

## Legislation Details (With Text)

|                       |  |                      |                                |
|-----------------------|--|----------------------|--------------------------------|
| <b>File #:</b>        | 2022-5007  | <b>Name:</b>         |                                |
| <b>Type:</b>          | Public Hearing - Sworn   | <b>Status:</b>       | Presented                      |
| <b>File created:</b>  | 6/16/2022  | <b>In control:</b>   | City Council - Regular Session |
| <b>On agenda:</b>     | 7/26/2022  | <b>Final action:</b> | 7/26/2022                      |
| <b>Title:</b>         | Public Hearing: Application #PL2022-151 - Preliminary Development Plan - Eagle Creek Villas, 2101 SW Eagle View Drive and 2250 SW Pryor Road; Hunt Midwest Real Estate Development, Inc. |                      |                                |
| <b>Sponsors:</b>      |  |                      |                                |
| <b>Indexes:</b>       |  |                      |                                |
| <b>Code sections:</b> |  |                      |                                |
| <b>Attachments:</b>   | 1. Draft PC Minutes, 2. Staff Report, 3. Transportation Impact Analysis, 4. Site Plan with Elevations, 5. Stormwater Drainage Report, 6. Location Map, 7. Staff Presentation             |                      |                                |

| Date      | Ver. | Action By                      | Action                   | Result |
|-----------|------|--------------------------------|--------------------------|--------|
| 7/26/2022 | 1    | City Council - Regular Session | presented                |        |
| 7/14/2022 | 1    | Planning Commission            | recommended for approval | Pass   |
| 6/23/2022 | 1    | Planning Commission            | continued                | Pass   |

Public Hearing: Application #PL2022-151 - Preliminary Development Plan - Eagle Creek Villas, 2101 SW Eagle View Drive and 2250 SW Pryor Road; Hunt Midwest Real Estate Development, Inc.

### Issue/Request:

The applicant is seeking approval of a preliminary development plan for two vacant parcels to have a total of 96 villa style single-family homes. The applicant is proposing that the development takes place in two phases. The first phase will be on the south side of SW Eagle View Dr and will consist of 71 homes. The second phase will be on the north side of SW Eagle View Dr and will consist of 25 homes.

Aaron Schmidt, Applicant's Representative  
Josh Johnson, AICP, Assistant Director of Plan Services

**Recommendation:** With the conditions of approval outlined below and contained in the staff report, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. Development shall be in accordance with the preliminary development plan with elevations, revised date for staff comments May 23, 2022 and revised date for elevations June 2, 2022.
2. All right-of-way and any other easements, including temporary construction easements, necessary for the construction of the City's Pryor Road Capital Improvement Project adjacent to Eagle Creek shall be donated.
3. Any private improvements that will encroach the right-of-way following the City's Pryor Road Capital Improvement Project will require a license agreement to stay in place.

Committee Recommendation: On a motion by Ms. Jana-Ford, seconded by Ms. Rader, the Planning Commission

unanimously voted on July 14, 2022, to recommend approval of Continued Appl. #PL2022-151 - PRELIMINARY DEVELOPMENT PLAN - Eagle Creek Villas, 2101 SW Eagle View Dr and 2250 SW Pryor Rd.; Hunt Midwest Real Estate Development, Inc.