



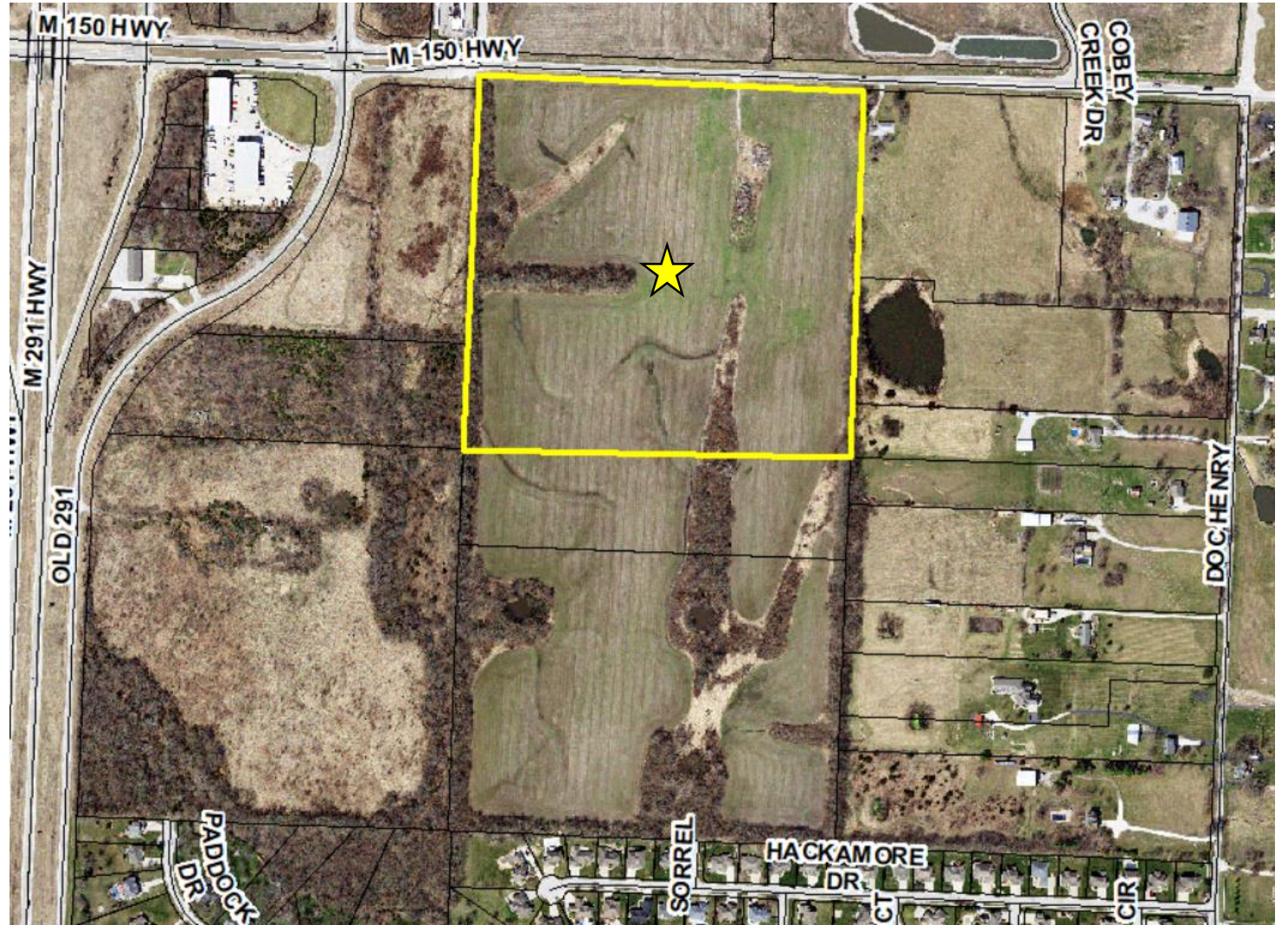
PL2024-025

OVATION REZONING AND PRELIMINARY DEVELOPMENT PLAN

February 4, 2025
CITY COUNCIL AGENDA

Applicant's Request

Approval of a rezoning from RP-3 and CP-2 to RP-4 and PMIX, a preliminary development plan for a four-family townhome development and conceptual development plan for an apartment development and a single office/commercial lot.



