



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: The Office of the City Manager **DATE:** May 18, 2017

SUBJECT: AP 2017-02 Consideration of a request from Spry Surveyors for an Amended Plat of Lots 9R through 12R, Block 2, Briar Pointe Villas Addition on 0.302 acres located on Briar Pointe Drive.

PRESENTER: Clayton Husband, Principal Planner

SUMMARY:

On behalf of ARAF Inc., Spry Surveyors is requesting approval of an amended plat of Lots 9R through 12R, Block 2, Briar Pointe Villas Addition in order to correct the lot depth dimensions. The lots are located on the east side of Briar Pointe Drive, south of Amundson Drive, and adjacent to Dick Faram Park. The proposed amended plat meets the requirements of the zoning ordinance and subdivision regulations.

GENERAL DESCRIPTION:

The amended plat would correct the dimensions for the depths of four lots. When the subdivision was recorded in 2014, the depths of the lots were shown incorrectly on the drawing. The plat does not increase the number of lots or alter or remove any recorded covenants or restrictions, if any, on the property.

COMPREHENSIVE PLAN: The Comprehensive Plan classifies this area as "Transit Oriented Development." The purpose of the Transit Oriented Development Code is to support the development of the community's station areas into pedestrian-oriented, mixed-use urban neighborhoods, with convenient access to rail transit, shopping, employment, housing, and neighborhood retail services. The goal of each station area is to encourage an efficient, compact land use pattern; encourage pedestrian activity; reduce the reliance on private automobiles; promote a more functional and attractive community through the use of recognized principles of urban design; and allow property owners flexibility in land use, while prescribing a high level of detail in building design and form.

CURRENT ZONING: The property is currently zoned TOD Transit Oriented Development. It is located in the General Mixed Use character zone in the Smithfield TOD area. A Special Development Plan was also approved in 2013 to allow some of the lots to contain front-entry garages, among other items.



SURROUNDING ZONING | LAND USE:

North: TOD Transit Oriented Development | Transit Oriented Development
West: TOD Transit Oriented Development | Transit Oriented Development
South: TOD Transit Oriented Development | Transit Oriented Development
East: TOD Transit Oriented Development | Parks - Open Space

PLAT STATUS: The property is currently platted as Lots 9-12, Block 2, Briar Pointe Villas Addition. The original plat for Briar Pointe Villas was recorded in 2008, but that plat was vacated in May 2014. The current plat was subsequently recorded in May 2014.

RECOMMENDATION:

Approve AP 2017-02.