

Preliminary Plat Amendment Petition No. 20-67PP Aria Phase 4

Owner: Neal Signature Homes, LLC

Agent: D. Shawn Liens, PE – AM Engineering, LLC

GENERAL INFORMATION

Petition Number: 20-67PP

Address: Bocelli Drive

Request: Changing lot sizes along a portion of Bocelli Drive in the Milano PUD, resulting in an increase of 14 lots, and making minor associated changes to stormwater facilities.

Owners: Neal Signature Homes, LLC

Agent: D. Shawn Liens, PE – AM Engineering, LLC

Parcel IDs: 0389161000 (lot changes) & 0390051000 (stormwater changes)

Future Land Use: Mixed Use Residential (MUR)

Zoning: Planned Unit Development (PUD)

**Comprehensive Plan
Neighborhood:** Northeast Neighborhood

Background Information

Milano PUD approved, allowing single family, paired villas, and multifamily residential uses throughout the development

Amendment to the approved PUD approved administratively, adding two additional lots (for a total of 182) and changing the configuration of Bocelli Drive

2017

2018

2019

2020

Preliminary plat for Aria approved, consisting of 180 single-family residential lots

Subject petition submitted on December 28, 2020.

Changing lot sizes along a portion of Bocelli Drive

- 72'x130' (Lot Type D) replaced with 57'x140' (Lot Type E).

Creating 14 additional lots

- PUD allows for 1350 lots, 831 platted lots in the development currently. This amendment would bring the total number of units to 845.

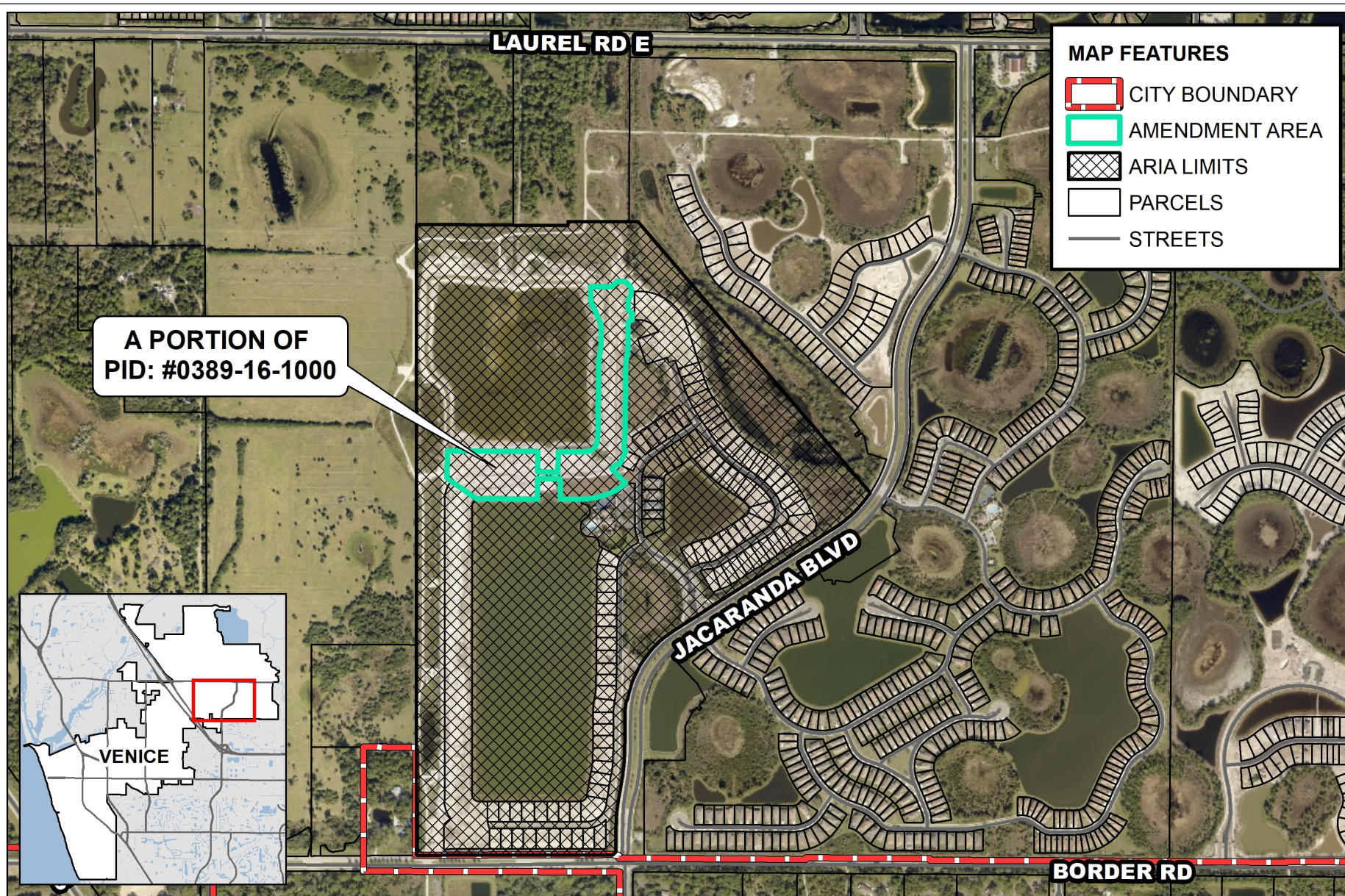
Small changes proposed to the configuration of neighboring ponds (Lake LL-1 and Lake LL-2)