Area/Zoning Map

325 SE M-150 Hwy

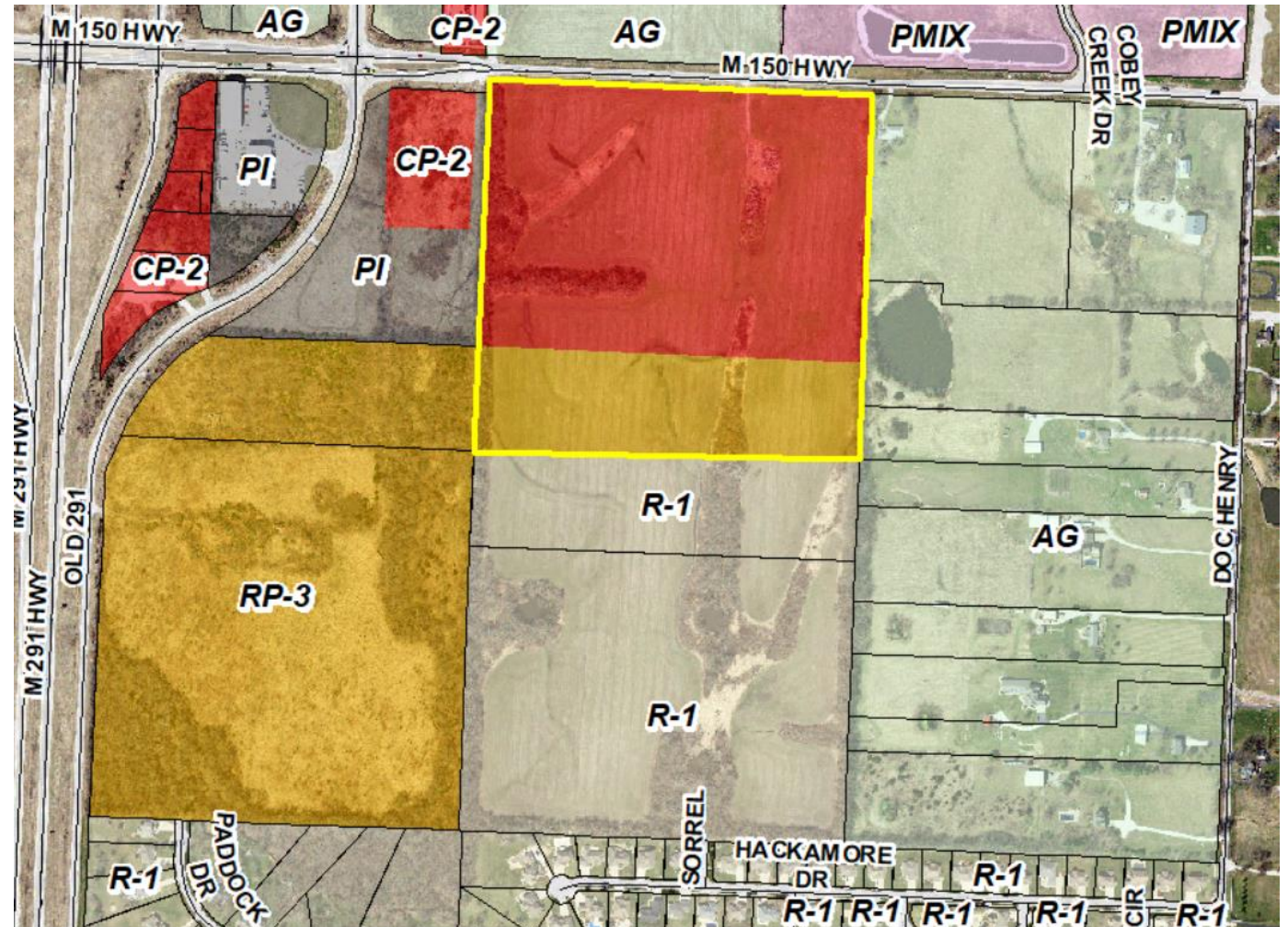
RP-3 and CP-2 Zoning District

West – Commercial, Industrial
and Residential Mixed Use

South – Single-family Residential

East – Agricultural

North – Agricultural and Mixed
Use



Area Zoning History

325 SE M-150 Hwy

- 3/13/1973 – 80 acres rezoned from A to R-1 (south 40 acres), R-3 (now RP-3) and C-1 (now CP-2).

