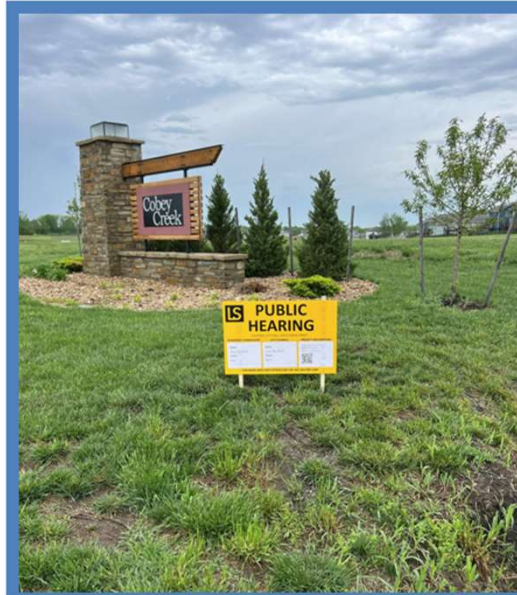


COBEY CREEK PRELIMINARY DEVELOPMENT PLAN

PL2024 - 073
CITY COUNCIL

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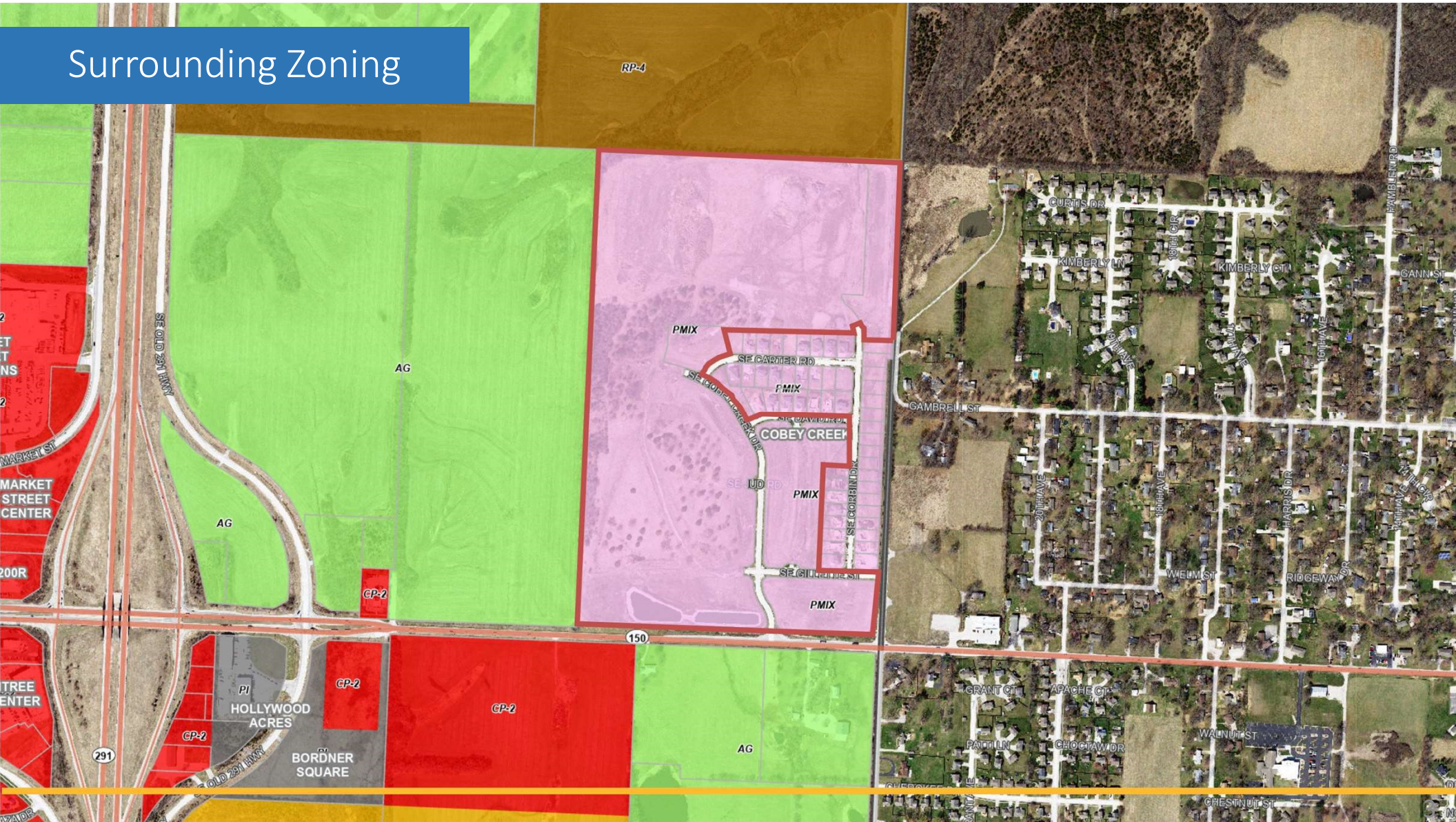


