

Legislation Text

File #: 2019-3202, **Version:** 1

Public Hearing: Application #PL2019-352 - Rezoning from R-1 to RP-3 and Preliminary Developmnt Plan - The Estates of Chapel Ridge, Lots 23-31 and The Townhomes of Chapel Ridge, Lots 9-30 & Tracts A-F; Engineering Solutions, LLC, applicant.

Issue/Request:

The proposed preliminary development plan is for the second phases of The Estates of Chapel Ridge and The Townhomes of Chapel Ridge. A preliminary development plan was previously approved in 2005 to go along with a rezoning and preliminary plat for the redevelopment of the 142-acre Chapel Ridge Golf Course site. The original preliminary development plan included 51 single-family estate lots and 15 multi-family townhome lots for the subject property. The first phase of The Estates of Chapel Ridge developed 23 of the 51 single-family estate lots shown on the approved preliminary development plan; the first phase of The Townhomes of Chapel Ridge developed 8 of the 15 multi-family townhome lots shown on the approved preliminary development plan.

This preliminary development plan proposes to reduce the area devoted to single-family estate lots and increase the area devoted to multi-family townhome lots as a response to changing demand in the housing market. The proposed second phase of The Estates of Chapel Ridge consists of 9 lots. Combined with 23 existing lots in the first phase, 32 total single-family estate lots will be developed at full build-out. This is a reduction of 19 single-family estate lots from the original preliminary development plan.

The proposed second phase of The Townhomes of Chapel Ridge consists of 22 lots. Combined with 8 existing lots in the first phase, 30 total multi-family townhome lots will be developed at full build-out. This is an increase of 15 multi-family townhome lots from the original preliminary development plan. A rezoning from R-1 to RP-3 is required to accommodate the expansion of the townhome area.

Josh Johnson, AICP, Assistant Director of Plan Services
Matt Schlicht, Applicant

Recommendation: The application meets the requirements of the UDO and the Design & Construction Manual (DCM).

Recommended Conditions of Approval:

1. The architectural style and building materials for the townhomes shall be consistent with the building elevations date stamped October 11, 2019.

Committee Recommendation: A motion was made by Vice Chair Funk, seconded by Board Member Sims, that **Appl. #PL2019-352 - REZONING from R-1 to RP-3 and PRELIMINARY DEVELOPMENT PLAN** - The Estates of Chapel Ridge, Lots 23-31 and The Townhomes of Chapel Ridge, Lots 9-30 & Tracts A-F; Engineering Solutions, LLC, applicant be recommended for approval to the City Council - Regular Session, due back on 1/7/2020. The motion carried unanimously.