

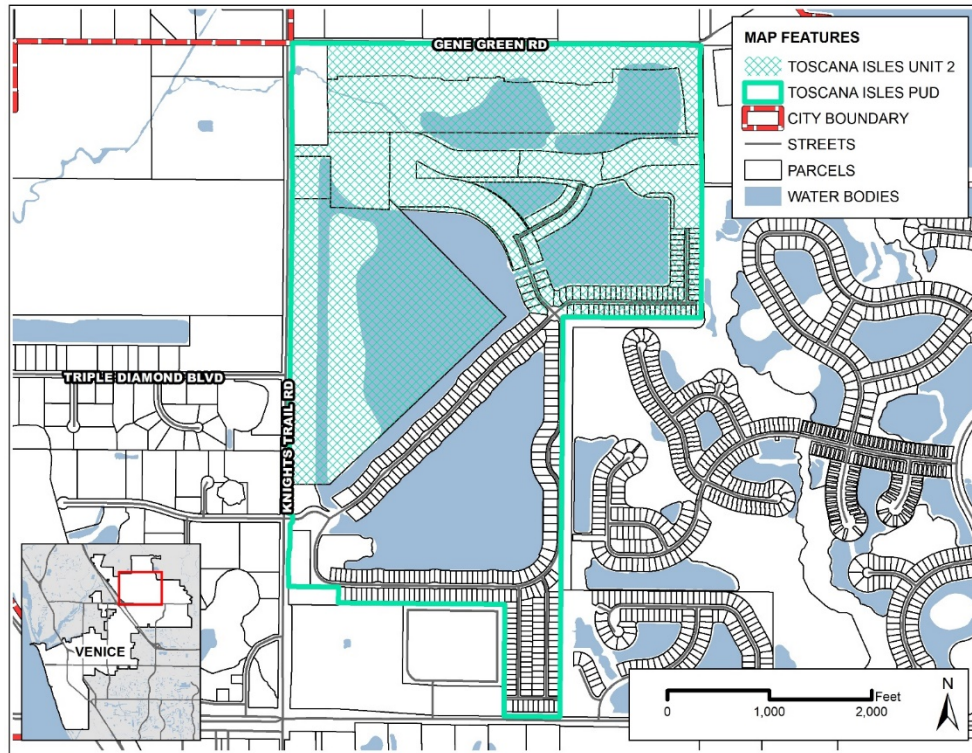


# PRELIMINARY PLAT AMENDMENT

## STAFF REPORT

### TOSCANA ISLES UNIT 2

June 16, 2020  
19-52PP



GENERAL INFORMATION				
<b>Petition Number:</b>	19-52PP			
<b>Address:</b>	899 Knights Trail Road			
<b>Request:</b>	Amending Unit 2 to substitute 63 single-family lots for a previously platted 263-unit multifamily tract along Knights Trail Road			
<b>Owners:</b>	LALP Development, LLC; LALP Option 2, LLC; LALP Option 3, LLC			
<b>Agent:</b>	D. Shawn Liens, PE			
<b>Parcel IDs:</b>	0375-01-0100			
	0366-13-0005	0366-13-0006	0375-01-0110	0375-08-0001
	0366-13-0004	0366-13-0001	0375-01-0111	0375-01-0115
	0375-04-0001	0375-01-0105	0375-01-0100	0375-01-0116
<b>Property Size:</b>	281.89 ± acres			
<b>Future Land Use:</b>	Mixed Use Residential (MUR)			
<b>Zoning:</b>	Planned Unit Development (PUD)			
<b>Neighborhood:</b>	Northeast Neighborhood			

## ASSOCIATED DOCUMENTS

- A. Application Information (completed petition)
- B. Preliminary Plat Plans
- C. Landscape Plans
- D. Binding Master Plan

## I. BACKGROUND INFORMATION

Based on a review of city records, the following is an outline of relevant past development activity on the subject property.