Applicant's Request

- Approval of an amended PDP for Phases 2-5
- Approval of a mix of single-family, two-family and with the addition of four-family homes

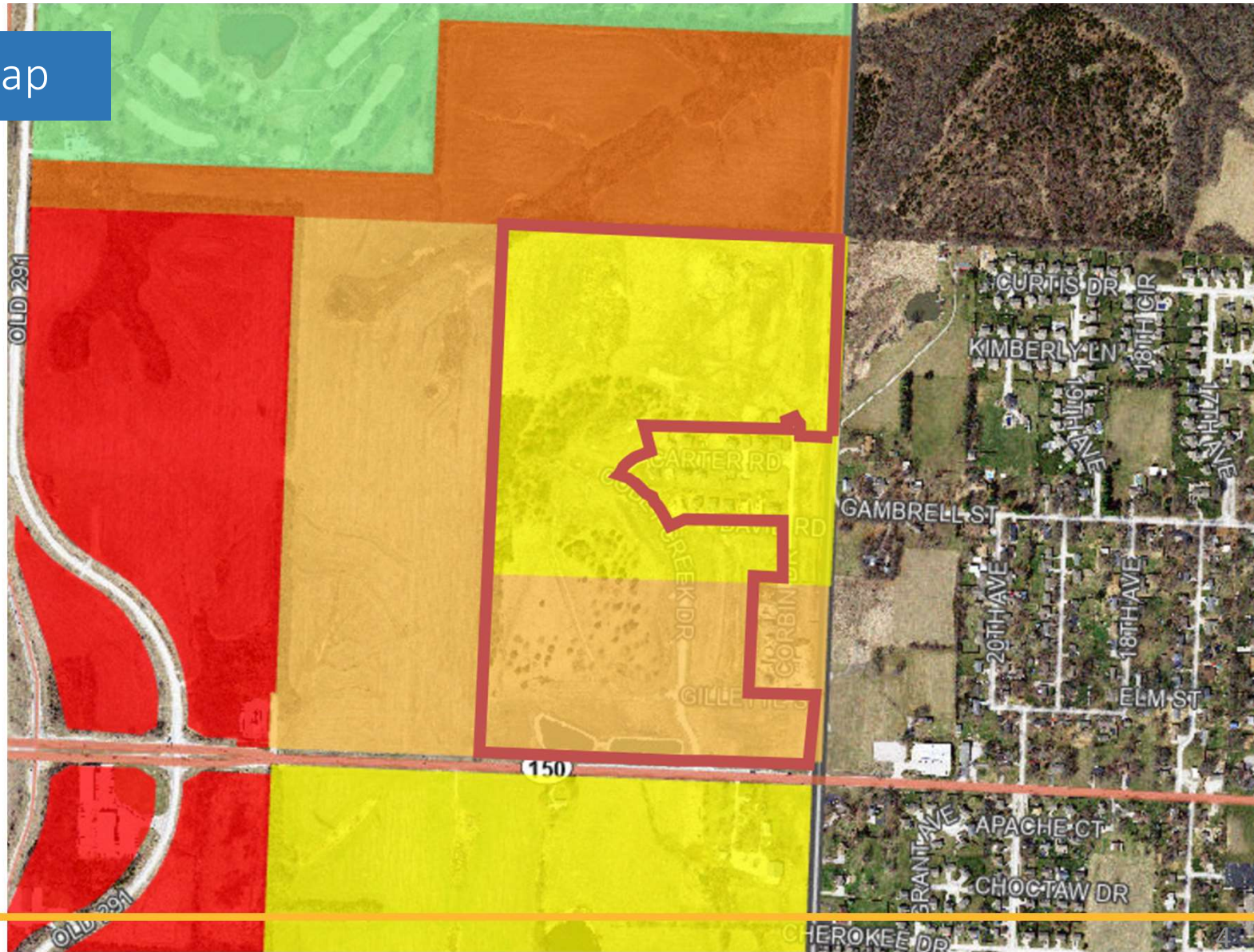


Surrounding Zoning



