

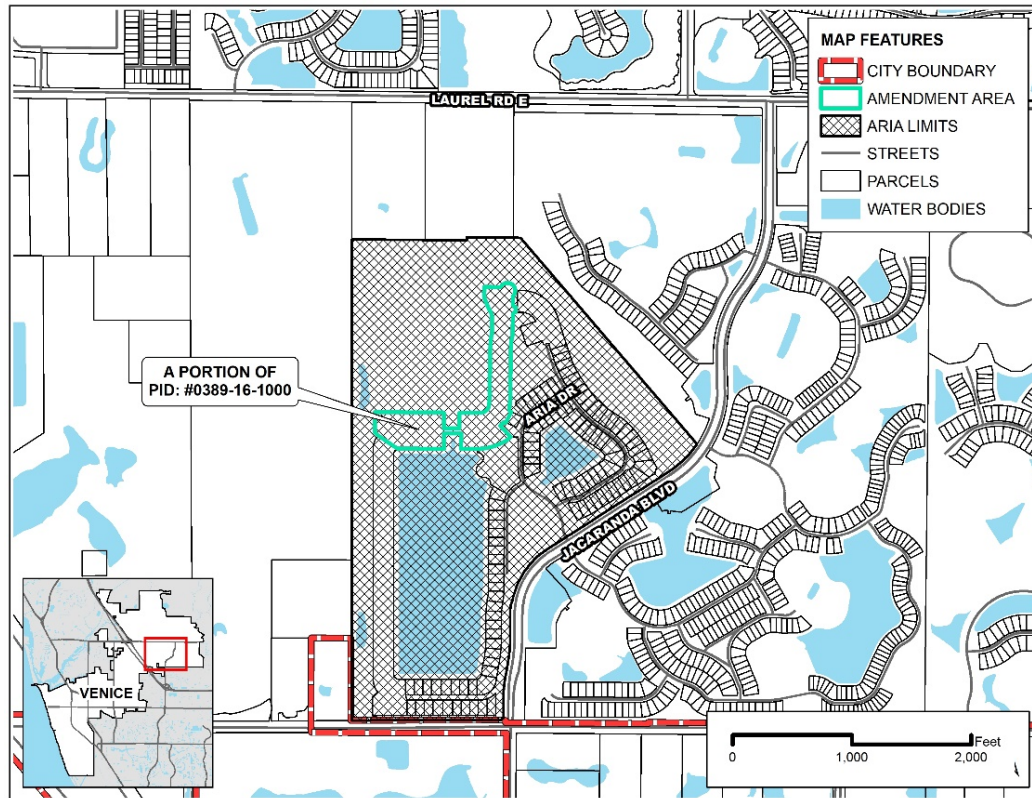


PRELIMINARY PLAT AMENDMENT

STAFF REPORT

ARIA PHASE 4

May 18, 2021
20-67PP



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:	Border and Jacaranda Holdings, LLC
Agent:	Jeffery Boone, Esq. – Boone Law Firm
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

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.

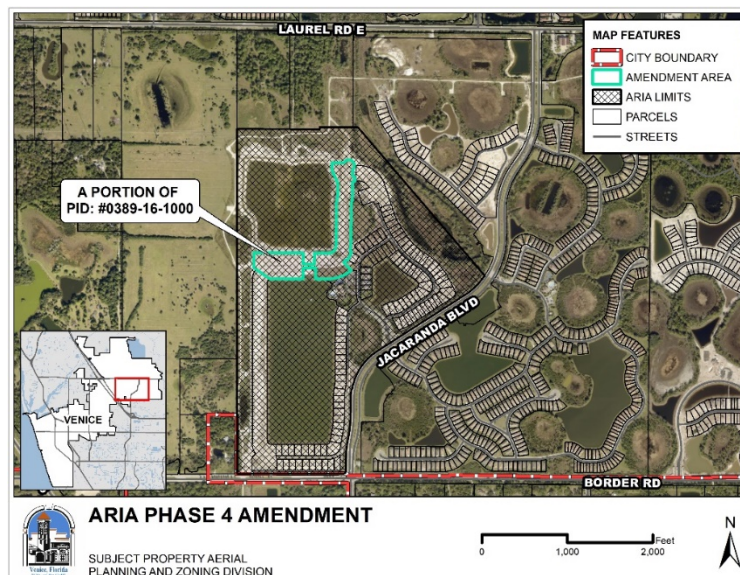
- The Milano Planned Unit Development (PUD) was approved in 2017, allowing single family, paired villas, and multifamily residential uses throughout the development.
- A preliminary plat for Aria was approved in 2018, consisting of 180 single-family residential lots.
- An amendment to the approved PUD was approved administratively in 2019, adding two additional lots (for a total of 182) and changing the configuration of Bocelli Drive.
- The subject petition was submitted on December 28, 2020.

