

ITEM 4 CASE NO. 14-12-SP – CONSIDER A REQUEST FOR A SITE PLAN

Approve a request for a Site Plan for Single Family Residential Development proposed to be located on 30.446 acres of the Bradford Adam Survey, Abstract No. 152, tracts 1A7, 1 and 1B to be platted as The Estate at Bear Creek, Block M, Lots 1-18, A; Block N, Lots 1-44, A, B, and C; Block O, Lots 1-34; Block P, Lots 1-16; and Block Q, Lot A. located southeast of the intersection of Bear Creek Parkway and Harwood Road.

Stephen Cook, Senior Planner, gave a brief description of the case. The Riverwalk Planned Development ordinance specifically requires the approval of a site plan for a single family residential development. Normally applied to multi-family and non-residential development, the site plan process allows city staff, the Planning and Zoning Commission, and the City Council to examine the proposed aesthetic nature and quality of construction details which are usually outside of the typical technical subdivision requirements.

Site Layout: This property is located within the T4a transect sub-zone, which permits single-family detached. The developer is proposing to develop R5 type lots with a single-family detached product. The subdivision will contain 112 residential lots and three (3) open space lots.

The R5 lot is typically 50' x 120' with 5' side yard setbacks, 15' front setback, and 20' rear setback. The homes built on the 6,000 SF lots must be a minimum of 1,700 SF, with the minimum average size of 2,000 SF. The builder/developer proposes this subdivision to be gated in order to create a more exclusive neighborhood than the Dominion and Villas subdivisions to the south. The streets will be privately maintained and designs for the gates and access have been specified for emergency access and safety of the future residents.

There will be masonry screening walls, entryway features, and common areas, which will be maintained by the Homeowners Association. A swimming pool and cabana will be constructed on the open space lot central to the subdivision. Sidewalks will lead from the internal open space lot and connect with an eight (8') foot wide trail to be constructed on the north side of the creek. This trail will connect with the sidewalks along the Chesapeake gas pad site to the south and to an eight (8') foot trail to be constructed on the west side of the Minter's Chapel right-of-way to the east of the subdivision. All of the lots will have a minimum six foot (6') sidewalk and nine foot (9') parkway in front of the homes which will provide a wide pedestrian connection within the subdivision.

Fencing, Screening and Landscaping: The proposed project has multiple areas of different landscape elements and screening. Masonry screening walls will be constructed adjacent to Bear Creek Parkway, wrought iron style steel fencing will be constructed along the property lines to the south facing the creek.

Signage: Primary monument signage with enhanced landscaping will be installed at Bear Creek Parkway.

Street Trees: One of the unique opportunities within the Riverwalk single-family development is the inclusion of street trees throughout the subdivision. The developer will install a variety of species types along the block lengths which are in front of the single family homes. The trees will be placed within the nine foot (9') wide parkway which is part of the required street frontage for these lot types. The street trees, which will be maintained by the individual homeowners, will account for the required two trees per lot. The street tree species have been selected to grow in a vertical – single trunk and will be able to be pruned in such a way as to not interfere with the passage of emergency vehicles down the streets.

Housing Quality: The Riverwalk PD establishes high quality architectural and design standards for all buildings types throughout the development. In addition to Eules's standard masonry percentage and type requirements, the residential builder is required to provide architectural details for each individual house construction plan. These plans include the front façade, as well as the sides. An example of the quality of the standards is a requirement that there is continuation of the secondary masonry materials, such as stonework, along the first several feet of the side walls of the homes. Additionally, architectural elements such as proportional windows that are taller rather than wide, and roof treatments such as gabling, are required to be continued onto the sides of the homes. The applicant has provided examples of typical home type elevations. To ensure compliance with the ordinance, staff will require that a checklist of compliant design elements be submitted with each building plan for building permit review. Prior to the submittal of any plans to the city, the Bear Creek Property Owner's Association will review plans to ensure compliance with the PD.

The applicant has worked extensively with the city to ensure that the various design goals for the Riverwalk as a master planned community are reflected in the application as presented. The Development Services Group has certified that the project is compliant with these standards. Staff recommends approval of the site plan.

There were no questions or comments presented by the Commission.

Commissioner Dunckel made a motion to approve case #14-12-SP with conditions as written. Motion seconded by Commissioner Brown. The vote was as follows:

Ayes: Chairman McNeese, Commissioners Zahn, Olmstead, Portugal, Dunckel, and Brown.

Nays: None

Abstention: None

The motion carried: (6-0-0)