

## PLANNING AND ZONING COMMISSION STAFF REPORT

**PROJECT:** Centennial Crossing Plat 2 – Site Plan

**PREPARED BY:** Andy Kass, AICP, Senior Planner

**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 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 subject property (outlined in **BLUE**) in relation to the surrounding area.

## 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

The project involves the construction of 19 townhome/rowhome buildings for a total of 98 townhome units. Each building will have four to six units per building. The units within the buildings will range from 1,277 square feet to 1,737 square feet. All units will have a two stall attached garage. Each unit will be located on its own platted lot. The applicant intends lease the units initially, but platting each unit on its own lot will provide flexibility in the future if the applicant decides to sell the individual units.

**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

## ACCESS AND PARKING

One access point will be off SE University Avenue and one access point to SE Booth Avenue are shown on the site plan. The applicant will reconstruct the existing access to SE Booth Avenue as part of these improvements. The Parking Ordinance requires a minimum of 2 parking spaces per unit and 1 visitor space for every five (5) units. A total of 216 parking spaces are required and the site plan indicates a total of 408

parking spaces. All streets internal to the site will be privately owned and maintained by a homeowners association. The site plan shows 10 parking spaces for visitor parking along SE Mason Lane and six (6) visitor spaces along SE Sloan Road. Sidewalks will be provided on one side of each street. The applicant proposed to construct a trail along the drainageways for parkland purposes.

## **UTILITIES**

Utilities will be extended from existing infrastructure along SE L.A. Grant Parkway and from the existing sanitary sewer that is located within the subject property. All utilities within the development will be privately owned and maintained by the owner or owners association. 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.

## **LANDSCAPING & OPEN SPACE**

As part of the landscaping requirements, two (2) trees per unit are required and a 25-foot landscape buffer will be required along the north property line. The applicant has provided the required amount of plantings.

## **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.

## **ELEVATIONS**

Elevations of the proposed buildings have been provided for review along with a color scheme plan. The proposed materials of the units include vinyl siding and trim and cultured stone. The applicant has provided multiple color schemes for the varying building types. In addition, each building provides differing gables, front doors (style and color), and various garage doors. A minimum of 20% of the front façade require brick or stone and each building type meets that requirement.

## **LIGHTING PLAN**

The applicant intends to provide street lighting along the private streets of the development. A lighting plan has been submitted for review and it is in compliance with the street lighting regulations.

## **STAFF RECOMMENDATION**

The site plan is in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval subject to remaining staff comments and review of the legal documents.