- Proposed to decrease in size by 0.5% and 1.7%, respectively, to accommodate longer Type E lots
- Stormwater infrastructure changes include adjustments to the water mains and sanitary sewer mains and to the location of the existing storm piping system
- Applicant notes that water services have not yet been installed in this area

Project Description

Existing Conditions

Location, Site Photos, Future Land Use, Zoning



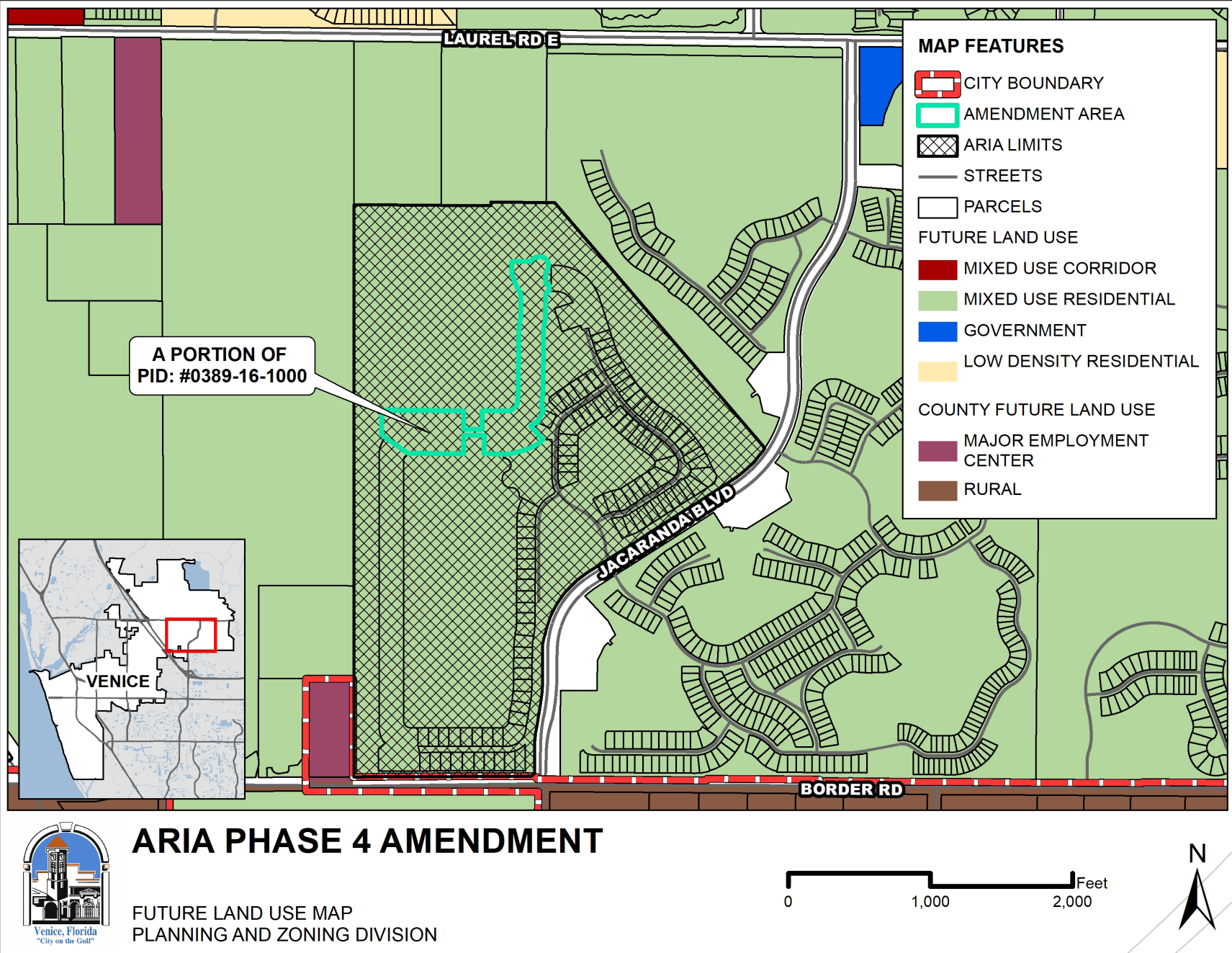
ARIA PHASE 4 AMENDMENT

