

## Legislation Details (With Text)

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<b>File #:</b>	2021-4218	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	6/18/2021	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	7/20/2021	<b>Final action:</b>	
<b>Title:</b>	Public Hearing: Application #PL2021-134 - Rezoning from AG to RP-3 and Preliminary Development Plan- Osage, 3rd Plat, 2151 SW M-150 Hwy; Clayton Properties Group, Inc. d/b/a Summit Homes, applicant.		

**Sponsors:****Indexes:****Code sections:****Attachments:** 1. Staff Presentation, 2. 06-24-2021 PC Minutes, 3. Staff Letter, 4. Transportation Impact Analysis, 5. Stormwater Drainage Study, 6. Preliminary Development Plan, 7. Modification Letter, 8. Location Map

Date	Ver.	Action By	Action	Result
6/24/2021	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2021-134 - Rezoning from AG to RP-3 and Preliminary Development Plan- Osage, 3rd Plat, 2151 SW M-150 Hwy; Clayton Properties Group, Inc. d/b/a Summit Homes, applicant.

**Issue/Request:**

The applicant proposes to rezone 4.59 acres located at 2151 SW M-150 Hwy from AG (Agricultural) to RP-3 (Planned Residential Mixed Use). The proposed subdivision will be the third phase of the previously approve Osage residential subdivision. The proposed development will be composed of 12 two-family lots and 2 common area tracts. This PDP also acts as the preliminary plat, as allowed under the UDO.

**Proposed City Council Motion:**

I move for a second reading of Appl. #PL2021-134 - Rezoning from AG to RP-3 and Preliminary Development Plan - Osage, 3rd Plat, 2151 SW M-150 Hwy; Clayton Properties Group, Inc. d/b/a Summit Homes, applicant

**Background:**

There was no public testimony at the Planning Commission Public Hearing.

Josh Johnson, AICP, Assistant Director of Plan Services

Julie Sellers, PE/Engineer

Brad Kempf/Owner Representative

**Recommendation:** Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and/or Design and Construction Manual (DCM).

1. A modification shall be granted to the 10% maximum total number of cul-de-sac lots in a subdivision, to allow for 12.6% cul-de-sac lots in the Osage subdivision.

2. Development shall be in accordance with the preliminary development plan dated April 4, 2021.
3. The architectural style and building materials for the two-family homes shall be consistent with the building elevations that were submitted with the preliminary development plan dated April 4, 2021.
4. The name of Rivengate Court shall be changed as the "riven" series of names is used in another part of the City.

A motion was made by Board Member Rader, seconded by Board Member Sanning, that this application be recommended for approval to the City Council - Regular Session. The motion carried by the following vote:

Aye: 4 - Chairperson Funk, Board Member Rader, Board Member Sanning, Board Member Trafton

Absent: 4 - Vice Chair Arth, Board Member Jana-Ford, Board Member Kitchens, Board Member Lovell

Recused: 1 - Board Member Loveless