

MEETING DATE: January 12, 2021

STAFF: Brian L. Harker, Planner

PROJECT NAME: Stone Canyon – North Park

CASE NUMBER/REQUEST: Case 21-310-01 – Preliminary Plat – S. R.D. Mize Road and E. 39th Street S. – D&D Residential Development LLC, on behalf of Michael Hunter, requests approval for a Preliminary Plat

APPLICANT: D&D Residential, LLC

OWNER: Michael Hunter

PROPERTY LOCATION: S. R.D. Mize Road and E. 39th Street S.

SITE ACREAGE: 33.5-acres

NUMBER OF LOTS/TRACTS: 82/3

PROPERTY ZONING: R-4 (Single-Family Residential)

CURRENT USE: Golf course and undeveloped land

SURROUNDING ZONING/LAND USE:

North: R-A...rural residence

South: R-4...golf course

East: R-2...rural residences and single-family homes

West: R-A...undeveloped land

FURTHER ACTION:

Following action by the Planning Commission, this application is scheduled be to considered by the City Council on February 1, 2021.

RECOMMENDATION

Staff recommends that this Preliminary Plat be approved with the following conditions:

- 1) A Tract D should be created in S. Shark Lane right-of-way for the monument sign;
- 2) Refinement of the Landscape/Buffer plan provided with the first Final Plat;
- 3) Creating and providing a set of Covenants and Restrictions with the first Final Plat.

PROJECT DESCRIPTION & BACKGROUND INFORMATION

PROJECT DESCRIPTION:

The applicant D&D Residential, LLC is proposing an 82-lot, 3-tract subdivision called Stone Canyon – North Park on 33.5-acres located northwest of the intersection of S. R.D. Mize Road and E. 39th Street S. The subdivision will be developed in three phases over a period of 4 to 6 years from west to east.

The homes proposed will be between \$500,000 and \$1,000,000. The two access points will be from E. 39th Street S., with the first phase, and S. R.D. Mize Road, with the third phase.

The first phase will contain 30 lots, the second phase 27 and the last phase 25 lots. The three tracts labeled Tracts A, B and C contain golf course fairways, greens, roughs and golf cart pathways. A fourth tract, Tract D, should be created from the median in S. Shark Lane to contain the development's proposed monument sign.

Public Utilities and Fire Protection:

The developer will be responsible for the costs of street lighting for the relocated poles along S. R.D. Mize Road. Water and Sanitary Sewer services are easily accessible in the S. R.D. Mize Road and E. 39th Street S. rights-of-way. Fire hydrant locations will be indicated on the Final Plats.

Storm Water: Detention for storm water runoff will be provided by the golf course pond south of E. 39th Street S. This will address existing storm water drainage issues and the new impervious surfaces created by the proposed development.

Stream Buffer/Flood Plain: The property does not set within an ordinance identified stream buffer or a federally defined flood plain.

Public Improvements: Half-street improvements with an accompanying sidewalk along the S. R.D. Mize Road right-of-way will be necessary. Specifically, our traffic engineer has evaluated the traffic data provided by the applicant. He would like to see improvements that have been started on S. R.D. Mize Road at E. 39th Street S. extended through the frontage of Stone Canyon – North Park. This includes an additional 12-foot lane and a 5-foot sidewalk. Within the subdivision, sidewalks will be provided on both sides of the streets.

Residential Design Standards and Covenants: The architectural character of the single-family homes in the neighborhood will be governed by the covenants for the new subdivision. Stone Canyon – North Park is required to form a Homes Association to govern residential design, take care of the common ground and signage, to maintain the drainage basins and govern other things the residents decide need controlled. A draft will be provided with the Final Plat for the First Phase.

Landscaping: A detailed Landscaping Plan with the first Final Plat will show not only the necessary buffer/berm, but callout all necessary and other proposed plantings required by the UDO for along the periphery arterials.

Historic and Archeological Sites: There are no apparent historic or archeological issues.

ANALYSIS

Consistency with *Independence for All*, Strategic Plan:

The proposal relates to the Goal "Achieve livability, choice, access, health and safety through a quality, built environment".

Comprehensive Plan Guiding Land Use Principles:

The Imagine Independence 2040 Comprehensive Plan outlines principles for providing a variety of housing options.

REVIEW CRITERIA

Recommendations and decisions on a proposed Preliminary Plat must be based on consideration of the criteria listed in Section 14-601-01:

1. **Applicable Regulations and Policies.** – *The Preliminary Plat appears to meet the requirements of the UDO, the Comprehensive Plan and all applicable laws and regulations.*
2. **Traffic Movement and Pedestrian Circulation.** – *The subdivision will have an integrated system of lots and streets; efficient movement of traffic; safe and attractive pedestrian routes; and street layouts uncomplicated.*
3. **Appearance.** – *The new subdivision will be buffered and screened by landscaping and berms in the common tracts along the arterials. There will also be green spaces (fairways, roughs, greens and golf cart pathways) encircling the development. Further, the design of residences will be reviewed as called out for in the subdivision's covenants.*
4. **Open Space.** – *Open spaces and green spaces have been integrated around the subdivision. In particular, a portion of the Stone Canyon golf course will meander through this development.*
5. **Natural Hazards.** – *There are not any areas where the subdivision's proposed lots are sited on topography or locations that exhibit natural hazards.*
6. **Natural and Cultural Resources.** – *The subdivision has been designed around a portion of the golf course and has stands of trees along the northern and western periphery.*

EXHIBITS

1. Applicant's Letter
2. Preliminary Plat
3. Storm Water Study