



PLANNING AND ZONING COMMISSION MEMORANDUM

FROM: Planning & Zoning Department **DATE:** December 19, 2019

SUBJECT: FP 2019-14 Consideration of a request from JBI Partners, Inc. for a final 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, JBI Partners, Inc. is requesting approval of a final plat of Hometown Canal District Phase 6. This 15.393-acre property is located 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 1.970 acres (12.8 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 and Neighborhood Center subzones. Both subzones are primarily intended for single-family development.

Following is the Special Use Permit and Preliminary Plat. The Final Plat is consistent and meets the requirements of both prior approvals.

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

EARLY GRADING PERMIT RELEASED: Because the developer has an approved Preliminary Plat, a final plat scheduled for Council action, and all engineering plans have been reviewed and approved by the Development Review Committee, an early grading permit was issued on December 2 and site preparations have already begun for this development.



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. A preliminary plat for the property was approved by the Planning and Zoning Commission on September 5, 2019, and by City Council on September 23, 2019.

DRC REVIEW & RECOMMENDATION: The Development Review Committee (DRC) recommends approval of the plat subject to the attached DRC comments. These comments include minor revisions to notations and labeling on the drawing.

CITY COUNCIL: The City Council will consider this request at the January 13, 2020, meeting following action by the Planning and Zoning Commission.

RECOMMENDATION:

Approve FP 2019-14 with the conditions outlined in the Development Review Committee comments.