



PLANNING AND ZONING COMMISSION COMMUNICATION
March 5, 2013

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

ACTION REQUESTED:

Recommend approval of a Regulating Plan for the Riverwalk Development located in the Bradford Adams Survey Abstract No. 152 and Barnard H Survey Abstract 107 as part of the Riverwalk Planned 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: Riverwalk Development 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.

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 as well as an area along Harwood Road.

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 (west side of Bear Creek Parkway) and the future commercial development.

The T4b sub-zone, which permits single family attached and single family detached dwellings, has been increased southeast of the intersection of Midway Road and Bear Creek Parkway to accommodate the shift of the multi-family.

The commercial areas, including the T5b and T5c have been modified to envision a new alignment for Minter's Chapel Road and a potential alignment of the Riverwalk amenity. These areas comply with the standards set forth in the PD Ordinance. Additionally, along Harwood Road, additional T5c commercial development is proposed to replace the single-family attached housing approved in the original Regulating Plan.

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 has determined that it meets the standards as set in the Planned Development ordinance. Staff recommends approval.

SUPPORTING DOCUMENTS:

- Exhibit Updated Regulating Plan

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner