

## Legislation Details (With Text)

**File #:** 2023-5464      **Name:**

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

**File created:** 2/17/2023      **In control:** City Council - Regular Session

**On agenda:** 4/18/2023      **Final action:** 4/18/2023

**Title:** Public Hearing: Application #PL2022-217 - Rezoning from AG to RP-3 and Preliminary Development Plan - Colton's Crossing, approximately 74 acres located along the west side of SE Hamblen Road, 1/2 mile south of SE Thompson Drive; Hamblen Road Project, LLC, applicant.

**Sponsors:** Development Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Memo, 2. PC Action Report, 3. Staff Report, 4. Transportation Impact Analysis - revised, 5. Traffic Impact Study, 6. Single-family Elevations, 7. Duplex Elevations, 8. Clubhouse Elevations, 9. Preliminary Stormwater Management Study, 10. Location Map, 11. Staff Presentation, 12. Colton's Crossing- Preliminary Development Plan

Date	Ver.	Action By	Action	Result
4/18/2023	1	City Council - Regular Session	presented	
3/21/2023	1	City Council - Regular Session	continued	Pass
2/23/2023	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2022-217 - Rezoning from AG to RP-3 and Preliminary Development Plan - Colton's Crossing, approximately 74 acres located along the west side of SE Hamblen Road, 1/2 mile south of SE Thompson Drive; Hamblen Road Project, LLC, applicant.

Issue/Request:

The applicant proposes a rezoning from AG to RP-3 and preliminary development plan for a residential subdivision with a mix of single-family residential and duplexes. The 201-lot development is composed of 133 single-family residential lots and 68 duplex lots. The single-family lots are characterized as a smaller lot product compared to a typical single-family subdivision found in an R-1 (Single-family Residential) zoning district. The proposed single-family lots are shown with a minimum lot size of 6,000 sq. ft. For comparison, the minimum single-family residential lot size in the R-1 zoning district is 8,400 sq. ft. The development will also have seven (7) common area tracts, one of which will house a subdivision pool and associated clubhouse.

Architecturally, the proposed single-family residences and duplex will have a mix of 1- and 2-story structures with masonry and lap or board and batten siding. The pool clubhouse will also employ similar exterior materials.

Dustin Baxter, Applicant Representative  
Josh Johnson, AICP, Director of Development Services

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and Design & Construction Manual.

1. Development shall be in accordance with the preliminary development plan dated October 20, 2022, single-family elevations upload dated December 22, 2022, duplex elevations upload dated December 22, 2022, and clubhouse

elevations upload dated November 14, 2022.

2. Development shall be in accordance with the recommended road improvements addressed in the City Traffic Engineer's TIA dated February 14, 2023.
3. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, off-site water line improvements and off-site road improvements addressed in the City Traffic Engineer's TIA dated February 14, 2023. No building permits shall be issued for any structure in the development until written proof is provided to the City that the development agreement has been recorded in the Jackson County Recorders' Office.

Committee Recommendation: On a motion by Ms. Jana-Ford, seconded by Ms. Rader, the Planning Commission unanimously voted on February 23, 2023, to recommend APPROVAL of Application #PL2022-217 - Rezoning from AG to RP-3 and Preliminary Development Plan - Colton's Crossing, approximately 74 acres located along the west side of SE Hamblen Road, 1/2 mile south of SE Thompson Drive; Hamblen Road Project, LLC, applicant.