

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** September 12, 2016

**SUBJECT:** FP 2016-03 Consideration of a request from D'Lee Properties, LLC for a Final Plat of Lee's Crossing on 2.271 acres located at 7800 Starnes Road.

**PRESENTER:** Clayton Husband, Principal Planner

### **SUMMARY:**

On behalf of property owner New Church Christian Fellowship, D'Lee Properties LLC is requesting approval of a Final Plat of Lee's Crossing. This 2.271-acre subdivision is located at the southwest corner of Smithfield Road and Starnes Road. The proposed plat meets the requirements of the zoning ordinance and subdivision regulations.

### **GENERAL DESCRIPTION:**

The final plat for Lee's Crossing includes seven single-family residential lots ranging in size from 12,453 to 17,003 square feet. The typical lot is 72.5 feet wide and 193 feet deep. The zoning of the property is RI-PD, and the lots meet the required zoning standards.

While all the lots face Smithfield Road, they will share common private driveways and a slip street parallel to Smithfield Road. The 20-foot wide slip street would be located within a 43-foot wide private access, drainage, utility, and landscape easement, and it would be striped as a fire lane. Two driveways would provide access to Smithfield Road, and they line up with the driveways of the church across the street. At the time of construction of each house, an inset parallel parking area will be built to provide visitor parking at each residence. The parking area will be constructed of stamped concrete.

The development incorporates approximately 7,000 square feet of open space along Smithfield Road, with the open space making up 7.2% of the development. All lots within the development will be landscaped with at least 3 trees and 16 shrubs of varying sizes. The 15-foot-wide open space area along Smithfield Road will also be landscaped behind an ornamental iron fence and at the two driveway locations.

The homeowner's association will be responsible for maintenance of all landscaped areas, screening walls, the private drive, and decorative streetlights. The screening wall along Smithfield Road will be a combination of masonry columns and decorative



ornamental iron pickets and finials, varying in height from four to six feet. A six-foot tall solid masonry fence is proposed on the Starnes Road frontage.

**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 Smithfield Road and Starnes Road. Smithfield Road is classified as a C4U Major Collector roadway, which is a four-lane undivided street with an ultimate right-of-way width of 68 feet. Starnes Road is classified as a C2U Minor Collector roadway, which is a two-lane undivided street with an ultimate right-of-way width of 60 feet. Right-of-way dedication is not required for this property as sufficient right-of-way is currently in place.

**CURRENT ZONING:** The property is zoned PD-79, a residential infill planned development. The zoning was approved by the City Council on January 11, 2016. The RI-PD zoning district is intended to encourage residential development of small and otherwise challenging tracts of land by offering incentives that encourage creative and inventive development scenarios. These developments are limited to residential development or redevelopment of less than ten acres. The final plat is consistent with the zoning standards applicable to this property.

**SURROUNDING ZONING | LAND USE:**

**North:** C-1 Commercial | Commercial

**West:** R-3 Single-Family Residential | Low Density Residential

**South:** R-8 Single-Family Detached Zero Lot Line Residential | Low Density Residential

**East:** C-1 Commercial | Public/Semi-Public

**PLAT STATUS:** The property is currently platted as Lot 1, Block 8, Century Oaks Addition. A preliminary plat of Lee’s Crossing was approved as part of the rezoning of the site on January 11, 2016.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the August 18, 2016, meeting and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2016-03.