

Legislation Text

File #: 2021-4506, **Version:** 1

Public Hearing: Application #PL2021-367 - Preliminary Development Plan - The Villas of Chapel Ridge and The Townhomes of Chapel Ridge revised architectural elevations, 4008 NE Independence Avenue and 4060 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.

Issue/Request:

The applicant requests to amend Section #5 of Ordinance No. 6106 that approved the preliminary development plan for the 104-acre Chapel Ridge Mixed Use Development that was the former site of the Chapel Ridge Golf Course. Section #5 reads “[t]hat development shall be in accordance with the preliminary development plan dated September 19, 2005, appended hereto and made a part thereof.” The approved preliminary development plan included building elevations for the villa and townhome areas of the development that established the architectural style and exterior building materials for said respective areas in accordance with the building elevations approved at that time. The purpose of the subject application is to approve updated design guidelines that expand the subdivision’s allowable architectural style and building materials to better respond to the market demand for greater variety of housing styles.

The need for the applicant to update the subdivision’s architectural design guidelines is the result of a change to the City’s residential building permit review process. It was discovered that building permits were issued for construction of residences that were not consistent with the previously approved architectural standards for the villa and townhome areas of the Chapel Ridge development. The proposed design guidelines expand the previously approved architectural standards to capture the varying architectural styles and building materials that have been constructed in the subdivision.

Matt Schlicht, Applicant

Josh Johnson, AICP, Assistant Director of Plan Services

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO.

1. Section #5 of Ordinance No. 6106 approving a preliminary development plan for the Chapel Ridge Mixed Use Development shall be amended to establish the architectural design guidelines dated September 1, 2021, as the governing design standards for The Villas of Chapel Ridge and The Townhomes of Chapel Ridge.
2. The Chapel Ridge Mixed Use Development shall continue to be subject to all other obligations of Ordinance No. 6106.
3. Tile roofs shall be required on the remaining undeveloped lots within the first phase of the villas area originally platted as *The Villas of Chapel Ridge, 1st Plat, Lots 1-42 and Tracts A-1 & B-1*. **(added by the applicant at the request of existing area homeowners)**

Committee Recommendation: On a motion by Mr. Trafton, seconded by Ms. Jana-Ford, the Planning Commission unanimously voted on November 4, 2021, to recommend approval of Application #PL2021-367 - Preliminary Development Plan - The Villas of Chapel Ridge and The Townhomes of Chapel Ridge revised architectural elevations, 4008 NE Independence Avenue and 4060 NE Ralph Powell Road; Engineering Solutions, LLC, applicant.