

## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** March 6, 2017

**SUBJECT:** FP 2017-01 Consideration of a request from Arcadia Land Partners for a Final Plat of Hometown Canal District Phase 5A on 12.924 acres located south of Ice House Drive and west of Bridge Street and associated Phase 5 Limited Development Agreement.

**PRESENTER:** Clayton Comstock, Planning Manager

### **SUMMARY:**

Arcadia Land Partners is requesting approval of a Final 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 final plat is consistent with the preliminary plat. It also meets the requirements of the zoning ordinance and subdivision regulations and the proposed Special Use Permit for 22 cottage-size lots, which was approved by City Council on February 13, 2017.

### **GENERAL DESCRIPTION:**

The final plat for Hometown Canal District Phase 5A includes 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. Since the canal will function as a detention pond, a special use permit for the canal is required. The Special Use Permit application is an associated item on the March 6, 2017, City Council agenda.

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.

**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 was approved by City Council on February 13, 2017.

**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 approved by the Planning and Zoning 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.

**PHASE 5 LIMITED DEVELOPMENT AGREEMENT:** A development agreement is also proposed as part of the Final Plat. The agreement outlines the responsibilities of the Developer, HOA and City regarding the design, installation and maintenance of a pedestrian bridge connecting Walker Creek Trail along Ice House Drive to the west side of the Lakes near the end of Riverdale Drive. The agreement also reaffirms the developer's prior commitment to fund half of a signalized intersection at Ice House Drive and Mid-Cities Blvd when warranted.

**PLANNING AND ZONING COMMISSION:** The Planning and Zoning Commission considered this item at the February 16, 2017, meeting and voted 5-0 to recommend approval.

**RECOMMENDATION:**

Approve FP 2017-01 and associated Phase 5 Limited Development Agreement.