Ignite! Land Use Map

- 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



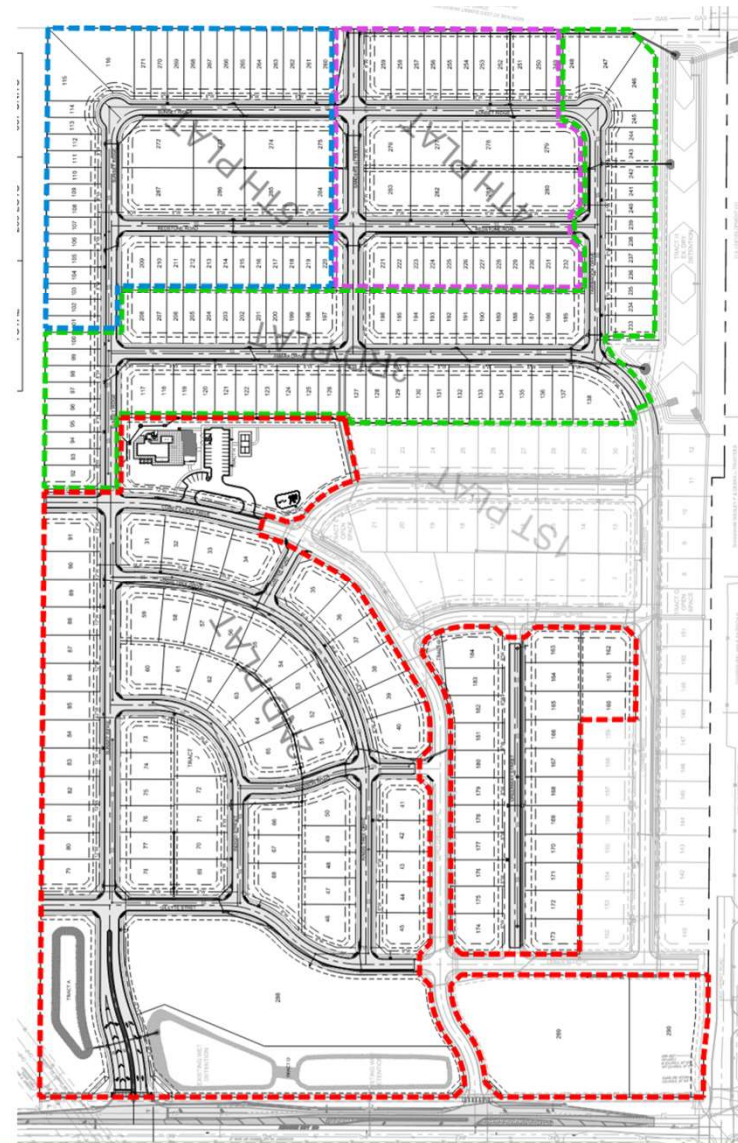
Preliminary Development Plan

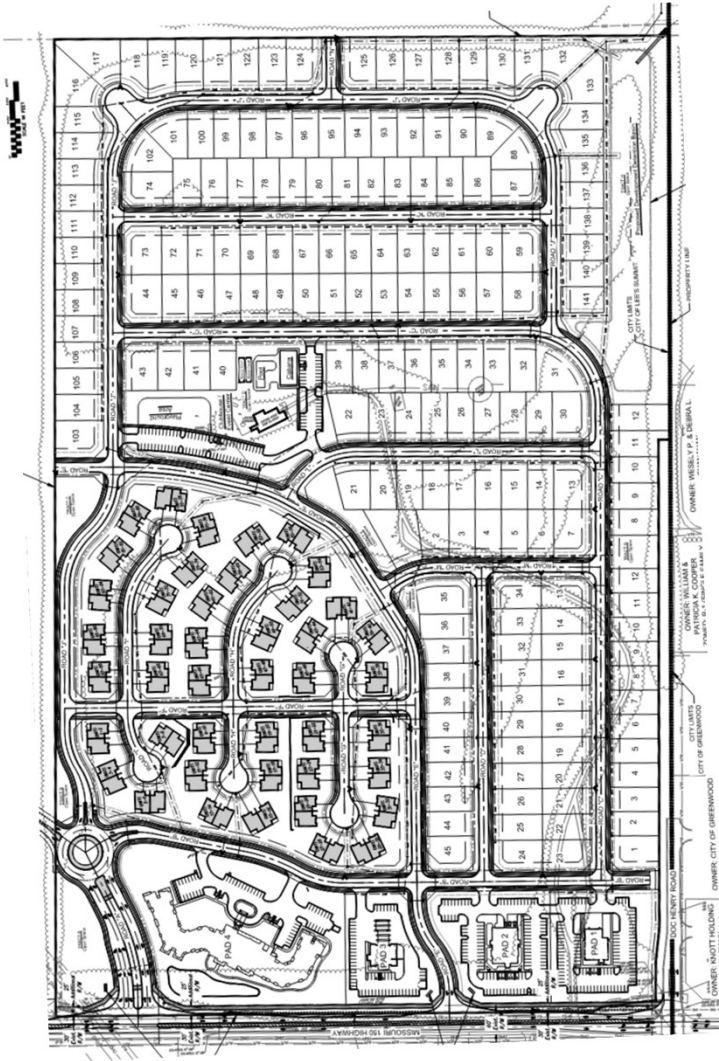
Project Data and Facts

Zoning	PMIX (existing)