- An initial preliminary plat petition (No. 11-1PP) was approved in 2011, subdividing the property into 18 large tracts to facilitate future development of the property.
- Ordinance No. 2012-13 approved the rezoning of a portion of the former Renaissance property to PUD and included it for future development within the Toscana Isles project.
- In 2013, preliminary plat petition No. 13-3PP was approved for Unit 1 consisting of 296 single-family lots, and in 2016, amendment No. 13-3PP.1 was approved to increase lot sizes and reduce the total number of lots to 277.
- Development Order No. 16-02PP authorized the preliminary plat for Unit 2, comprising 245 single-family lots and 5 tracts identified for development of approximately 132 multi-family units.
- Two of these multi-family tracts were approved for carriage homes through Development Order No. 16-06SP.
- An amendment to the Unit 2 preliminary plat, No. 16-02PP.1, was approved in 2019 to add land to Unit 2 and increase the total number of dwelling units to 882.
- An amendment to the Binding Master Plan was approved through Ordinance 2019-07 to clarify development standards and allow the Zoning Administrator to approve minor changes to the PUD.

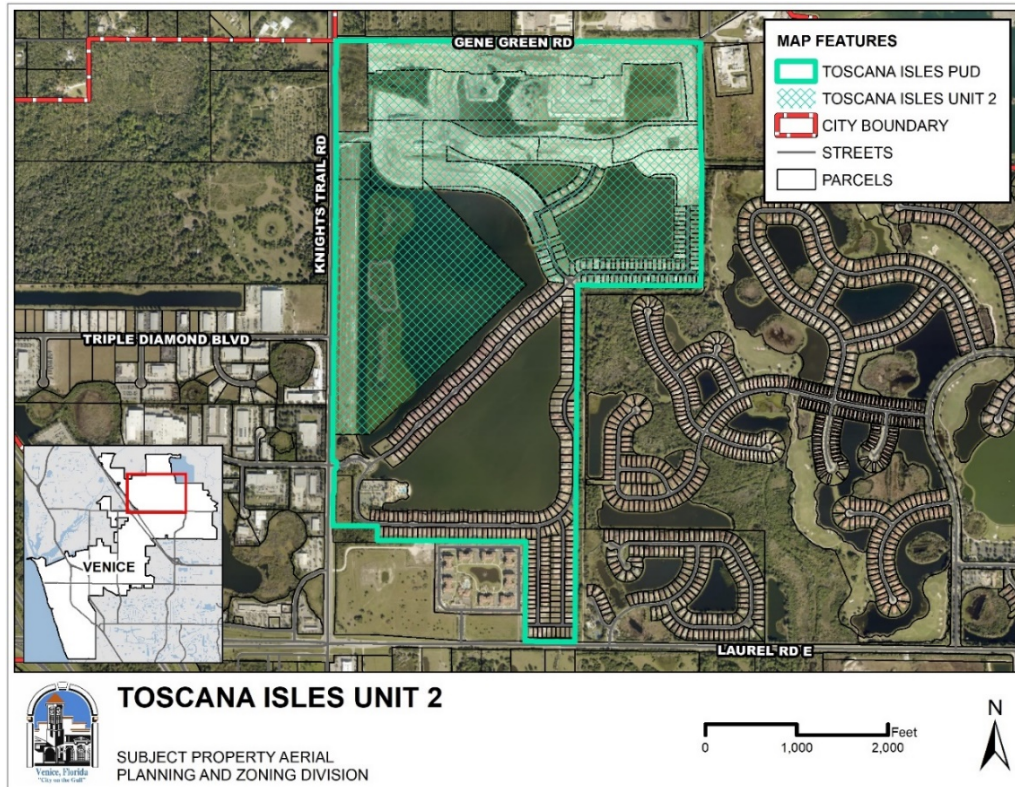
## II. PROJECT DESCRIPTION

The subject property is Unit 2 of the Toscana Isles Planned Unit Development (PUD). This amendment to the existing Unit 2 preliminary plat proposes to convert a 263-unit multifamily tract along Knights Trail Road to 63 single-family lots, for a total reduction of 192 dwelling units after administrative approvals and corrections. The applicant is also proposing an additional entry with gates, fencing, landscaping, and signage. All other aspects of the approved Preliminary Plat remain in full effect. Proposed changes to density are reflected in Table 1.

