses. The minimum open space requirement of the TOD district is five percent.

The amended plat will modify the following items.

1. Corrects the dimension of the front utility, access, and maintenance easement to 7 feet on several lots fronting Fairfield Lane, Acadia Lane, Concord Way, and Cotton Belt Lane.
2. Adds utility easements to correspond with franchise utility service design.



**COMPREHENSIVE PLAN:** The Comprehensive Plan classifies this area as “Smithfield Transit Oriented Development.” This higher-density single-family residential product is what was envisioned for this area of the Smithfield TOD. The intent of this classification is to support and sustain the future commuter rail station and provide convenient access to rail transit, shopping, employment, housing, and neighborhood retail services.

**THOROUGHFARE PLAN:** The subdivision will have access onto Odell Street and Northeast Parkway. Both roads in this area are fully developed and classified as local streets with 60 feet of right-of-way. The dedication of additional right-of-way is not required from this property for either street. However, the developer will be upgrading south side of Odell Street along this development’s frontage to include an on-street parking lane and curb extensions to define the travel lanes. A similar improvement was made to the Briar Pointe Villas development at Main Street and Amundson.

Internal street classifications were borrowed from the Town Center Zoning District. A 2014 revision to the TOD Code allowed developers greater flexibility in choosing from either the TOD street sections or the Town Center Zoning District street sections. By doing this, the developer has also created a one-way street around the central park, similar to other areas of Hometown.

**CURRENT ZONING:** TOD Transit Oriented Development. This final plat is consistent with the Smithfield TOD zoning standards.

**SURROUNDING ZONING | LAND USE:**

**North:** TOD Transit Oriented Development | Smithfield TOD  
**West:** TOD Transit Oriented Development | Smithfield TOD  
**South:** TOD Transit Oriented Development | Smithfield TOD  
**East:** R-PD Planned Development | Low Density Residential

**PLAT STATUS:** The property is currently platted as Villas at Smithfield. The Final Plat was approved by the City Council on August 24, 2015.

**RECOMMENDATION:**

Approve AP 2016-03.