Property Size	96.3 acres
Location	500 SE M-150 Hwy

Lot Summary

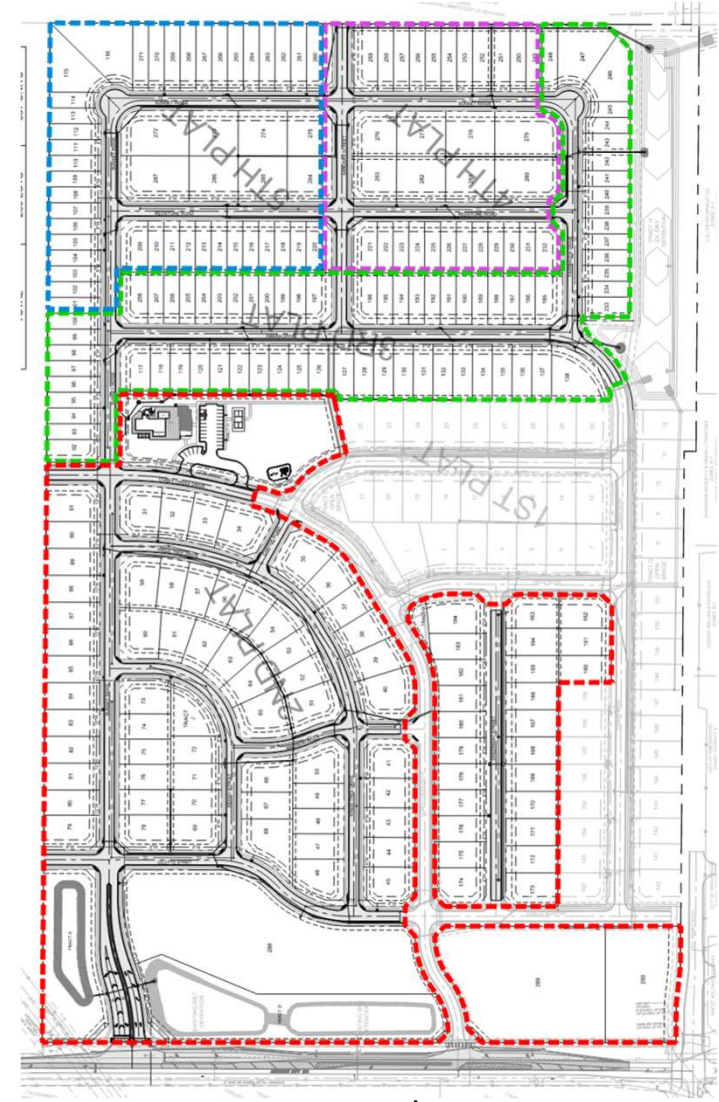
	Lots	Units
Phase 1 (existing)	50	50
Phase 2	89	147
Phase 3	71	71
Phase 4	31	51
Phase 5	48	68
Total	289	387