**TABLE 1: Toscana Isles PUD Land Use Summary**

	<b>SINGLE FAMILY</b>	<b>MULTI-FAMILY</b>	<b>OPEN SPACE (ACRES)</b>	<b>DENSITY (DU/AC)</b>
Unit 1	283	0	81.06	0.66
Unit 2	628	56	171.66	1.60
Total:	911	56	252.72	2.26
<b>TOSCANA ISLES PUD ALLOWED UNITS</b>				1,714
<b>TOTAL AREA OF PUD (ACRES)</b>				428.34
<b>OPEN SPACE</b>				59%

### III. Existing Conditions



### Site Photos



*View from Knights Trail Road*





*North-facing view from Knights Trail Road*



*View across Lake 2*





*South-facing view of subject area*



*Southeast-facing view*



*Northwest-facing view of subject area across Ravello Boulevard*

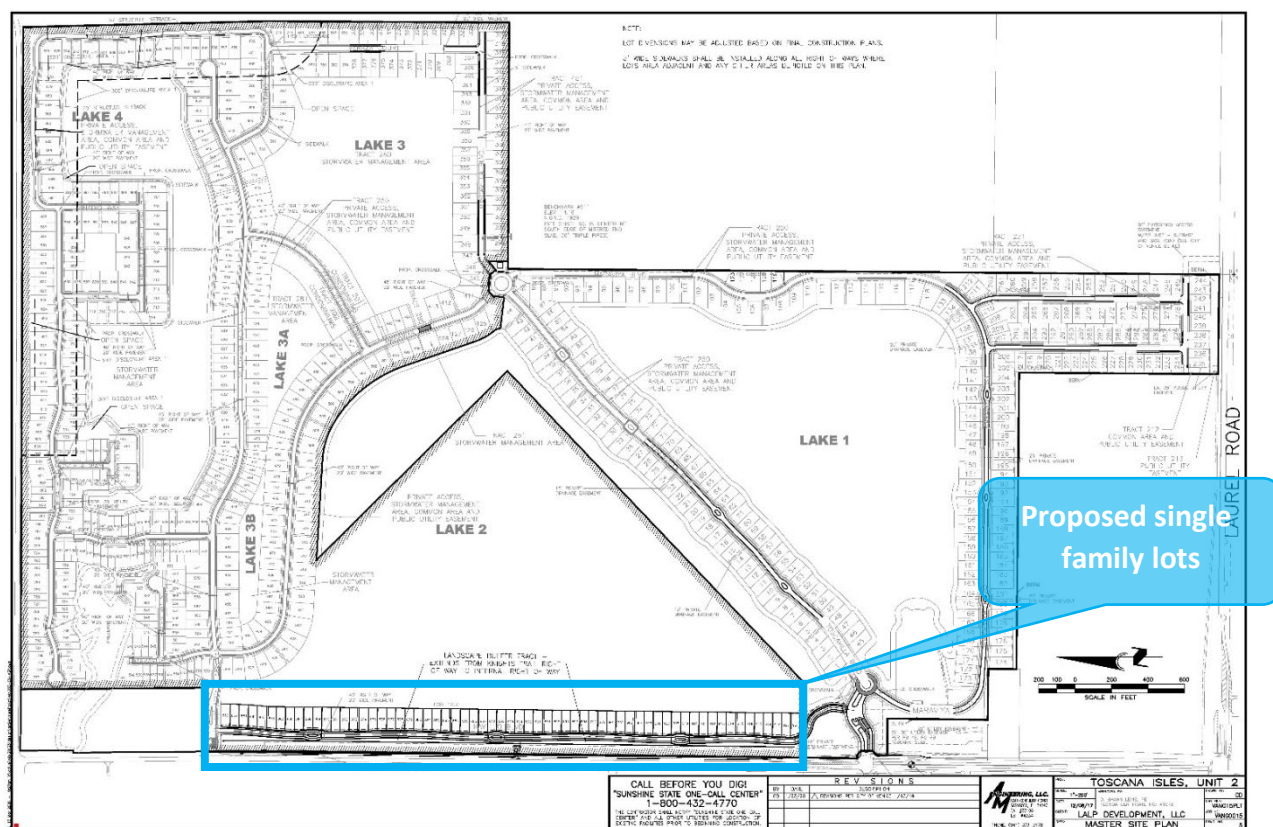


*Southwest-facing view of subject area*





## Currently Proposed



## IV. PLANNING ANALYSIS

In this section of the report, analysis of the subject preliminary plat amendment petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the approved PUD and the City's Land Development Code (LDC), and 3) compliance with requirements for Concurrency/Mobility.