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION

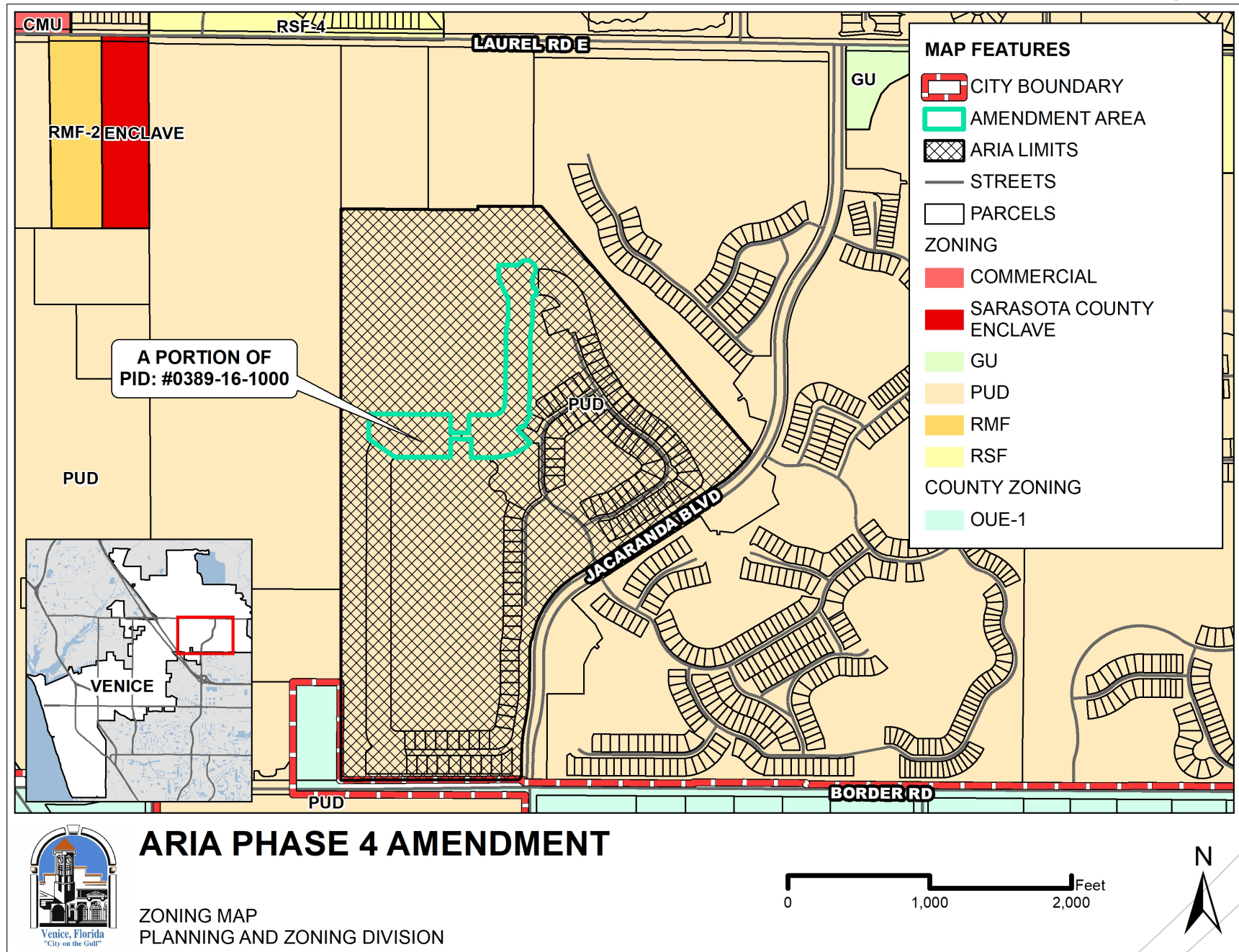


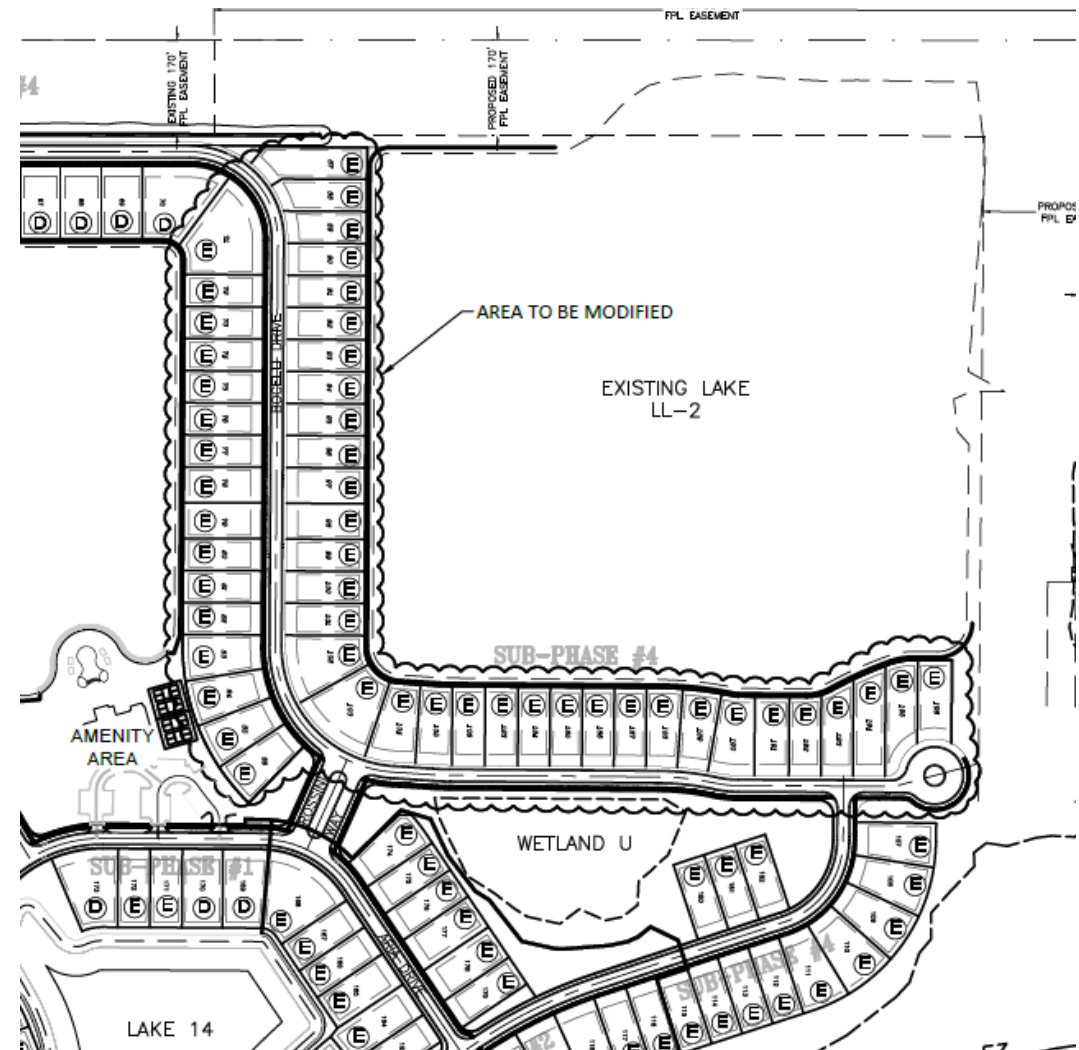
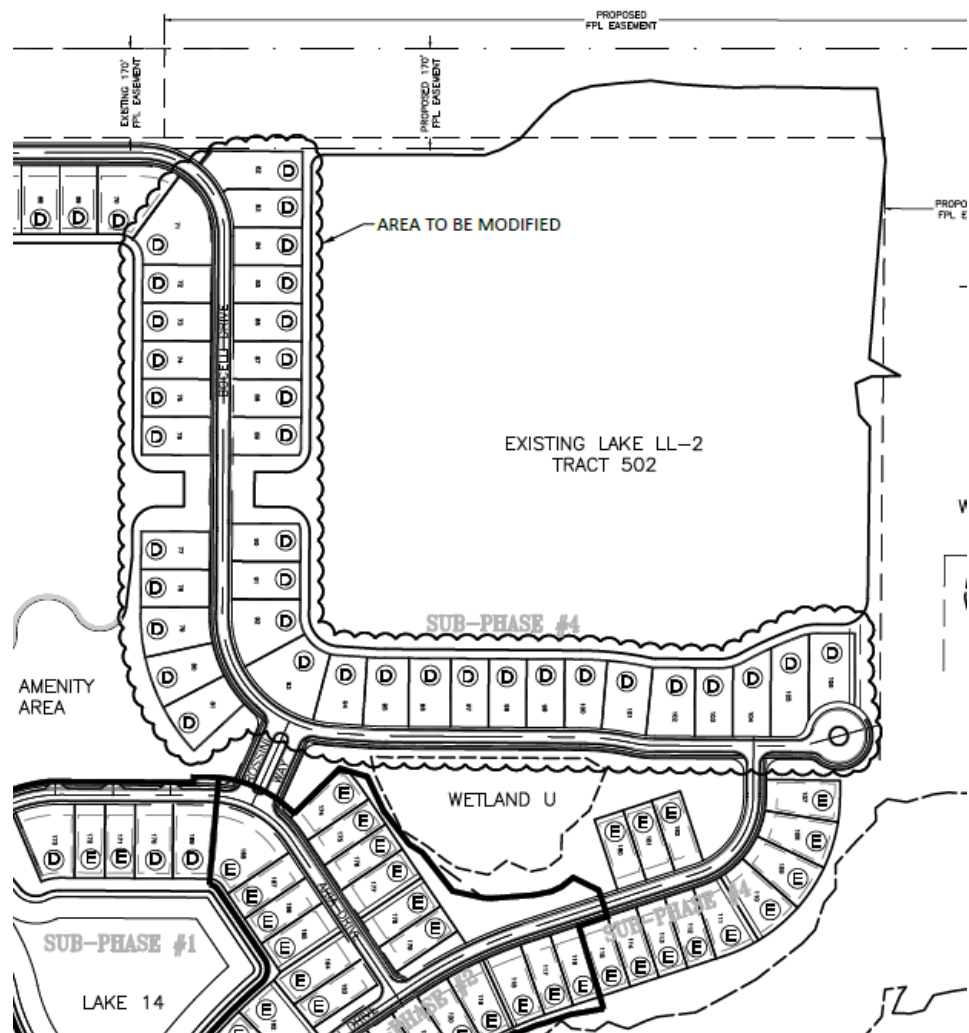


