



PLANNING AND ZONING COMMISSION COMMUNICATION
March 5, 2013

SUBJECT: Consider a Request for a Concept Plan
SUBMITTED BY: Stephen Cook, AICP – Senior Planner
REFERENCE NO: 12-15-CC

ACTION REQUESTED:

Recommend approval of a Concept Plan for 103.4 acres located in the Bradford Adams Survey Abstract No. 152 and Barnard H Survey Abstract 107 as part of the Riverwalk Planned Development. The development is proposed to be used for multi-family and commercial development. The project is located northwest of the intersection of SH 360 and SH 183

ALTERNATIVES:

1. Recommend approval of the request – *simple majority*
2. Recommend approval of the request with modifications – *simple majority*
3. Recommend denial of the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: Bernie Hietbrink of Stratford Land Group.

Location / Zoning: 103.4 acres located northwest of the intersection of SH 360 and SH 183. The zoning of the property is Planned Development (PD).

Project Summary: The Riverwalk Planned Development zoning district was approved in March 2011. Conceived as a master planned community, the Riverwalk planned development contains sub-area zones which allow for a variety of land uses including single family detached, single family attached, multi family, commercial and commercial mixed-use.

The sub-zone areas are reflected within the regulating plan included in the ordinance. The regulating plan shows the general location of the land uses within the greater master planned community. The process for refining the locations of sub-area zones and the associated land uses was established in Section 3, paragraph D – Concept Plan.

The concept plan must include the contiguous holdings and presents the arrangement of land uses within that area. It addresses the need and benefit of establishing connections through the street network, pedestrian trails and sidewalks, shows the amount of open space relative to the developed areas, and indicates the parking demand created by the development and the amount of parking provided.

The location of the multi-family proposed by the developer is slightly different than the location approved in the original Regulating Plan. Therefore, a new Regulating Plan must be considered. If approved, than the Concept Plan can be considered for approval based on it being consistent with the Regulating Plan and the technical criteria related to streets, trails, open space, and parking.

Detailed site planning and engineering had not yet been completed when the original Regulating Plan was approved. The changes recommended to the Regulating Plan and Concept Plan is a product of that work having now been done within a portion of the overall development south of Midway Road and east of Bear Creek Parkway. The T5a sub-zone, which permits multi-family uses, has been shifted south with the gas pipeline easement becoming the southern border of the multi-family development. The orientation of the multi-family will complement the street and pedestrian connectivity between the Dominion at Riverwalk single family development and the future commercial development.

The multi-family T5a sub-area zone is limited to a maximum of twenty (20) acres as per the Riverwalk Planned Development Ordinance. Including right-of-way and trail network, the proposed area for T5a sub-zone will be approximately 19.1 total acres. Five percent (5%) of the sub-zone will be used as open space.

The parking demand of the multi-family development requires a minimum of one parking space per unit. The concept plan indicates that if the multi-family is built out to its maximum allowed 500 dwelling units, the parking will exceed the minimum spaces required.

The concept plan contains the commercial and mixed-use sub-zones, the associated Riverwalk water amenity and the required five acre park. These components are consistent with the minimum and maximum areas allowed within the Riverwalk Planned Development Ordinance.

Submittals of formalized preliminary plats and site plans will provide the technical and infrastructure details required to begin construction activities.

The Development Services Group (DSG) has reviewed the revised regulating plan and the submitted concept plan and has determined that it meets the standards as set in the Planned Development ordinance. Staff recommends approval.

SUPPORTING DOCUMENTS:

- Exhibit Concept Plan

APPROVED BY:

Mike Collins
Stephen Cook

Director of Planning and Economic Development
Senior Planner