Commercial/Industrial – 1973, 1984 and 1985

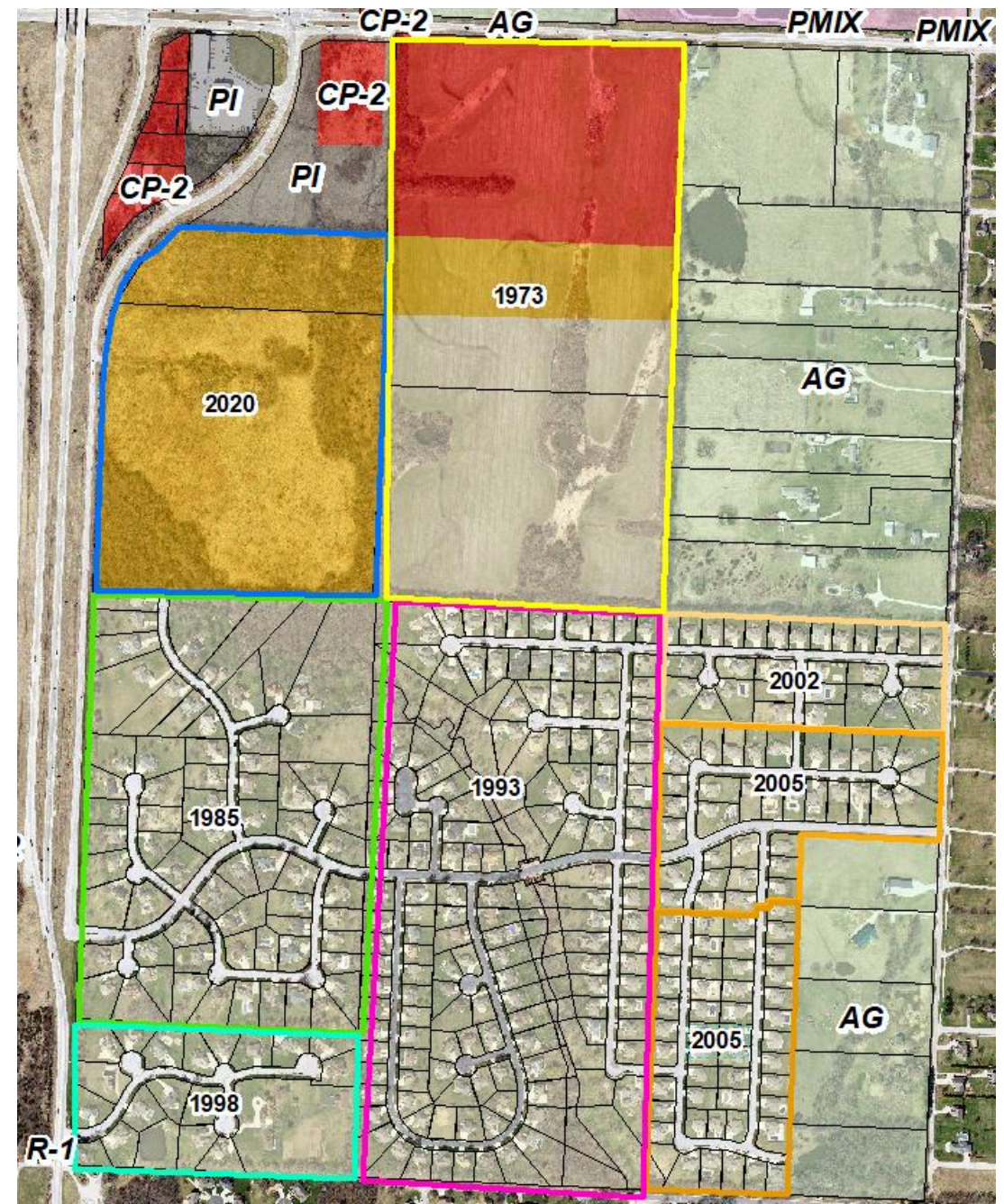
Saddlebrook – 1985 and 1998

Saddlebrook East – 1993

Belmont Farms – 1993, 2002 and 2005

Summit Creek – 2007 and 2020

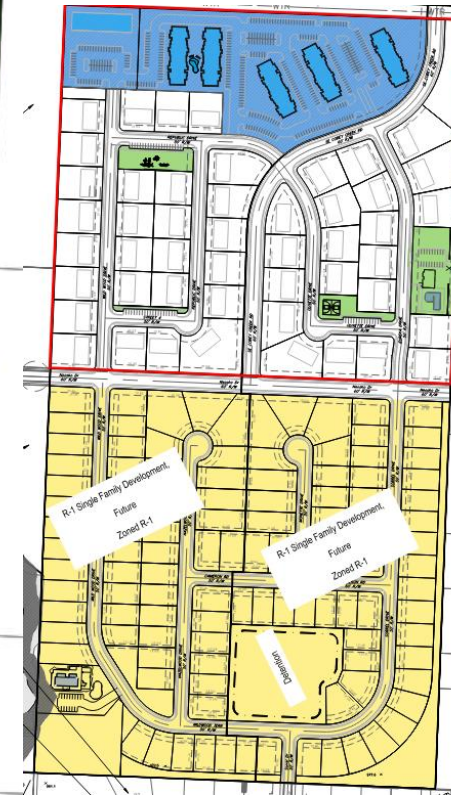
Cobey Creek – 2018



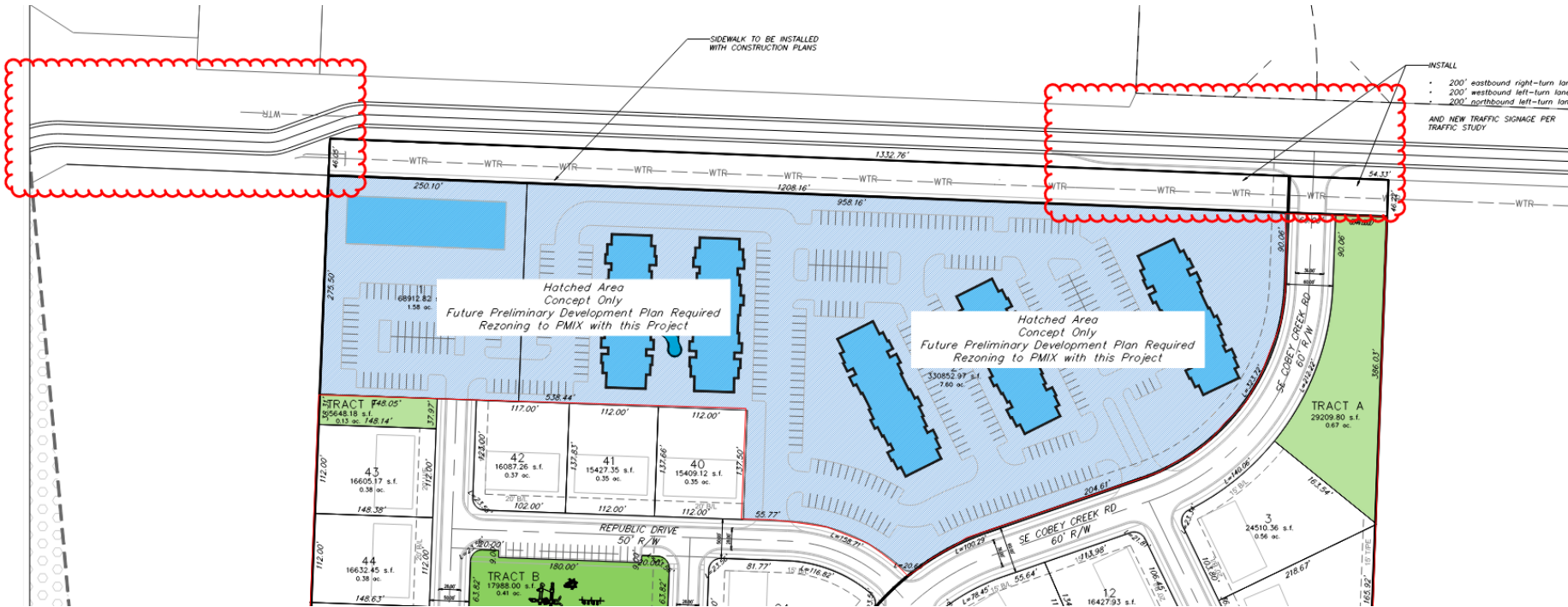
Project Information

Specification	Proposed
Area	37.24 total acres <ul style="list-style-type: none"> • 28.06 ac – RP-4 • 9.18 ac – PMIX
Existing Zoning	RP-3 and CP-2
Proposed Zoning	RP-4 and PMIX
# of Lots	48 lots (RP-4); 2 lots (PMIX)*
# of Dwelling Units	192 units (RP-4); 200 (PMIX)*
Density	6.8 du/acre (RP-4); 21.8 du/ac (PMIX)*
Lot Size (sq. ft.)	14,336-35,294 (RP-4)
Building Size	7,044 sq. ft. (~1,400 sq. ft./unit)

* - conceptual only



Road Improvements

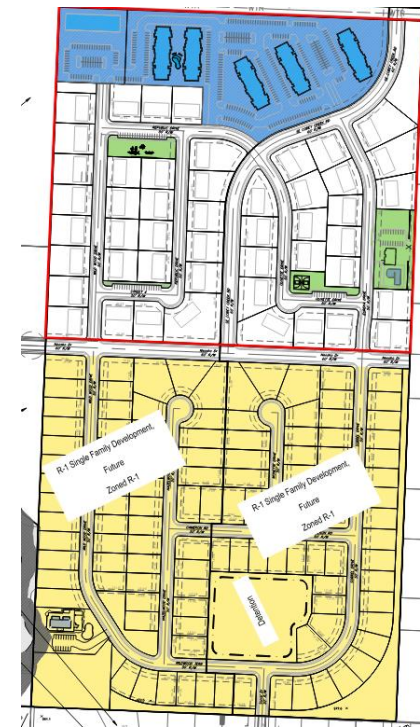


Road Improvements (outer road):

- EB pavement extension
- Interconnect traffic signals

Road Improvements (subdivision entrance):

- Traffic signal installation
- 200' EB right-turn lane
- 200' WB left-turn lane
- Two (2) NB exit lanes

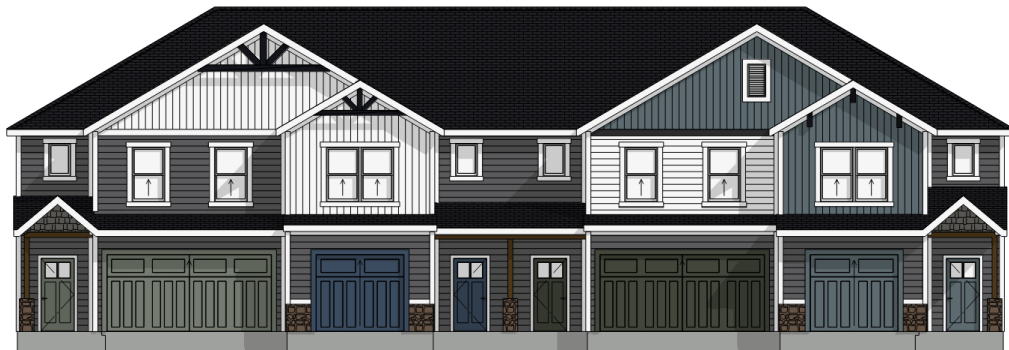


Site Plan - revised

- 54 head-in parking spaces
- 576 off-street townhome parking spaces
- 19 clubhouse/pool parking spaces



