

**MEETING DATE:** March 9, 2021

**STAFF:** Brian Harker, Planner

**PROJECT NAME:** Tybrook Estates, PUD, Phase 1A

**CASE NUMBER/REQUEST:** Case #21-320-02, Final Plat Approval

**APPLICANT:** Jim Pollard

**OWNER:** Pollard, Orf and Associates

**PROPERTY ADDRESS/LOCATION:** 840 N. Powell Road

**PROPERTY ZONING:** R-6 (Single-Family Residential)  
R-12/PUD (Two-Family Residential/Planned Unit Development)

**SURROUNDING ZONING / LAND USE:**

**North:** R-6...undeveloped portion of Tybrook Estates

**South:** I-1...school bus facility

**East:** I-1...industrial/warehouse building

**West:** R-6...farmland

**FURTHER ACTION:**

If approved by the Planning Commission this Final Plat will be considered by the City Council at their April 5<sup>th</sup> meeting. The City Council customarily reads all Final Plats as emergency items to expedite the development process.

## RECOMMENDATION

Staff recommends **APPROVAL** of this Final Plat.

## PROJECT DESCRIPTION & BACKGROUND INFORMATION

**PROJECT DESCRIPTION:**

Pollard, Orf and Associates requests Final Plat approval of Tybrook Estates PUD, Phase 1A at 840 S. Powell Road.

**Current Use:** Undeveloped tract

**Acreage:** 10.6 acres +/-

**BACKGROUND & HISTORY:**

Tybrook Estates PUD is located immediately north of the Independence School District bus facility on S. Powell Road. The first phase of three will be at the south end of the property. The phase will

consist of 10 single-family home and 14 PUD duplex sites. The 10 single-family homes will sit along the north side of E. 8<sup>th</sup> Street S. The fourteen duplexes will cluster around short cul-de-sacs intersecting with the south side of E. 8<sup>th</sup> Street S. This application for Tybrook Estates PUD, Phase 1 is a revision to the plat approved at the January 28, 2020 Planning Commission Meeting. It is a minor revision that adds a 10<sup>th</sup> single-family lot to the north side of E. 8<sup>th</sup> Street. A revision is being made to split Lot 31 into two lots.

Mr. Pollard will request Administrative Approval of the Final Development Plan for the duplex portion of this development. The Preliminary Development Plan had envisioned a development with only two phases. This phase is only a portion of what had previously been planned in the Preliminary Development Plan as Phase 1. The applicant now envisions four phases. Currently, the utility infrastructure for the first phase is nearing completion.

Being a Planned Unit Development (PUD), the duplex portion of the development will be governed according to the Final Development Plan, which will regulate setbacks, façade, parking and driving surfaces, landscaping, common spaces, etc. The Final Development Plan must be submitted before any building permits are approved by the city.

The entire 95-lot development (duplexes and single-family homes) will include a number of common tracts as well. Two Home Associations will be responsible for their respective tracts. Tract A will be the site of one of the development's detention areas. Tracts B and C, along the S. Powell Road right-of-way, will be for landscaping/buffers and entry signs.

Details concerning landscaping, screening and building aesthetics will be specifically dealt with in the Final Development Plan and CC&R's. An elevation, floor plan and photographs of sample homes for the PUD portion must be included with the Final Development Plan.

## ANALYSIS

### **Public Improvements and Access:**

Access to this first phase of the development will be from S. Powell Road. Half-street improvements, including sidewalk is needed for the development along a minor arterial.

### **Storm Water:**

Tract A will be the site of one of the development's detention areas. Its maintenance will be the responsibility of the required homes association

### **Utilities:**

All utilities are available adjacent to the property.

### **Fire Protection:**

A temporary 96-foot diameter cul-de-sac is needed at the west end of E. 8<sup>th</sup> Street S.

**Sanitary Sewer:**

Sewer mains are available near the property.

**Landscaping and Buffering:**

According to Section 14-503-13 of the Unified Development Ordinance (UDO), all subdivided land, included in all residential districts, that abuts a minor arterial, or arterial street, either at right angles or parallel to the collector, minor arterial, must provide a 15-foot buffer area from the edge of the right-of-way line towards the interior of the property to be screened by either a six foot fence or wall with a low impact landscape screen located between the wall/fence and the street right-of-way line, or a berm at least three feet in height with a medium impact landscape screen planted on the street side of the berm (no fence/wall required).

A detailed landscaping plan, for the R-12 zoned portion of the property, has been included with the Final Development Plan.

**Addressing:**

Lots 23 through 32 should be addressed on the plat as, 21000, 21004, 21008, 21012, 21016, 21100, 21104, 21108, 21108, 21112 and 21116 E. 8<sup>th</sup> Street S. Lots 82 through 95 should be addressed as 20921/20923, 20925/20927, 20929/20931, 20933/20935, 20937/20939 (also for Lot 85, 21001/21003), 21005/21007, 21009/21011, 21013/21015, 21017/21019, 21103/21105, 21107/21109, 21111/21113, 21115/21117, 21119/21121 E. 8<sup>th</sup> Street S.

**Historic and Archeological Sites:**

There are no historic or archeological issues with this property.

**EXHIBITS**

1. Final Plat