II. PROJECT DESCRIPTION

The subject property is in Phase 4 of Aria, a portion of the Milano PUD. The preliminary plat amendment request for Aria proposes to change lot sizes along a portion of Bocelli Drive from 72'x130' (Lot Type D) to 57'x140' (Lot Type E). Making these lots narrower will also allow for the creation of 14 additional lots on Bocelli Drive. The PUD allows for 1350 lots, for a density of 2.56 dwelling units per acre, and currently there are 831 platted lots in the development. This plat would bring the total number of units to 845, well below the total allowed.

Small changes will be made to the configuration of neighboring ponds, designated on the plat as Lake LL-1 and Lake LL-2. These ponds are proposed to decrease in size by 0.5% and 1.7%, respectively, to accommodate the longer Type E lots. Stormwater infrastructure changes will be needed as well, including adjustments to the water mains and sanitary sewer mains and to the location of the existing storm piping system. The applicant notes that water services have not yet been installed in this area.

III. Existing Conditions



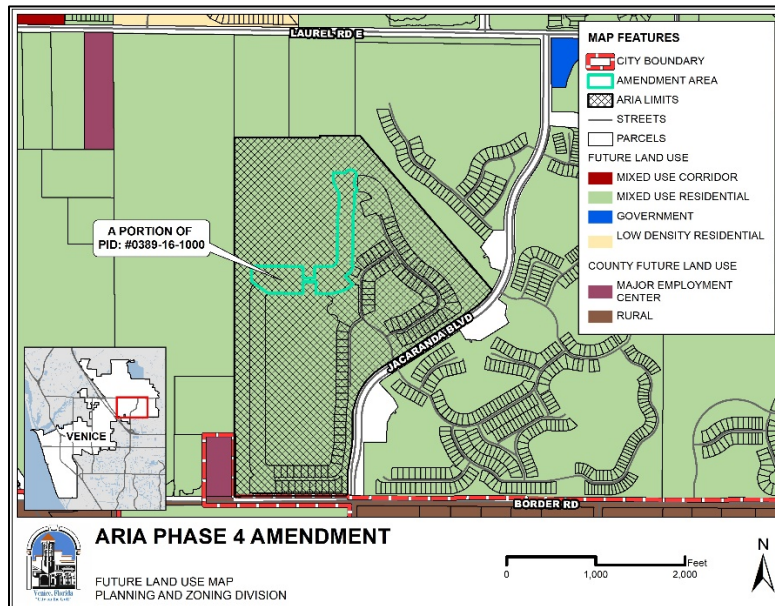
Site Photos



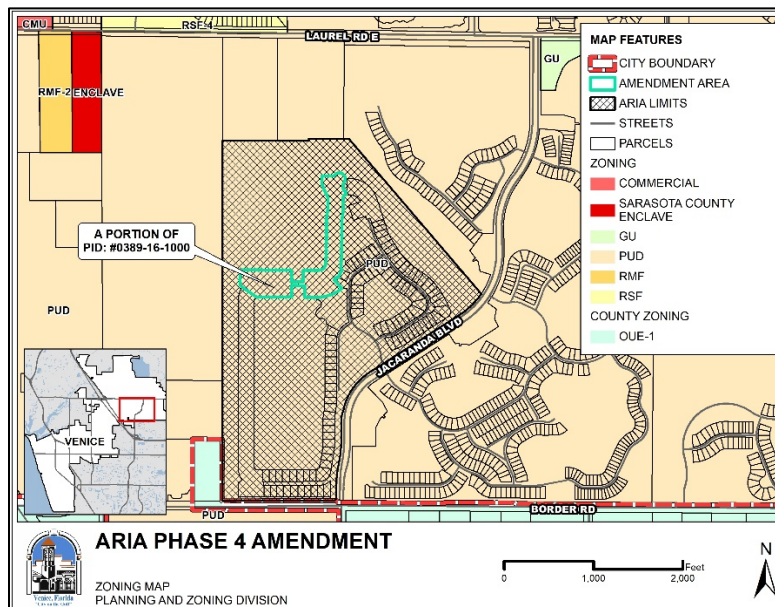
Zoning and Future Land Use

This property has a future land use designation of Mixed Use Residential and is zoned Planned Unit Development (PUD). The subject property is surrounded by MUR future land use designations and PUD zoning on all four sides. The PUD to the west is SJMR (also known as Vicenza). To the north, south, and east lie other phases of the Milano PUD.