Elevations



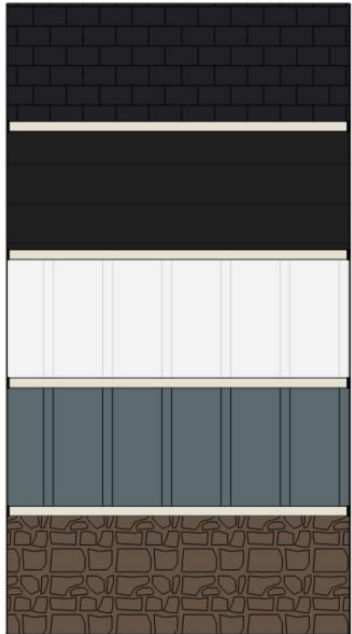
Materials: cement siding, stone



Materials: cement siding, stucco and stone

Elevations - revised

EXTERIOR MATERIAL LEGEND



COMPOSITE SHINGLE
ROOFING

CEMENT LAP SIDING
SW 7068 GRIZZLE GRAY

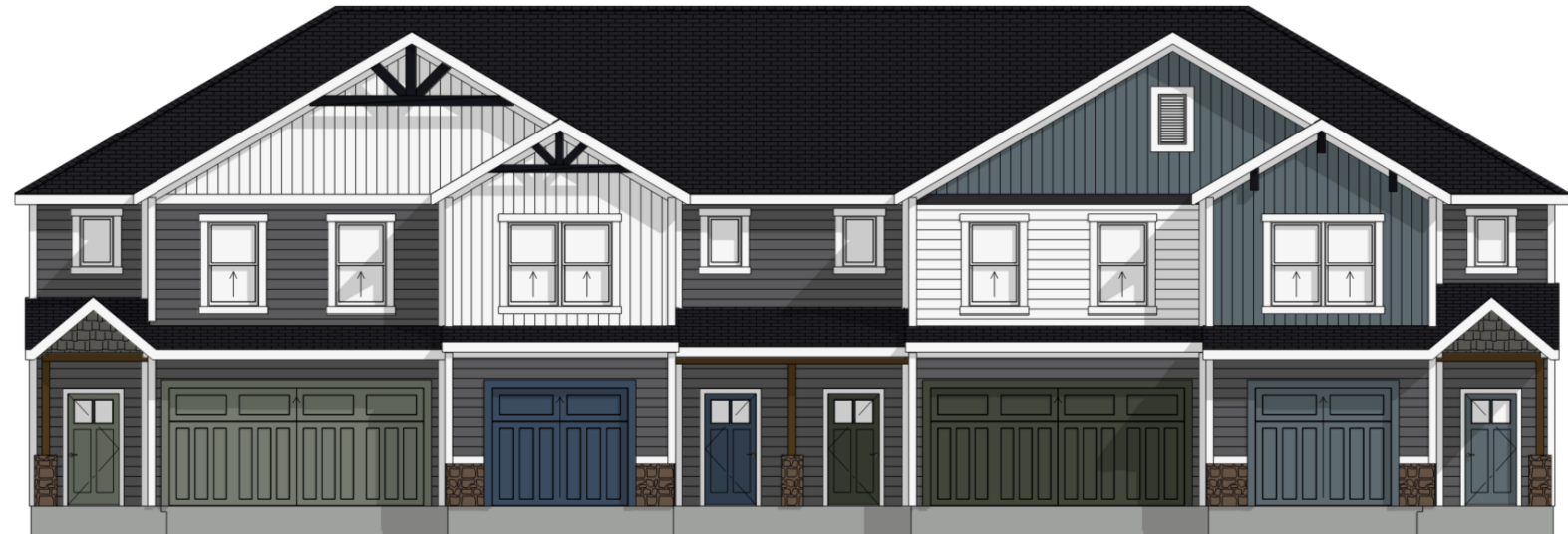
CEMENT BOARD & BATTEN
SW7005 PURE WHITE

CEMENT BOARD & BATTEN
SW7075 WEB GRAY

MFG. STONE VENEER
CORONADO MONTANA



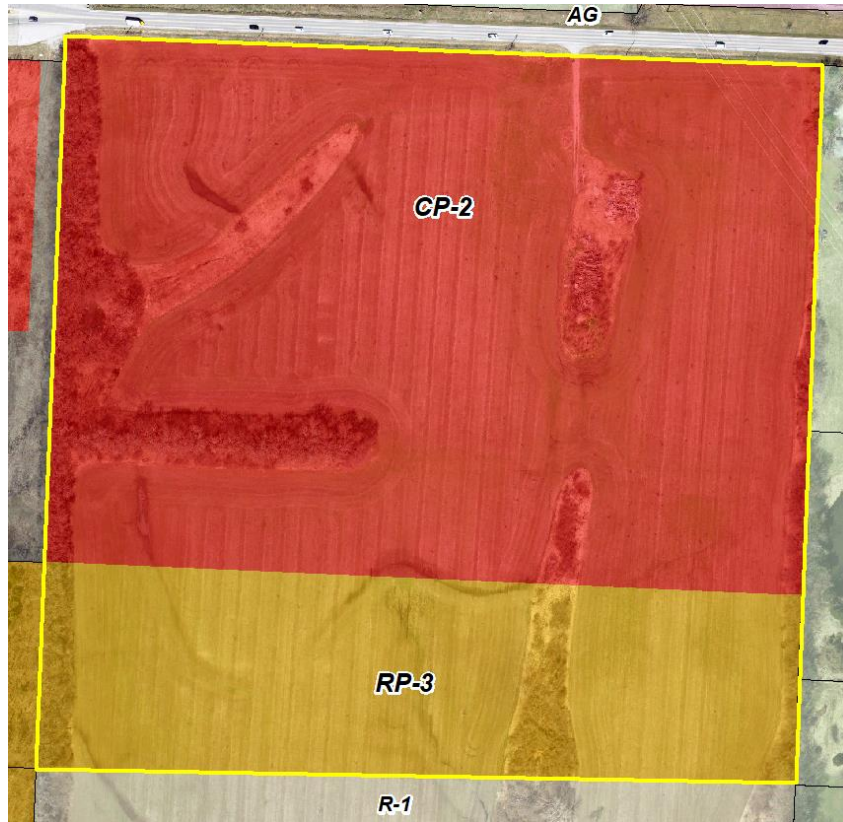
Original Townhomes



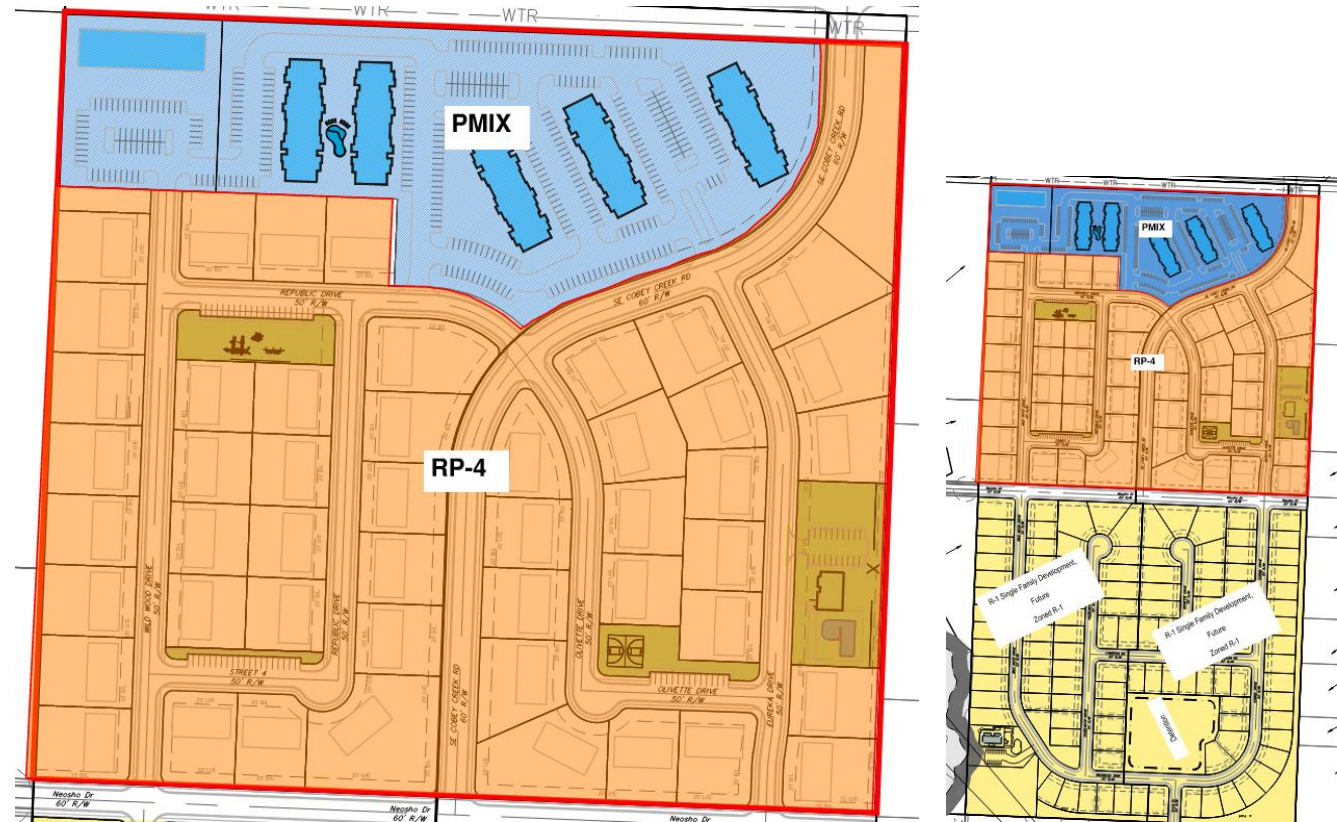
Revised Townhomes

Staff Analysis

Existing Zoning



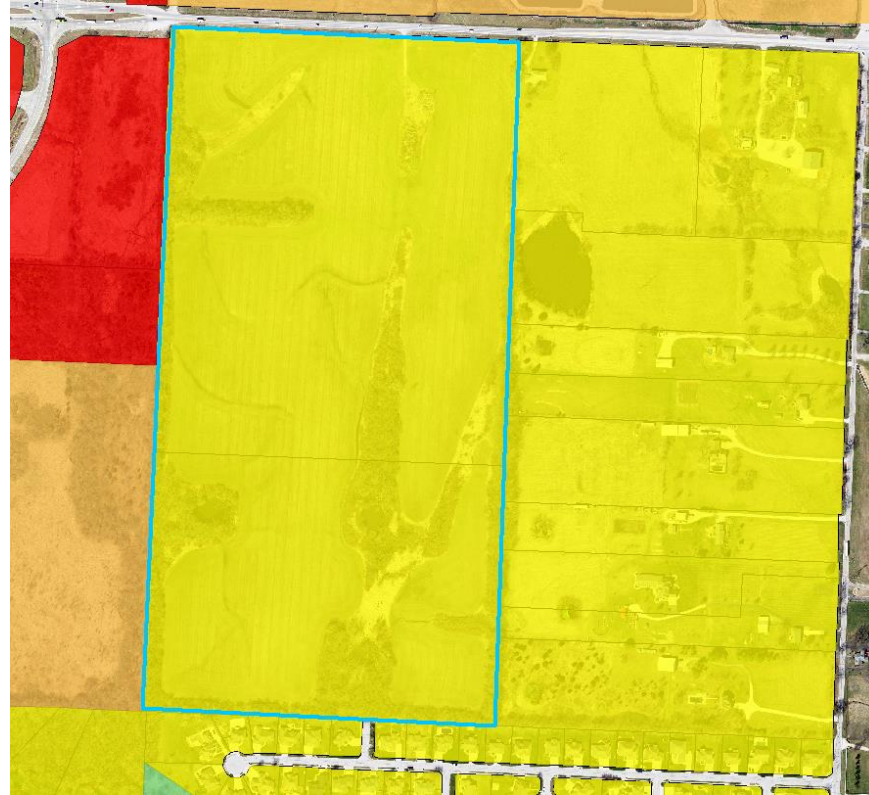
Proposed Zoning



