



## PLANNING AND ZONING COMMISSION COMMUNICATION

April 5, 2016

**SUBJECT:** Hold Public Hearing for Planned Development Case No. 16-01-PD and Consider Recommendation of an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 16-01-PD

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### **ACTION REQUESTED:**

Receive public input regarding a request for Planned Development to change the zoning of 16.162 acres in the Adam Bradford Survey, Abstract No. 152, Midway Square Addition Block B, and Part of Lot 2 located at the southeast corner of Midway Drive and Fuller-Wiser Road from Community Business (C-2) zoning district to Planned Development (PD) zoning to allow single family residential, and consider recommendation for an Ordinance.

### **ALTERNATIVES:**

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

### **SUMMARY OF SUBJECT:**

**Applicant:** Lennar Homes

**Location/Zoning:** 16.162 acres located at the southeast corner of Midway Drive and Fuller-Wiser Road. The property is currently zoned community business (C-2) district.

**Project Description:** Lennar Homes is the developer and home builder of four (4) subdivisions within the Riverwalk Planned Development zoning district during the past four (4) years. Due to the strong home sales within these subdivisions, the company has requested the opportunity to increase their largest subdivision, The Dominion at Bear Creek. The subject parcel is located immediately to the west of the existing subdivision. The

development proposes sixty-seven (67) single family residential lots and five (5) open space lots.

*Zoning* – The proposed Planned Development zoning has been edited from the original Riverwalk Planned Development ordinance. All of the single-family development and design standards as well as the street, frontage, and lot types will be the same as the existing Riverwalk development.

*Lots, Streets and Frontage Types* – The lot type for the subdivision will be a R5 front-garage loaded product. Streets will be the R1 residential street widths with a minimum of twenty-eight (28') feet of pavement.

*Infrastructure and Architectural Standards* – The standards are the same as originally approved for the Riverwalk Planned Development including: the usage of reclaimed water for community open space irrigation; an assessment of \$1,000.00 per lot collected at the time the building permit issued; and, the single-family architectural standards.

Staff recommends approval of the Planned Development Ordinance.

**SUPPORTING DOCUMENTS:**

- Draft Ordinance
- Application
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner