



## PLANNING AND ZONING COMMISSION MEMORANDUM

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

**SUBJECT:** PP 2016-12 Consideration of a request from Arcadia Land Partners for a Preliminary Plat of Hometown Canal District Phase 5B on 3.984 acres located south of Ice House Drive and east of Bridge Street.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Arcadia Land Partners is requesting approval of a Preliminary Plat of Hometown Canal District Phase 5B. This 3.984-acre subdivision is located on the south side of Ice House Drive between Bridge Street and Hawk Avenue. The proposed preliminary plat meets the requirements of the Town Center Zoning District and all other zoning and subdivision ordinance regulations.

### **GENERAL DESCRIPTION:**

The preliminary plat for Hometown Canal District Phase 5B includes a total of 35 lots on 3.98 acres (8.79 du/acre). There are 12 single-family residential lots and 23 single-family townhome lots proposed. A new street would add another connection between Hawk Avenue and Bridge Street and alley access would be made to Hawk Avenue in two separate locations. Townhome lots face the primary street frontage of Bridge Street and secondary street frontage of Ice House Drive, with single family detached units being proposed on the interior of the 4 acres.

The developer is considering this as Phase 5B of the Canal District. Phases 4 (under construction) and 5A consist of 4.41 total acres of open space, which is 16% of the total 27-acre "Canal District." As such, no open space is being proposed on this block as part of this preliminary plat.

Because the Walker Creek Elementary School campus to the south is the only other use on this block, this development would complete the block and provide a complete sidewalk, street tree and street light network.

**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.

**SURROUNDING ZONING | LAND USE:**

**North:** TC Town Center | Town Center  
**West:** TC Town Center | Town Center  
**South:** TC Town Center | Public/Semi-Public  
**East:** U School, Church, and Institutional and O-1 Office | Public/Semi-Public and Neighborhood Service

**PLAT STATUS:** The property is currently unplatted.

**ROUGH PROPORTIONALITY DETERMINATION:** The developer will be responsible for 100% of all paving, water, sanitary sewer, and drainage infrastructure needed to support the development in accordance with the City's design criteria.

**RECOMMENDATION:**

Approve PP 2016-12.