Staff Analysis

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Ignite! Future Land Use Map



M-150 Corridor Plan



Application Information

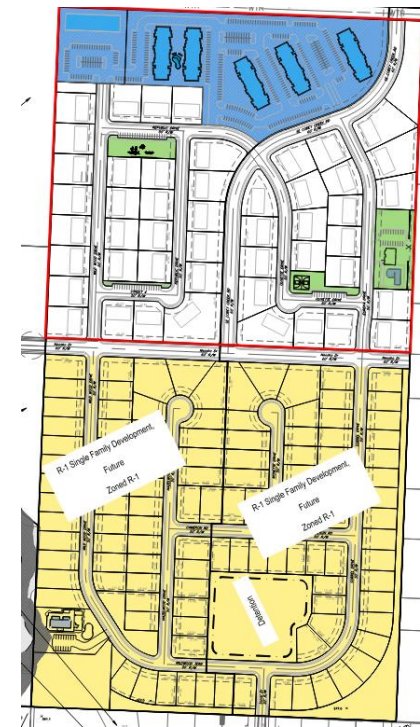
Neighborhood meetings held on March 14, 2024, June 13, 2024, and November 4, 2024.

Questions and topics of concern:

- Development characteristics
- Traffic
- Connection to existing subdivision
- Stormwater
- Buffer

Protest petitions submitted by area property owners.

- 7% w/in 185' submitted
- 30% w/in 185' required for valid protest



Recommendation

1. Rezoning from RP-3 and CP-2 to RP-4 and PMIX shall be in accordance with the zoning boundaries depicted on the preliminary development plan uploaded December 18, 2024.
2. Development shall be in accordance with the preliminary development plan uploaded December 18, 2024, except that Lots 1 and 2 shall receive conceptual development plan approval only. Development of Lots 1 and 2 shall be subject to separate preliminary development plan approval under future separate application.
3. Building architecture and material palette shall be consistent with the elevations uploaded December 31, 2024.
4. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated October 31, 2024.



