

## Legislation Details (With Text)

<b>File #:</b>	2019-3202	<b>Name:</b>	
<b>Type:</b>	Public Hearing - Sworn	<b>Status:</b>	Agenda Ready
<b>File created:</b>	12/6/2019	<b>In control:</b>	City Council - Regular Session
<b>On agenda:</b>	1/7/2020	<b>Final action:</b>	
<b>Title:</b>	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.		

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. PC Minutes, 2. Staff Report, 3. TIA, 4. Overall Site Plan, 5. Development Site Plan, 6. Grading Plan, 7. Utility Plan, 8. Townhome Elevations, 9. Macro Storm Water Drainage Study, 10. Location Map, 11. Staff Presentation, 12. Applicant Presentation

Date	Ver.	Action By	Action	Result
12/12/2019	1	Planning Commission	recommended for approval	Pass

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.