

Legislation Text

File #: 2018-2115, **Version:** 1

Public Hearing - Appl. #PL2018-050 - Rezoning from AG to PMIX & Preliminary Development Plan - Cobey Creek, approximately 97.28 acres located at 500 SE M-150 Highway; JCM Development LLC, applicant.

Issue/Request:

For clarification purposes, a question was brought up at the June 12, 2018 Planning Commission meeting regarding the location of the proposed project in relation to the M-150 Corridor Development Overlay District (CDO). This project is located within the boundaries of the CDO and adherence to the prescribed development standards shall be a prerequisite for final development plan approval.

The applicant proposes to rezone approximately 97.28 acres, located at 500 SE M-150 Hwy, from AG (Agricultural) to PMIX (Planned Mixed Use District). The proposed Cobey Creek subdivision will be a four-phase mixed use development composed of 186 single family lots, 44 two-family structures (88 dwelling units), 4 commercial pad sites and 8 common area tracts.

The 97 acre property is currently an unplatted AG (Agricultural) zoned lot with a single family residence. The approximately 5,000 sq. ft. home will be repurposed as the subdivision clubhouse/event center.

The overall amount of proposed square footage for the commercial buildings is 58,880 sq. ft. The materials for the proposed commercial buildings include brick, simulated stone veneer, architectural masonry units, stucco, lap siding and simulated wood panel systems. The materials utilized for roofing include standing seam metal, architectural asphalt shingles and concrete tile.

The applicant proposes a modification to the maximum block length of 700 feet to allow a block length of approximately 835 feet for Road "C" (north/south, adjacent to lots 1-23) and Road "D"; and 1160 feet for Road "J", Road "K" and Road "C" (east/west, adjacent to lots 32-58). The applicant has also requested a modification to allow 51 lots be platted as part of the first phase with one (1) point of ingress to and egress from the subdivision. Staff supports the modification requests.

- 186 single family lots
- 44 two-family structures (88 dwelling units)
- 4 commercial pad sites
- 8 common area tracts
- 97.28 acres total acres (4,237,595 sq. ft.)
- 3.14 units/acre - overall residential density, including common area

Joshua Johnson, AICP, Asst. Dir. of Plan Services

Recommendation: Staff recommends **APPROVAL** of the rezoning and 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 835 feet for Road "C" (north/south, adjacent to lots 1-23) and Road "D".
2. A modification shall be granted to the 700-foot maximum block length, to allow an approximate block length of 1160 feet for Road "J", Road "K" and Road "C" (east/west, adjacent to lots 32-58), subject to the

provision of a 15-foot wide pedestrian way connecting Road "J" through Road "K" to Road "C".

3. A modification shall be granted to the maximum allowance of 50 dwelling units on a single point of access, to allow 51 lots be platted as part of the first phase of the subdivision with one (1) point of ingress and egress.
4. Development shall be in accordance with the preliminary development plan, date stamped May 22, 2018.
5. Development standards (e.g. setbacks, lot widths, lot size, building height, etc.) for the commercial pad sites shall follow the CP-2 district standards. Development standards for the premiere and villa style single-family residential lots shall follow the RP-1 district standards. Development standards for the two-family residential area shall follow the RP-2 district standards.
6. Development shall be subject to the recommended road improvements outlined in the Transportation Impact Analysis prepared by Michael Park, dated June 6, 2018.