### Consistency with the Comprehensive Plan

The Toscana Isles subdivision is located within the 2,827 acre Northeast Neighborhood that contains mostly residential development. The Comprehensive Plan provides minimal strategies related to the subject petition. A review of the Comprehensive Plan does not indicate any Intents, Visions or Strategies with which the proposed petition would conflict. The applicant has provided an updated analysis of consistency with the 2017-2027 Comprehensive Plan because the PUD and previous plats were approved under the prior Comprehensive Plan; this analysis notes that the reduction of density and provision of residential uses satisfy the strategies in the Land Use Element and Northeast Neighborhood Element that relate to Mixed Use Residential Development. The applicant also highlights the extensive lake habitats and wetlands provided in Unit 2 and Toscana Isles overall, which will be unchanged by this amendment.

### **Conclusions / Findings of Fact (Consistency with the Comprehensive Plan):**

*Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Mixed Use Residential future land use designation, strategies found in the Northeast Neighborhood, and other plan elements. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.*



## **Compliance with the Toscana Isles PUD and the Land Development Code**

### **PUD Compliance**

The proposed change from a multi-family tract to single-family lots has been reviewed for consistency with the approved PUD and found to be in compliance. The cumulative unit density for Unit 2 will be 2.43 dwelling units per acre (du/ac) with this amendment, and the cumulative unit density for Toscana Isles overall will be 2.26 du/ac. Gross project densities for Unit 2 and the entire PUD are 1.6 and 2.26, respectively. The PUD sets a limit of 4.0 du/ac, so this amendment does not conflict with the allowed density.

The phase of Unit 2 being amended is primarily adjacent to Buffer C – Knights Trail Road Section, which is compliant with the approved Buffer C standards. Signage conforms to the existing standards for ground signs in the PUD, and the gated entry was previously approved as an option on the Conceptual Connectivity Plan in the PUD. Single-family lot standards have already been approved through the PUD as well, and no other changes are proposed through this amendment petition.

### **LDC Compliance**

The subject petition has been processed with the procedural requirements to consider an amendment to a preliminary plat. In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

The proposed preliminary plat complies with all sections of the LDC related to planned unit developments, including permitted uses, land area, height, and density. It is important to note that although an applicant is required to submit a landscape plan as part of a preliminary plat, there are no general code standards that apply to the provided plan. There are also no requirements for landscape elements such as street trees or entryway plantings, and buffer landscaping is regulated through the PUD. The only code standards applicable are those related to the PUD zoning district. No inconsistencies have been identified with the LDC.

### **Conclusions / Findings of Fact (Compliance with the PUD and the Land Development Code):**

*The proposed modifications to the preliminary plat plan are in compliance with the approved PUD and no inconsistencies have been identified with the LDC.*

### **Concurrency/Mobility**

Relevant to the transportation and mobility analysis for this project, trip generation has been recalculated to show 806 expected PM peak hour trips, which is below the PUD approval of 915 PM peak hour trips. Regarding concurrency, the TRC has reviewed the subject petition and no issues have been identified.

### **Conclusions / Findings of Fact (Concurrency):**

*No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 94 of the Land Development Regulations.*

### **Conclusions/Findings of Fact (Mobility):**

*The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant and found to be in compliance with applicable traffic standards.*

## **V. CONCLUSION**

### **Planning Commission Report and Recommendation to City Council**

Upon review of the petition and associated documents, comprehensive plan, land development code, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Preliminary Plat Amendment Petition No. 19-52PP.