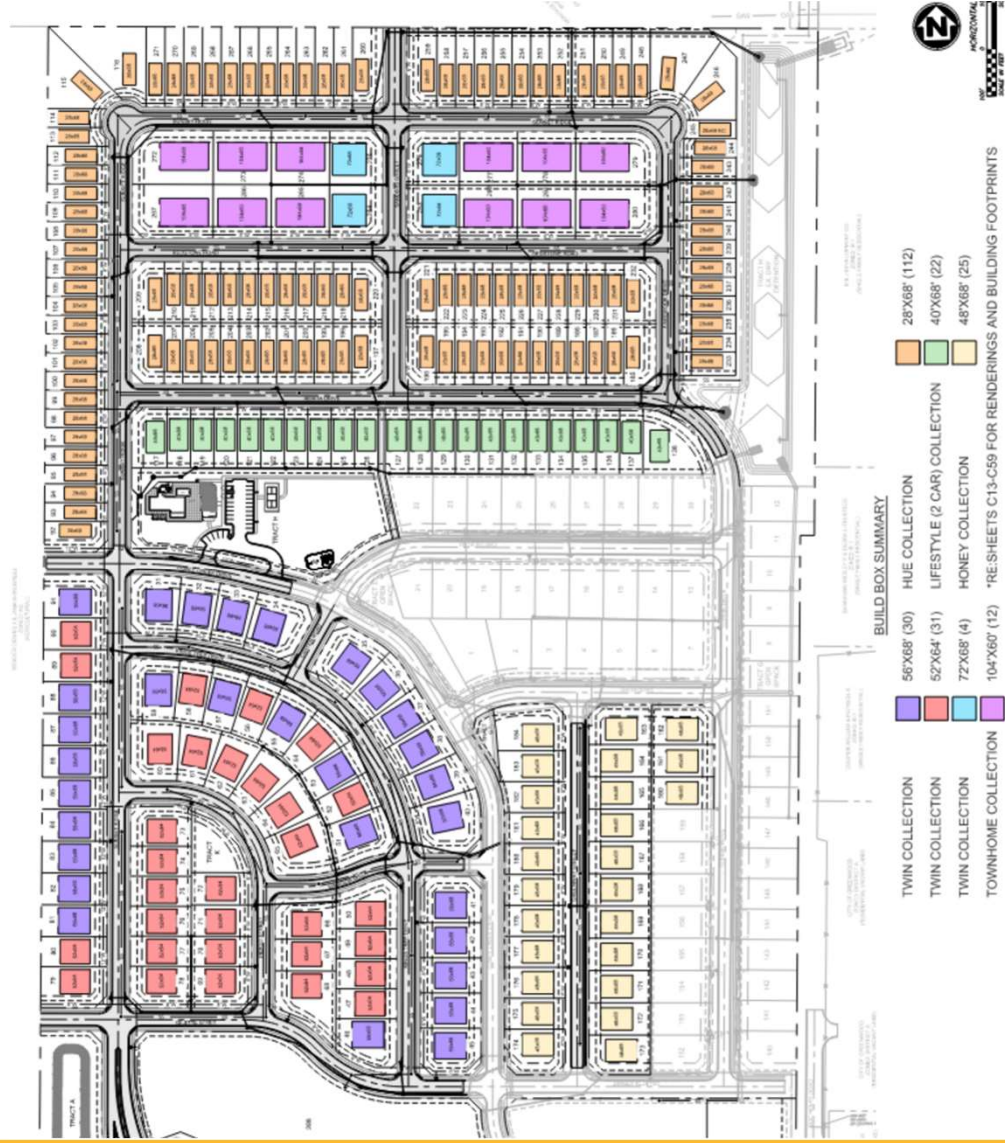
Previously Approved PDP

	Proposed	Previously Approved
Dwelling Units	387	278
Single Family Homes	159	186
Two Family Homes	65 (130 units)	44 (88 units)
Four Family Homes	12 (48 units)	N/A
Density	4.02	3.14



