

Legislation Text

File #: 2017-1498, Version: 1

Remanded PUBLIC HEARING - Appl. #PL2017-144 - PRELIMINARY DEVELOPMENT PLAN - Kessler Ridge at New Longview, 2nd Plat, Lots 56-87, Tracts E-G; Inspired Homes, LLC, applicant

Issue/Request:

A preliminary development plan application was filed with the City on June 30, 2017, proposing the second phase of Kessler Ridge at New Longview single-family residential subdivision. The application was considered by and subsequently recommended for approval by the Planning Commission on September 12, 2017. The application was remanded back to the Planning Commission by the City Council on October 5, 2017, at the applicant's request in order to redesign a portion of the project in response to staff comments.

The portion of the plan encompassing Lots 78-87 has been redesigned in order to accommodate the standard right-of-way street width of 50 feet for SW Merriam Court, rather than 30 feet as previously shown on the preliminary development plan. Other changes to Lots 78-87 include, but are not limited to, increased minimum setbacks for rear and front yards, house orientation (facing SW Merriam Ct), decreased square footage for common area, and the addition of sidewalk along SW Merriam Ct.

Commentary

The applicant proposes the second phase of *Kessler Ridge at New Longview*, a single-family residential development composed of 32 lots and 3 common area tracts on 11.55 acres zoned PMIX (Planned Mixed Use). A preliminary development plan was previously approved for the Kessler Ridge at New Longview development; however the approved plan did not include a portion of property located within the southwest corner of this site. This proposed plan includes the additional acreage and provides for 10 additional lots.

The north and east portions of the site are comprised of 22 lots and are a continuation of the lot sizes and standards established within *Kessler Ridge at New Longview, 1st Plat*. The southwest corner of the site offers approximately 10 lots that have significantly reduced lot widths more comparable to the "Traditional Neighborhood Design" product.

The proposed building setbacks and lot widths are similar to the standards for other single-family residential areas of New Longview. Architectural options include a variety of 1 and 2-story homes, varied design styles and building material options, supplemented with a rich traditional color palette.

- 32 lots and 3 common area tracts on 11.55 acres
- 2.77 units/acre, including common area; 2.99 units/acre, excluding common area

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

1. Development shall be in accordance with the preliminary development plan date stamped November 1, 2017.
2. Development standards, including density, lot area, and setbacks, shall be as shown on the preliminary development plan date stamped November 1, 2017.
3. The approved architectural styles, building materials and colors, shall be as shown on the building elevations date stamped November 1, 2017.
4. For Lots 56-77 the front setbacks shall be a minimum of 20' and a maximum of 25'. Side setbacks shall be

a minimum of 5'; and 15' from a side street. Rear setbacks shall be a minimum of 25'.

5. For Lots 78-87 the front setback shall be 20' and a maximum of 25'. Side setbacks shall be a minimum of 5'; and 12' feet from a side street. Rear setbacks shall be a minimum of 25'.
6. Porches, cantilevers, roofs, roof overhangs and any and all building appurtenances may encroach a maximum of 8' into the front building setback.
7. The developer shall be responsible for construction of a white rail fence along SW Longview Road significantly similar to other areas along SW Longview Road throughout the exterior of the development.

Committee Recommendation: **PLANNING COMMISSION ACTION:** On motion of Mr. Funk and seconded by Ms. Roberts, the Planning Commission voted unanimously by voice vote to **Recommend APPROVAL** of **Remanded Appl. #PL2017-144 - PRELIMINARY DEVELOPMENT PLAN** - Kessler Ridge at New Longview, 2nd Plat, Lots 56-87 & Tracts E-G; Inspired Homes, Inc., applicant, subject to staff's letter dated December 8, 2017.