



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 1, 2016

SUBJECT: PP 2016-06 Consideration of a request from Zeon Properties LLC for a Preliminary Plat of St. Joseph Estates Addition 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 Preliminary 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 preliminary plat meets the requirements of the zoning ordinance and subdivision regulations.

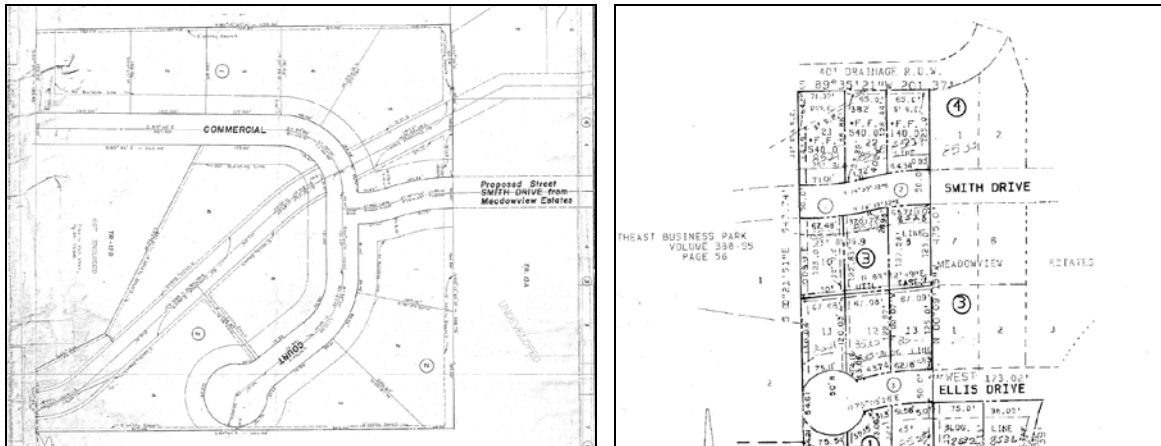
GENERAL DESCRIPTION:

The preliminary plat for St Joseph Estates includes 18 single-family residential lots, 2 non-residential lots, and one open space lot. The residential lots range in size from 9,031 to 17,483 square feet, with an average lot size of 11,147 square feet. The lots comply with the R-2 Single-Family Residential zoning district standards.

The property has frontage on Davis Boulevard, with a street entrance proposed just south of the creek tributary that runs through the site. The development includes a street connection with existing Smith Drive on the east side of the property. This aligns with a dedicated street right-of-way connection that is part of the Northeast Business Park addition, which was platted in 1974 but was never developed. When Meadowview Estates was platted in 1973, four streets were stubbed out to adjacent undeveloped properties on the east and west sides of the subdivision to accommodate future expansion of the neighborhood. A subsequent Meadowview Estates plat in 1983 extended the dead-end of Smith Drive to meet the ROW dedicated by plat in 1974 with the Northeast Business Park Addition. This three-step coordinated dedication provided the path for a connection to Davis Boulevard. The physical street connection was not made at that time, as the road was not developed on the adjacent property.

Both the existing residents of Meadowview Estates and the new residents of St. Joseph Estates will benefit from a street connection, not just from an emergency protection or community standpoint, but from a mobility perspective as well. Presently, emergency response access to Meadowview Estates is only available from Rumfield Road or by

Kirk Lane from Precinct Line Road. Completing this street connection provides a secondary access point from Davis Boulevard. The existing Meadowview Estates residents will have an opportunity to access Davis Boulevard directly, particularly for northbound trips where the right turn onto Davis can be much more easily accommodated, even at peak times. The proposed connection provides an alternative to potential wait times at Rumfield/Davis by allowing an efficient right turn. This not only makes for a shorter trip for the driver, but also relieves some of the congestion at Rumfield for other motorists. The connection will benefit the 18 new lots in St. Joseph Estates by providing them access to Rumfield where they can safely turn south on Davis or head west on Starnes at a signalized intersection. The street connection also addresses past concerns of the Planning and Zoning Commission and City Council about fragmentary or piecemeal approaches to developing the remaining property in the city.



Left: The 1974 plat dedicated the right-of-way connection for Smith Drive to access Davis Boulevard. The business park was never developed, but the right-of-way remains. Right: The 1983 plat for a Meadowview Estates addition, acknowledging the future connection to Davis Business Park, therefore allowing the continued dead-end street. Because no connection was platted west of Ellis Drive, an appropriate turnaround was provided.

The plat includes one open space lot of 66,379 square feet (1.52 acres). Almost all of this lot is encumbered by flood plain or floodway of a tributary of Little Bear Creek. About 24% of the open space is potentially usable space located outside of the floodway. The developer indicates that improvements are not anticipated in the open space lot, though there is room on the lot at the entrance to the subdivision to accommodate entry features, fencing, or signage. The open space lot will be owned and maintained by a homeowners association.

The lots adjacent to the creek channel that traverses the site include drainage easements and a 25-foot erosion setback line. The erosion setback is a no-build area at the top of the creek channel bank that establishes safe limits for the construction of buildings, fences, and swimming pools on the lot.



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 17,802 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 be developed as an office building in the future.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Office.” This designation provides areas for the development of professional and organizational offices along with accessory and related uses.

THOROUGHFARE PLAN: The development has frontage on Davis Boulevard, 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 anticipated for this property as sufficient right-of-way is currently in place.

CURRENT ZONING: The property is currently zoned AG Agricultural, R-1 Single Family Residential, and C-2 Commercial. A request to rezone the property to R-2 Single-Family Residential and LR Local Retail is an associated item on the September 1, 2016, agenda. The preliminary plat is consistent with the R-2 and LR zoning standards.

SURROUNDING ZONING | LAND USE:

North: C-1 Commercial and C-2 Commercial | Office

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

PLAT STATUS: The property is currently platted as Northeast Business Park, an undeveloped subdivision platted in 1974. If approved, the proposed preliminary plat would provide a new lot configuration for the development and authorize the owner to submit a final plat for the property. The final plat would also be considered a replat of the Northeast Business Park addition.

RECOMMENDATION:

Approve PP 2016-06.