



## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Centennial Crossing Plat 1 & 2 – **PREPARED BY:** Andy Kass AICP, Senior Planner  
Preliminary Plat & Final Plats

**REPORT DATE:** November 22, 2019

**MEETING DATE:** November 26, 2019

### GENERAL INFORMATION

**Applicant:** Hubbell Realty Company

**Owner:** Philip E. Broderick

**Owner's Representative:** Caleb Smith, P.E., McClure Engineering

**Request:** The applicant is requesting approval of a preliminary plat and final plat for a townhome residential subdivision.

**Location and Size:** Property is generally located south SE University Avenue and west of SE L.A. Grant Parkway containing approximately 18.41-acres more or less.

### AREA MAP



**ABOVE:** Aerial of Property identifying the proposed plat (outlined in **BLUE**).

## LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Medium Density Residential & Neighborhood Commercial	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
North	Centennial Park	Park	COS (Conservation & Open Space)
South	Vacant – Undeveloped	Medium Density Residential	R-4 (Row Dwelling & Townhome District) / PD-1 (Planned Development Overlay)
East	Kum & Go	Neighborhood Commercial	C-1A (Neighborhood Commercial)
West	Glynn Village	Single Family Residential	R-1 (Single Family Residential District) / PD-1 (Planned Development Overlay)

## HISTORY

The subject property is located south of SE University Avenue and west of SE L.A. Grant Parkway. The property was the subject of a rezoning in the summer of 2019. The property was rezoned from A-1 to R-4/PD-1. The planned development was added to the rezoning to allow for reduced setbacks in areas along the perimeter of the property and along the internal private streets. In addition, the planned development allows for up to 7 units to be attached.

## PROJECT DESCRIPTION

### LOTS

The preliminary plat and final plats identify a total of 32 lots in Plat 1 and a total of 98 lots in Plat 2. Plat 1 is located on the east side of the property and Plat 2 is located on the west side of the property. Table 1 below summarizes the minimum requirements for the lots. All proposed lots meet the minimum requirements. Details on the proposed buildings and units are available in the individual staff reports regarding the site plans for Centennial Crossing Plat 1 and 2. Lot 32 in Plat 1 will have a clubhouse and pool constructed upon it for the use of the residents. A 25-foot landscape buffer is required along the north and east sides of the development.

**Table 1: Bulk regulations**

Category	R-4/PD-1 (minimum)
<b>Lot Area</b>	3500 square feet per unit
<b>Lot Width</b>	20 feet
<b>Front Yard Setback</b>	20 feet w/out a sidewalk, 25 feet w/ a sidewalk, 25 feet along east, west, north perimeter, and 15 feet on south perimeter
<b>Rear Yard Setback</b>	30 feet
<b>Side Yard Setback</b>	15 feet

## **STREETS AND TRAIL**

As part of the improvements for the development there are no public streets that will be constructed. All internal streets will be owned and maintained by the owner or the owners association. Two connections to SE University Avenue are shown and one connection to SE L.A. Grant Parkway is shown. In addition, the applicant intends to provide a connection to SE Booth Avenue to the south by reconstructing the existing access to the south. The internal streets will be 24-feet wide with a concrete pavement depth of 7-inches. Five-foot sidewalks are planned along one side of each street within the development except for one. Visitor parking will be provided throughout the development.

## **UTILITIES**

A portion of an existing public sanitary sewer main will need to be relocated as part of the development. The existing public sewer runs diagonally along the drainageway through the property. Sanitary sewers stubbed from the public sewer will be privately owned and maintained. In addition, the water main and storm sewer throughout the development will all be privately owned and maintained.

Stormwater detention will be provided in an existing drainageway that runs from the southeast of the property to the north and outlets into a box culvert that flows into Centennial Park. Ownership and maintenance of drainageway will be the responsibility of the owner or owners association.

## **PARKLAND DEDICATION**

The two plats will have a total of 129 units. The required parkland for 129 units is 1.75 acres. In lieu of dedicating parkland, the applicant has proposed to construct a trail along the greenway that separates Plat 1 from Plat 2. The trail would connect to SE University Avenue and SE L.A. Grant Parkway. In addition, the applicant intends to construct a pedestrian bridge across the drainageway to allow access to the west side of the development.

## **STAFF RECOMMENDATION**

The proposed lots meet the minimum requirements of the Zoning Ordinance. The preliminary plat and final plats are in general conformance with the Subdivision Ordinance. Staff recommends approval subject to remaining staff comments.