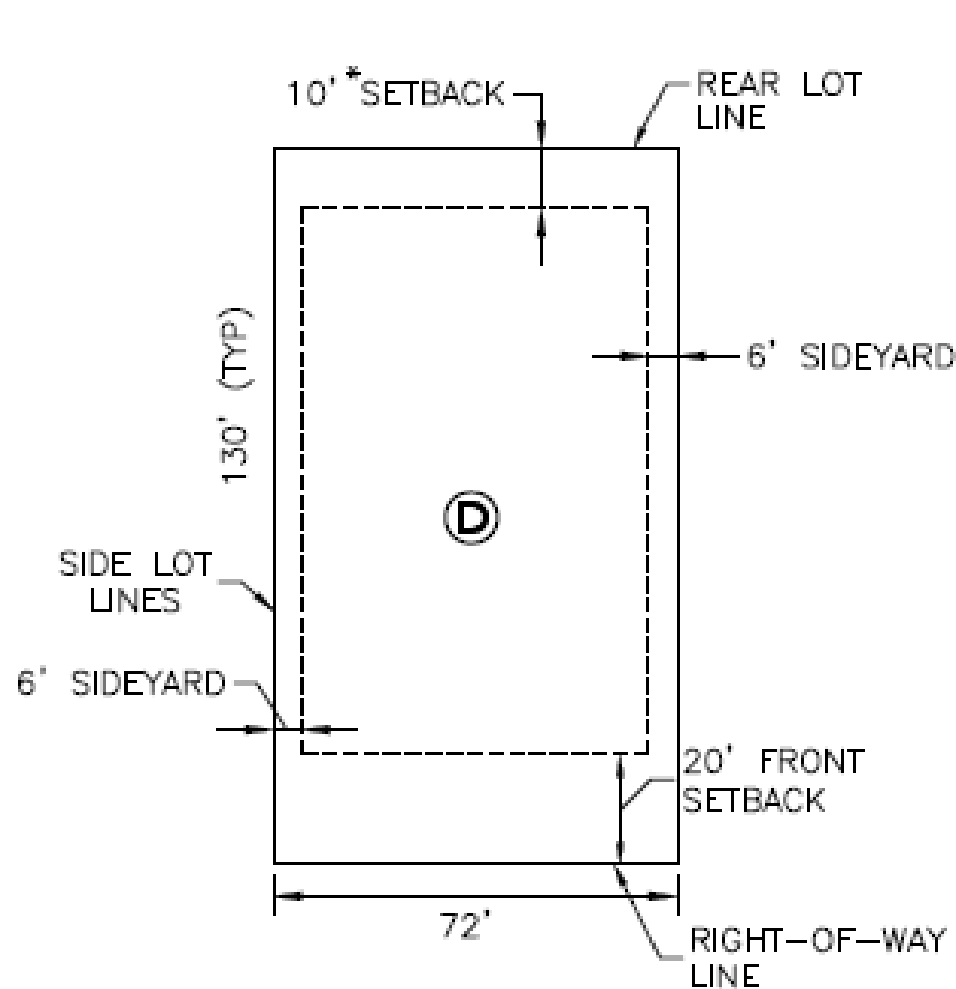
Future Land Use Map



Zoning Map

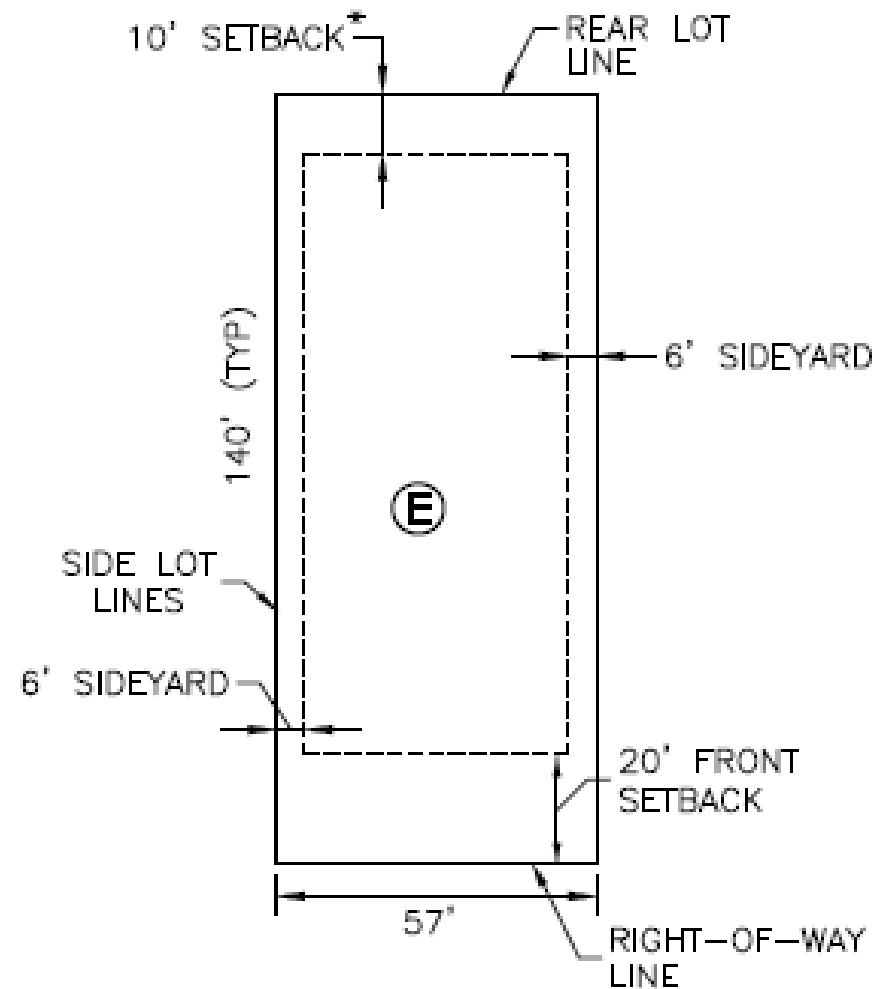






TYPICAL LOT DETAIL

SINGLE FAMILY DETACHED
MIN LOT AREA = 9000 SF



TYPICAL LOT DETAIL

SINGLE FAMILY DETACHED
MIN LOT AREA = 7500 SF

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (Milano PUD)	Planned Unit Development (PUD)	Mixed Use Residential (MUR)
West	Residential (Milano PUD)	PUD	MUR
South	Residential (Milano PUD)	PUD	MUR
East	Residential (SJMR PUD)	PUD	MUR

Planning Analysis

Binding Master Plan, Land Development Code,
Comprehensive Plan, Concurrency

Binding Master Plan

Standard	Requirement	Proposal
Density (cumulative)	2.5 du/ac (max)	~1.62 du/ac
Lot size	4,500 sq. ft. (min)	7,980 sq. ft. (typical)
Open space	50% (min)	Negligible change – current conditions provide 55.2%

- Proposed density for Aria with 14 additional lots: 4.57 du/ac
 - 0.33 du/ac increase from previously approved 4.24 du/ac
- Open space: lakes LL-1 and LL-2 changing by 0.5% and 1.7% each

Land Development Code

- Complies with all sections of the LDC related to PUDs, including permitted uses, land area, height, density, and open space
 - No changes to previously approved landscaping
 - No code modifications required to accomplish the proposed amendment
 - No inconsistencies have been identified with the LDC.
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- **Conclusions / Findings of Fact (Compliance with the PUD and the Land Development Code):**

The proposed preliminary plat amendment is compliant with the approved PUD and no inconsistencies have been identified with the LDC.

Comprehensive Plan

- The Milano PUD is located within the 2,827-acre Northeast Neighborhood, which 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
- **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.

Concurrency/ Mobility

- Approved for public facilities concurrency and mobility through the PUD
- Creation of 14 new lots increases demand on public facilities capacity from the previously approved preliminary plat
- Maximum of 1350 units in PUD; total with new additions will be 845

- **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.

- 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 make a recommendation to City Council on Preliminary Plat Amendment Petition No. 20-67PP.

Planning
Commission
Report and
Recommendation
to City Council