

PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** January 19, 2017

SUBJECT: PP 2016-11 Consideration of a request from Arcadia Land Partners for a Preliminary Plat of Hometown Canal District Phase 5A on 12.924 acres located south of Ice House Drive and west of Bridge Street.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Arcadia Land Partners is requesting approval of a Preliminary Plat of Hometown Canal District Phase 5A. This 12.924-acre subdivision is located south of Ice House Drive and west of Bridge Street. The proposed preliminary plat meets the requirements of the zoning ordinance and subdivision regulations, subject to approval of the Special Use Permit for 22 cottage-size lots being considered on the same January 19 agenda.

GENERAL DESCRIPTION:

The preliminary plat for Hometown Canal District Phase 5A includes a total of 88 residential lots: 27 single-family residential lots, 22 single-family cottage lots, and 39 townhome lots. Townhome lots are proposed to line Ice House Drive on the north end of the development while larger single family lots line The Lakes and the proposed canal feature. Six townhome lots are also included in the triangular piece of land west of NYTEX Sports Centre and south of The Enclave apartments.

One of the seven proposed open space lots for this phase is a 2.43-acre drainage feature designed like a canal, inspired by the one pictured at right in Celebration, Florida. This canal open space lot will be at the front door to 23 of the 88 home sites and will have a consistent pool of water, recharged and cycled through pumps and off-site drainage. A pedestrian bridge will connect the two sides of the development.



If developed as proposed, this phase and the current phase under construction will total 164 residential units on 23.82 acres (6.88 du/acre) between Bridge Street and The Enclave apartments.



Part of a prior agreement between the developer and the City was the installation of a pedestrian bridge across The Lakes at the northern end of the park, connecting Ice House Drive to Riverdale Drive for pedestrians. That bridge will be installed as part of the construction of Phase 5A.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as “Town Center.” This designation relates to the Town Center zoning district, which establishes development standards to promote a sustainable, high quality, mixed-use development. Each subzone provides a gradient of development and use intensity. The components of each subzone – buildings, streets, and public spaces – are scaled to create and sustain an integrated living environment.

CURRENT ZONING: The property is currently zoned TC Town Center. A Special Use Permit request for single-family cottage lots in this phase is an associated item on the January 19, 2017, agenda.

SURROUNDING ZONING | LAND USE:

North: TC Town Center | Town Center
West: TC Town Center | Town Center
South: TC Town Center | Town Center
East: TC Town Center | Town Center

PLAT STATUS: The property is currently unplatted. A Preliminary Plat for this development was originally approved April 2012, but has since expired. The proposed revision also exchanges a number of townhome lots with detached single family lots of 40 feet in width or less. A Final Plat is anticipated to follow in February or March.

ROUGH PROPORTIONALITY DETERMINATION: The public improvements necessary for the Hometown Canal District include the installation of water, sanitary sewer, drainage, traffic signal and pavement facilities. With the exception of the future traffic signal improvements necessary at the intersection of Mid-Cities Blvd and Ice House Drive, the construction of these public infrastructure items is wholly required for the development of the Subdivision as proposed by the developer. Therefore, the developer will be required to assume 100% of the amount required for such public infrastructure improvements which will be indicated on the final approved public infrastructure construction plans for the Subdivision.

The development will also contribute a certain percentage of the traffic on Ice House Drive at Mid-Cities Boulevard. This will add to a future traffic signal being warranted in order to maintain an acceptable level of service. The development’s financial contribution toward this traffic signal will be assessed at Final Plat and will be based on an update to an existing 2008 traffic study, using the new site trip generation data for the Canal District.

RECOMMENDATION:

Approve PP 2016-11, subject to City Council approval of SUP 2016-06 for cottage lots.