Legislation Details (With Text)

File #:	2018-2152	**Name:**	
Type:	Public Hearing - Sworn	**Status:**	Agenda Ready
File created:	7/3/2018	**In control:**	City Council - Regular Session
On agenda:	8/9/2018	**Final action:**	
Title:	Public Hearing - Appl. #PL2018-087 - Preliminary Development Plan - The Reserve at Stoney Creek subdivision pool, 1401 SW Stoney Brook Circle; Engineering Solutions, LLC, applicant.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Letter, 2. Preliminary Development Plan, 3. Modification Request Letter, 4. Location Map		

Date	Ver.	Action By	Action	Result
7/10/2018	1	Planning Commission	recommended for approval	Pass

Public Hearing - Appl. #PL2018-087 - Preliminary Development Plan - The Reserve at Stoney Creek subdivision pool, 1401 SW Stoney Brook Circle; Engineering Solutions, LLC, applicant.

Issue/Request:
This preliminary development plan (PDP) application is for the proposed Reserve at Stoney Creek subdivision pool and clubhouse. The proposed pool and 2,312 sq. ft. clubhouse will be constructed on a 2.62 acre common area tract located at 1401 SW Stoney Brook Cir.

Preliminary development plans are not typically required for subdivision pools in the R-1 zoning district. However, the applicant requests a modification to the location of the required medium impact buffer and a modification to allow vehicular access to the tract from SW Stoney Creek Dr. (classified as a residential collector) rather than the lower classified local residential street SW Stoney Brook Cir. Modifications to the UDO can only be granted as part of a preliminary development plan application. Staff supports the requested modifications.

Joshua Johnson, AICP, Asstistant Director of Plan Services

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the requirement that access to individual lots not be allowed from an arterial or collector street when access from a local or access street is available, to allow direct vehicular access to the tract from the collector street SW Stoney Creek Dr.
2. A modification shall be granted to the requirement that a medium impact screen be provided along any common property line shared with a residential dwelling, to allow the required buffer to be located on the interior of the property adjacent to the east side of the parking lot and driveway.