

## Legislation Details (With Text)

**File #:** 2024-6299      **Name:**

**Type:** Public Hearing - Sworn      **Status:** Presented

**File created:** 5/16/2024      **In control:** City Council - Regular Session

**On agenda:** 6/18/2024      **Final action:** 6/18/2024

**Title:** Public Hearing: Application #2024-073 - Preliminary Development Plan - Cobey Creek, 500 SE M 150 Highway; Clayton Properties Group, applicant.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Action Report 05-23-2024, 2. Staff Letter, 3. Preliminary development plan, 4. Traffic Impact Analyses, 5. Stormwater Management & Drainage Report, 6. Location Map, 7. Public Comment Letter - Dwight Sage, 8. Applicants Presentation, 9. Staff Presentation

Date	Ver.	Action By	Action	Result
6/18/2024	1	City Council - Regular Session	presented	
5/23/2024	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #2024-073 - Preliminary Development Plan - Cobey Creek, 500 SE M 150 Highway; Clayton Properties Group, applicant.

Issue/Request:

The applicant seeks approval of an amended PDP for Phases 2-5 of the Cobey Creek mixed used subdivision. Housing types in the previously approved PDP were limited to single-family and two-family (duplexes) homes. In the amended PDP, the applicant is proposing to construct a mix of single-family, two-family (duplexes) and four-family (quadplexes) homes. The amended PDP is proposing a total of 159 single-family homes, 65 two-family homes (130 units), and 12 four-family homes (48 units) in Phases 2-5.

In addition to amending the housing types offered, the applicant is proposing an updated street network that makes more efficient use of the land while maintaining effective traffic flow and future connectivity to the property to the north. With this proposed updated street layout, the applicant has eliminated the long block length that was approved by a modification during the previous PDP processes. Eliminating the long block length improves circulation and connectivity within the subdivision.

In addition to the pool and clubhouse that was shown on the original PDP, the applicant is now proposing an increase in the green space around the amenity area with the addition of playground equipment and pickle ball courts.

No changes to the commercial pad sites along MO-150 are proposed from the previously approved PDP. The information provided for the commercial pad sites in the subject application is conceptual only and any future development will require approval of a new PDP by separate application.

Architecturally, the proposed single-family residences will have a mix of 1- and 2-story structures. The proposed duplexes and quadplexes will be 2 story. The proposed residential exterior building materials will include masonry or stone veneer, lap siding and board & batten siding. The single-story pool clubhouse will also employ similar exterior materials.

Proposed Motion:

I move to recommend approval of Appl. #2024-073 - PRELIMINARY DEVELOPMENT PLAN - Cobey Creek, 500 SE M 150 Hwy; Clayton Properties Group, applicant

Brad Kempf, Applicant's Representative  
C. Shannon McGuire, Planning Manager

With the conditions of approval below and as outlined in the Staff Letter, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

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.

A motion was made by Board Member Kitchens, seconded by Board Member Trafton, that this item be recommended for approval to the City Council - Regular Session, due back on 6/18/2024. The motion carried by the following vote:

Aye (7) - Chairperson Funk, Vice Chair Arth, Board Member Benbrook, Board Member Frazier, Board Member Jana-Ford, Board Member Kitchens, and Board Member Trafton  
Abstain (1) - Board Member Touzinsky  
Absent (1) - Board Member Loveless