



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 16, 2017

SUBJECT: FP 2017-02 Consideration of a request from Arcadia Land Partners 25, LTD for a Final Plat of Hometown Canal District, Phase 5B on 3.984 acres located southeast of the intersection of Ice House Drive and Bridge Street.

PRESENTER: Clayton Comstock, Planning Manager

SUMMARY:

Arcadia Land Partners 25 LTD is requesting approval of a Final 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 final plat is consistent with the preliminary plat and meets the requirements of the Town Center Zoning District and all other zoning and subdivision ordinance regulations.

GENERAL DESCRIPTION:

The final plat for Hometown Canal District Phase 5B includes 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 development.

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 the final 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. On-street parking will be added to Bridge Street and Ice House Drive, but not Hawk Avenue.

Lots are proposed to back Walker Creek Elementary School, with alley-loaded garages being visible from the south. The developer plans to keep the School's existing chain



link fence as the physical barrier and add a landscape strip with tall hedgerow as a visual barrier.

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. A Preliminary Plat for this development was approved by the Commission on January 19, 2017.

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 FP 2017-02.