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Site Plan - revised

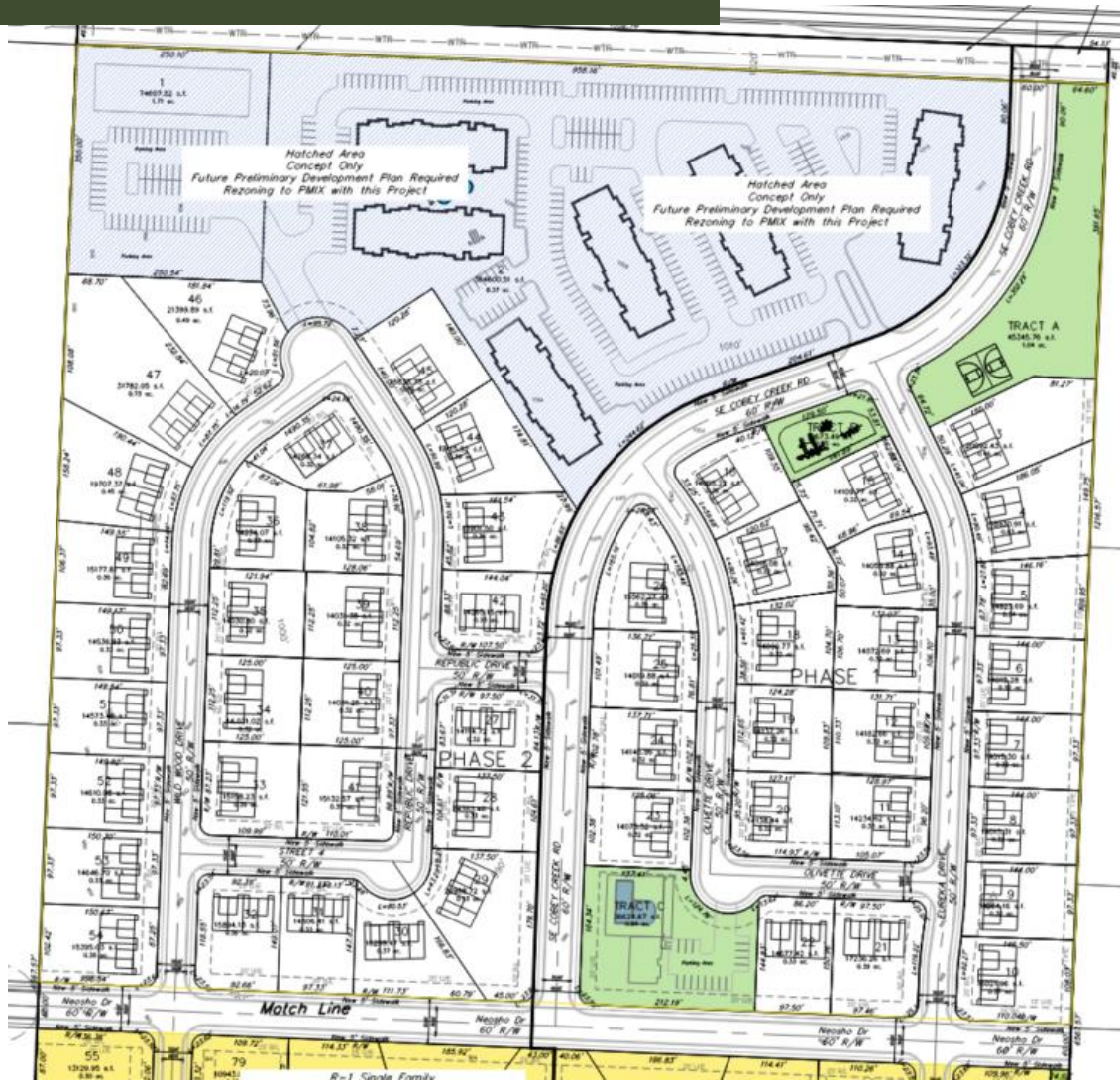
	Original Plan	Revised Plan
Size of Property	27.16 acres – RP-4 zoning 10.08 acres – PMIX zoning ±37.24 total acres (1,622,174 sq. ft.)	28.06 acres – RP-4 zoning 9.18 acres – PMIX zoning ±37.24 total acres (1,622,174 sq. ft.)
Number of Lots	52 lots – RP-4 zoning 2 lots – PMIX zoning (conceptual) 54 total lots and 3 common area tracts	48 lots – RP-4 zoning 2 lots – PMIX zoning (conceptual) 50 total lots and 6 common area tracts
Dwelling Units	208 dwelling units – RP-4 zoning 200 dwelling units – PMIX zoning (conceptual)	192 dwelling units – RP-4 zoning 200 dwelling units – PMIX zoning (conceptual)
Parking Spaces – Townhome area¹	416 off-street parking spaces	576 off-street parking spaces 54 head-in on-street parking spaces 630 total parking spaces
Density	7.7 du/acre – RP-4 (12.0 du/acre max -- RP-4) 19.8 du/acre – PMIX (conceptual) 11.0 du/acre – overall density	6.8 du/acre – RP-4 (12.0 du/acre max in RP-4) 21.8 du/acre – PMIX (conceptual) 10.5 du/acre – overall density

¹ – Does not include available on-street parallel parking.



Revised

Site Plan - revised



Original

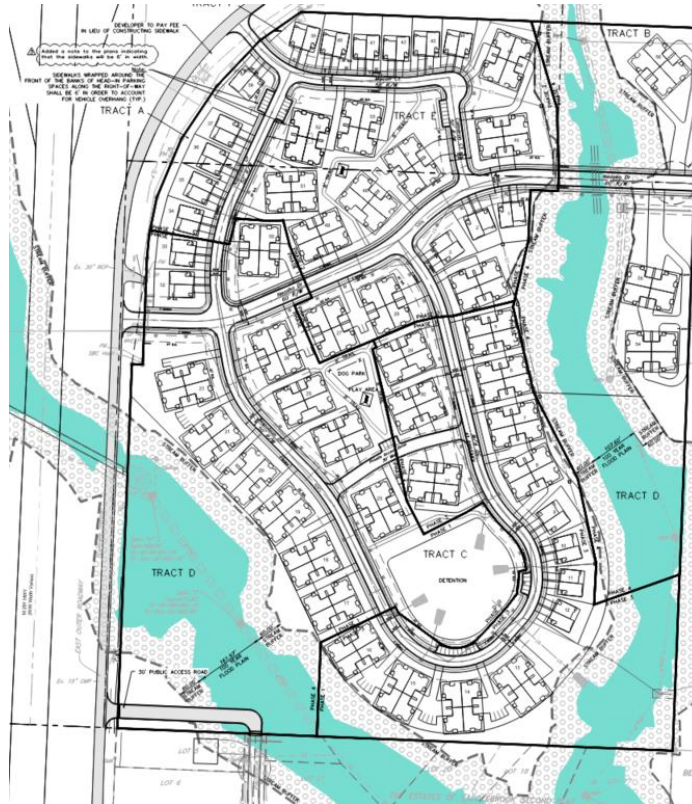


Revised

Staff Analysis

- 48.2 acres
- 184 total dwelling units
 - 40 (20 twin villas)
 - 144 (36 4-plexes)
- 3.8 du/acre

Summit Creek (2020)



Proposed and Future Development