Proposed PDP

Preliminary Development Plan



Architectural Elevations



DUPLEX FRONT ELEVATION OPTION A



DUPLEX FRONT ELEVATION OPTION B

Previously Approved Duplex Elevations

Architectural Elevations



Architectural Elevations



Architectural Elevations



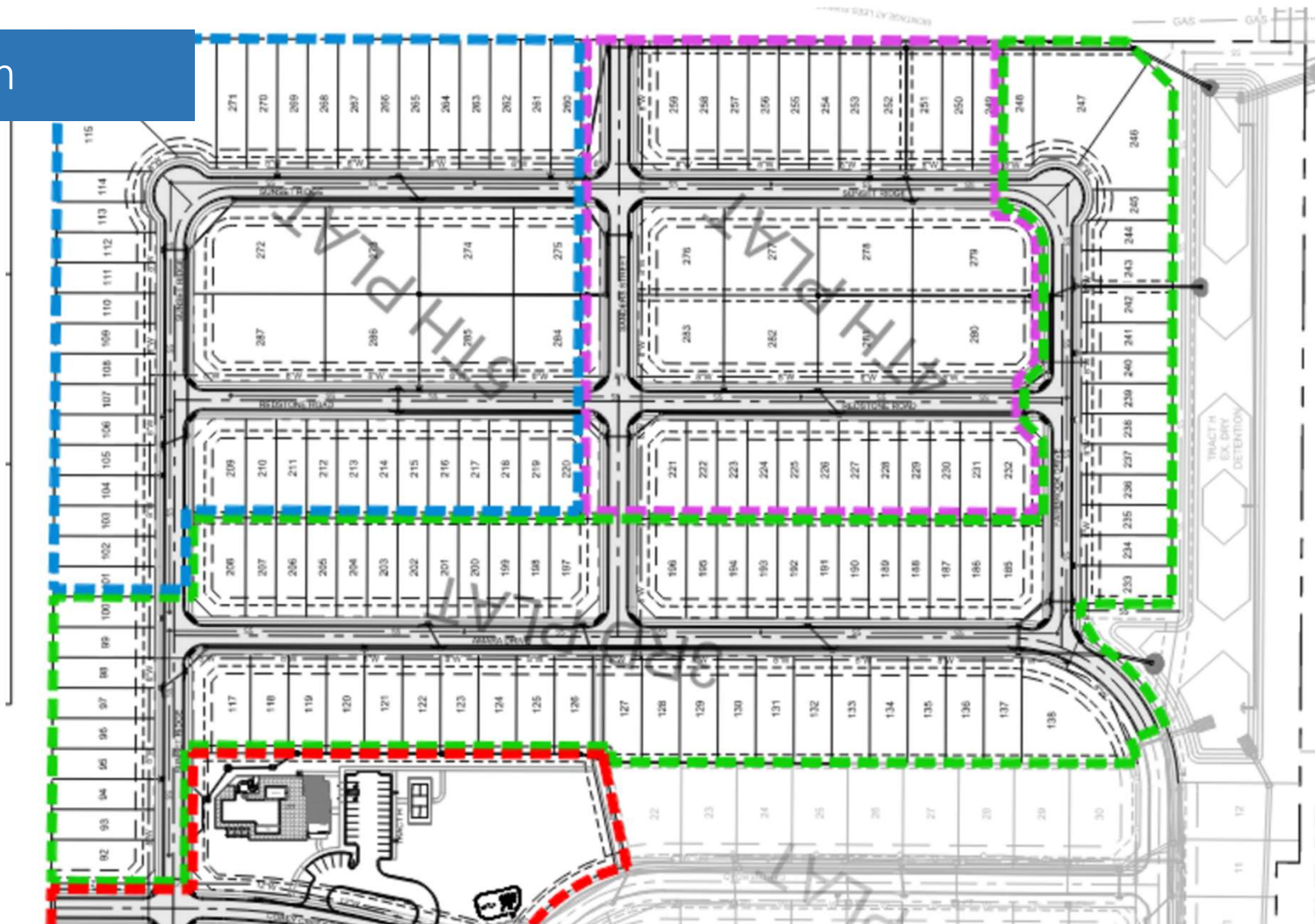
Architectural Elevations



Architectural Elevations



Lot Width



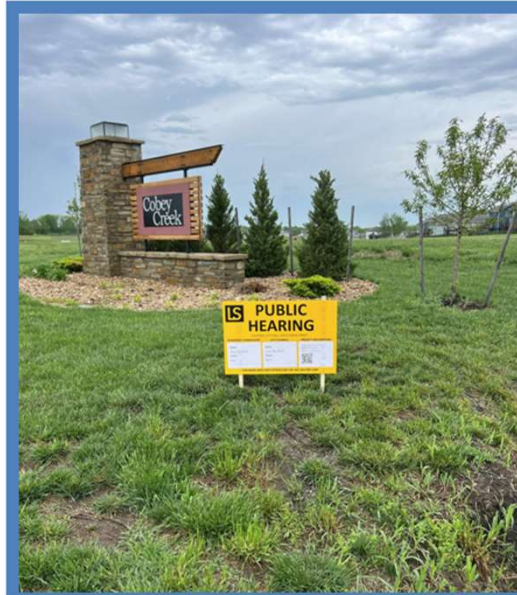
Approval Conditions

1. A 12-inch water main shall be extended to the north plat boundary along SE Sunset Ridge and SE Sanders Street.
2. Parking shall only be allowed only on one side of the road on SE Sunset Ridge north of SE Cobey Creek Drive, SE Amara Drive, SE Redstone Drive, and SE Fairbrook Drive.
3. Development shall be in accordance with the preliminary development plan dated March 22, 2024, and revised April 23, 2024.
4. Development shall be in accordance Traffic Impact Analysis dated May 10, 2024.

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Preliminary Development Plan

