

CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** September 23, 2019

SUBJECT: PP 2019-03 Consideration of a request from JBI Partners, Inc. for a preliminary plat of Hometown Canal District Phase 6, being 15.393 acres located at the southeast corner of Bridge Street and Parker Boulevard.

PRESENTER: Clayton Comstock, Planning Director

SUMMARY:

On behalf of Arcadia Land Partners 25 Ltd and Arcadia NRH4 Hometown LLC, JBI Partners, Inc. is requesting approval of a preliminary plat of Hometown Canal District Phase 6. This 15.393-acre property is located at the southeast corner of Bridge Street and Parker Boulevard.

GENERAL DESCRIPTION:

Hometown Canal District Phase 6 is located on the east side of the lakes and southwest of Walker Creek Elementary. The developer intends to continue the same theme and style of development as Phases 4 and 5 of the Canal District area, including a mix of garden home lots, cottage lots, and townhouse lots.

The proposed development includes 129 single-family residential lots, as described below. An exhibit showing the location of each lot is attached. A special use permit to allow up to 55 single-family cottage lots on the property was approved by City Council on December 6, 2018 (Ordinance No. 3554).

LOT TYPE	NUMBER OF LOTS	LOT WIDTH	LOT DEPTH
Garden home	24 lots	45 feet	93-98 feet
Cottage home	49 lots	35 feet	78 feet
Townhome	56 lots	25 feet	78 feet

The development is accessed from street entrances on Bridge Street, Parker Boulevard, and Grand Avenue. The development incorporates four open space lots totaling 1.897 acres (12.3 percent of the site).

LAND USE PLAN: This area is designated on the Land Use Plan as Urban Village. This category promotes sustainable, pedestrian-oriented, mixed-use development that provides the opportunity for many uses to coexist within a more compact area. Urban Villages encourage an efficient, compact land use pattern; support vibrant public spaces; reduce the reliance on private automobiles; promote a more functional and attractive

community through the use of recognized principles of urban design; allow flexibility in land use; and prescribe a high level of detail in building design and form.

CURRENT ZONING: The property is currently zoned Town Center and located in the Neighborhood General Center subzone. The Neighborhood General subzone is primarily intended for single-family development. The below exhibit summarizes the special use permit approval received December 2018 (left) to the proposed preliminary plat (right).

PLAT COMPARISON TO APPROVED SUP EXHIBIT



Lot Type	SUP Exhibit	SUP Condition	Preliminary Plat	Difference
Garden (>40 feet)	21 units	Min. 20 units	24 units	+3 units
Cottage (<40 feet)	38 units	Max. 55 units	49 units	+11 units
Townhome	76 units	Max. 85 units	56 units	(20) units
Total	135 units	Max. 150 units	129 units	(6) units

TRANSPORTATION PLAN: The development has frontage on the following streets. Right-of-way dedication for these streets is not required for this plat.

STREET	FUNCTIONAL CLASSIFICATION	LAND USE CONTEXT	DESIGN ELEMENTS
Bridge Street	C2U Minor Collector	Urban Village	2-lane undivided roadway 90-foot right-of-way width
Parker Boulevard	C2U Minor Collector	Urban Village	2-lane undivided roadway 70-foot right-of-way width
Grand Avenue	R2U Local Road	Urban Village	2-lane undivided roadway 68foot right-of-way width



SURROUNDING ZONING | LAND USE:

DIRECTION	ZONING	LAND USE PLAN	EXISTING LAND USE
NORTH	TC Town Center	TC Town Center	Single-family residences Walker Creek Elementary
WEST	TC Town Center	TC Town Center	Single-family residences
SOUTH	TC Town Center	TC Town Center	Single-family residences Multifamily residences
EAST	TC Town Center	TC Town Center	Vacant property Multifamily residences

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

PLAT STATUS: The property is currently unplatted.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of preliminary plat subject to DRC comments including minor revisions to easements, labeling on the drawing and adjustments to related public improvements plans, which will be addressed by the applicant prior to final plat and engineering plans.

PLANNING AND ZONING COMMISSION: The Planning and Zoning Commission considered this item at the September 5, 2019, meeting and voted 7-0 to approve the plat.

RECOMMENDATION:

Approve PP 2019-03.