

Legislation Text

File #: 2018-2220, **Version:** 1

Continued Public Hearing - Appl. #PL2018-103 - Preliminary Development Plan - Woodside Ridge, 300 NW Pryor Road; Clayton Properties Group, LLC, applicant.

Issue/Request:

The applicant proposes to develop a single-family subdivision on approximately 112.13 acres, located at 300 NW Pryor Rd. The proposed Woodside Ridge subdivision will be a 2-phase development composed of 206 single family lots, and 10 common area tracts.

The 112.13 acre site is made up of 6 lots. Five (5) of the lots are undeveloped, unplatted and zoned RP-3 (Planned Residential Mixed Use). The remaining lot (northeast corner) is zoned PMIX (Planned Mixed Use) and currently has a residential home on the lot that is being used as an information center for John Knox Village. Though this type of residential subdivision is typically located in an R-1 zoning district, the applicant has chosen to not rezone the property as single-family residential is an allowed use by right in both existing zoning districts.

While the RP-3 and PMIX districts typically allow for residential uses ranging from single-family to multi-family, the applicant only proposes to construct single-family homes. All development of this site is tied to the approved plan and any deviation from single-family residential will require a new preliminary development plan approval.

The applicant proposes to provide community amenities in the form of walking paths and a community pool to be located on Tract C. Development of the pool site will require a preliminary development plan by separate application as no materials or building elevations are currently proposed.

The applicant requests modifications to the maximum allowable block length, landscape buffer requirements, and rear setbacks. Staff supports the requested modifications.

- 206 single family lots
- 10 common area tracts
- 112.13 acres total acres (4,872,919 sq. ft.)
- 1.84 units/acre - overall residential density, including common area - 10 units/acre maximum density in the RP-3 district
- 3.67 units/acre - overall residential density, excluding common area

Presenter: Josh Johnson, AICP Assistant Director of Plan Services

Recommendation: Staff recommends **APPROVAL** of the preliminary development plan, subject to the following:

1. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,270 feet for NW Ashurst Dr (between NW Pryor and NW Kaylea Ct.).
2. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,228 feet for NW O'Brien Rd (between NW Ambersham Dr. and NW Patch Ct.).
3. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block

length of 1,055 feet for NW Ambersham Rd (between SW Whitlock Dr. and NW Killarney Ln.).

4. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1,010 feet for NW Killarney Ln (between NW Ambersham Dr. and NW Cody Dr.).
5. A modification shall be granted to the required low impact landscaping buffer when developing R-3 zoned properties adjacent to R-1 zoned districts to allow no landscaping buffer on the west and south property lines.
6. A modification shall be granted to the required 20' rear yard setback for lots 34, 35, 36, 43 and 44 to allow for a 10' rear yard setback.
7. Development shall be in accordance with the preliminary development plan, date stamped July 31, 2018.
8. Development standards for the lots located in the PIMX district shall follow the RP-3 district standards.
9. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated June 6, 2018.

Planning Commission Recommendation: On the August 28, 2018 Planning Commission meeting a motion was made by Commissioner Funk , seconded by Commissioner Gustafson, that application CONTINUED PUBLIC HEARING - Appl. #PL2018-103 - PRELIMINARY DEVELOPMENT PLAN - Woodside Ridge, 300 NW Pryor Rd; Clayton Properties Group, LLC, applicant be recommended for approval to the City Council subject to staff's recommendations 1-9. The motion passed 5-2.