

## Legislation Details (With Text)

**File #:** 2020-3787      **Name:**

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

**File created:** 11/6/2020      **In control:** City Council - Regular Session

**On agenda:** 12/8/2020      **Final action:** 12/8/2020

**Title:** Public Hearing: Application #PL2020-067 - Rezoning from CP-2 to RP-3 and Preliminary Development Plan - Multi-family Lots 1-53 & Tracts A-C, 3817 & 4001 SE M-291 Hwy; Engineering Solutions, LLC, applicant.

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Minutes, 2. Staff Memo, 3. Staff Report, 4. Transportation Impact Analysis, 5. Traffic Impact Study, 6. Stormwater Study, 7. Sanitary Sewer Study, 8. Rezoning Exhibit, 9. Preliminary Development Plan, 10. Development Plan Description, 11. Twin Villa Building Elevations, 12. Pin Wheel (4-unit) Building Elevations, 13. Staff Presentation, 14. Location Map

Date	Ver.	Action By	Action	Result
12/8/2020	1	City Council - Regular Session	presented	
11/12/2020	1	Planning Commission	recommended for approval	Pass

Public Hearing: Application #PL2020-067 - Rezoning from CP-2 to RP-3 and Preliminary Development Plan - Multi-family Lots 1-53 & Tracts A-C, 3817 & 4001 SE M-291 Hwy; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant proposes to rezone the property from commercial to residential for a 184-dwelling unit development composed of twin and 4-unit villas. The proposed residential development sits on approximately 48 acres generally located at the southwest corner of M-150 Hwy and M-291 Hwy, approximately 1,000 feet south of M-150 Hwy.

Josh Johnson, AICP, Assistant Director of Plan Services (P)

Matt Schlicht, Applicant (V)

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

1. The Developer shall execute a mutually satisfactory development agreement with the City, which addresses, at a minimum, any required off-site sanitary sewer improvements. 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 Records' Office.
2. Two sanitary sewer line segments (MH 62-034 to MH 62-035 and MH 62-035 to MH 62-036) constituting approximately 524 linear feet shall be increased from a 15-inch sewer to an 18-inch sewer. The City is willing to participate in an upsizing agreement to further increase the pipe from an 18-inch to a 24-inch sewer in order to accommodate projected ultimate build-out conditions.

Committee Recommendation: On a motion by Mr. Trafton, and seconded by Ms. Arth, the Planning Commission unanimously voted on November 12, 2020, to recommend APPROVAL of Application #PL2020-067 - Rezoning from CP-2 to RP-3 and Preliminary Development Plan - Multi-family Lots 1-53 & Tracts A-C, 3817 & 4001 SE M-291 Hwy; Engineering Solutions, LLC, applicant.