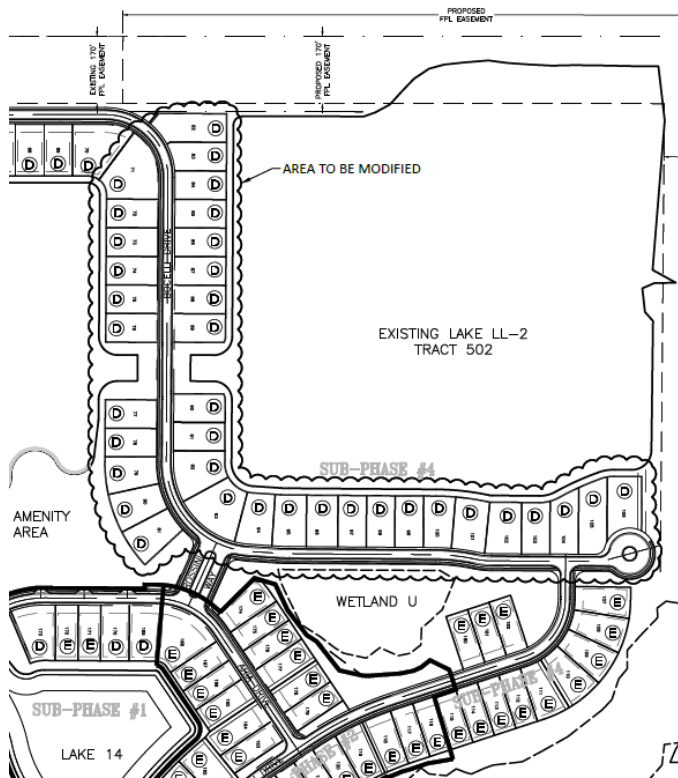
Future Land Use Map



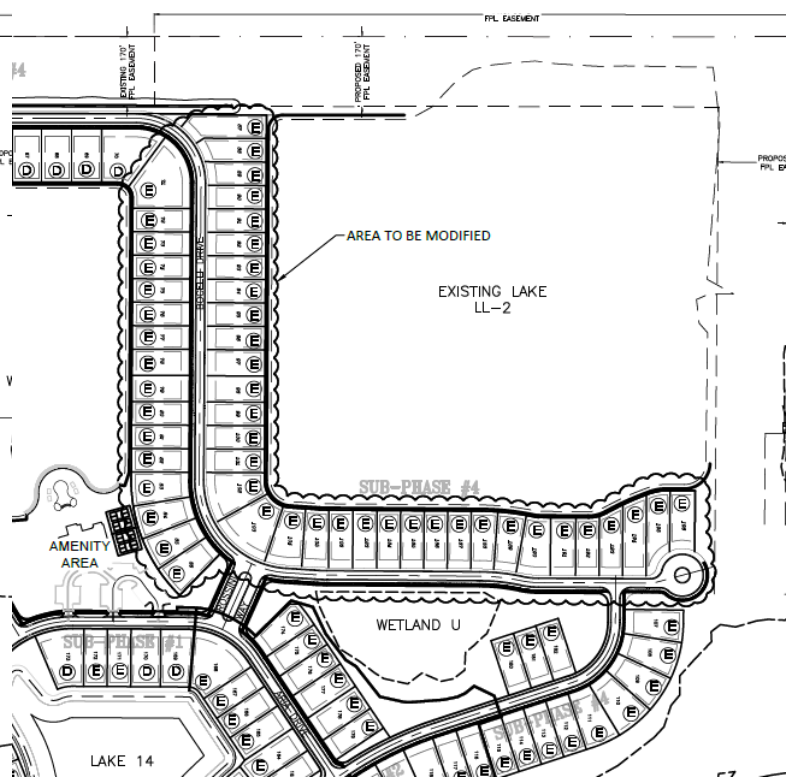
Zoning Map



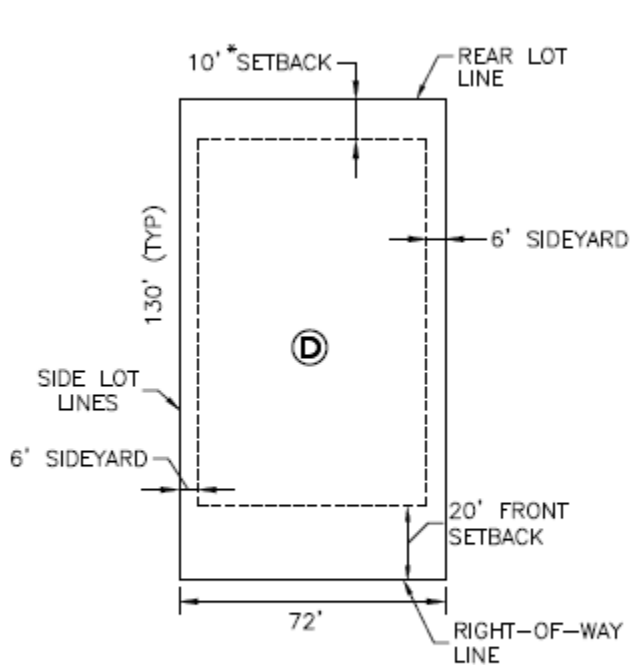
Preliminary Plat Amendment (Approved Compared to Proposed)



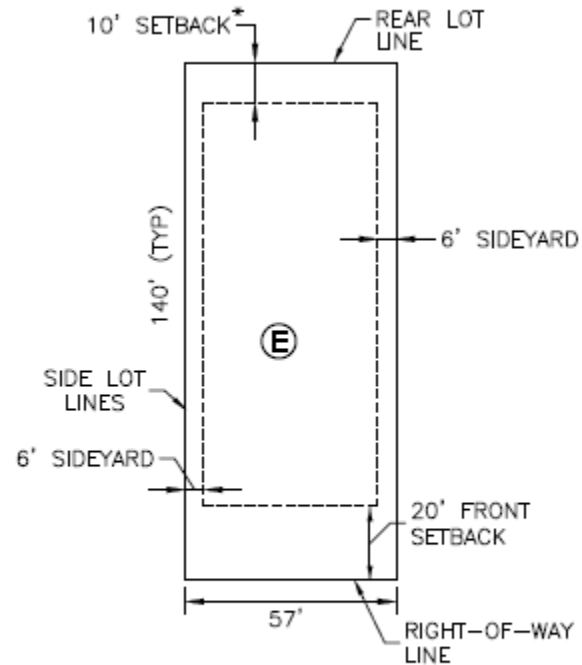
Approved



Proposed



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

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 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; this analysis notes that the design of this project satisfies the strategies in the Land Use Element and Northeast Neighborhood Element that relate to Mixed Use Residential Development.

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 Milano PUD and the Land Development Code

PUD Compliance

The proposed plat amendment to change lot sizes along a portion of Bocelli Drive and add fourteen lots to Aria Phase 4 has been reviewed for consistency with the existing PUD and has been deemed compliant. The density for Aria will be 4.57 dwelling units per acre (du/ac), a 0.33 du/ac increase from the previously approved 4.24 du/ac. The cumulative unit density for Milano will be approximately 1.62 dwelling units per acre (du/ac) with this plat amendment, a slight increase from the previous density of 1.58 du/ac. The PUD sets a limit of approximately 2.5 du/ac, cumulative, so the proposed plat for this phase does not conflict with the allowed density.

The minimum lot size for single family detached lots in the Milano Binding Master Plan is 4,500 square feet; the fifty proposed Type E lots will have a typical area of 7,980 square feet (with a minimum of 7,500 square feet

noted on the lot typical detail). Changes to open space will be negligible, with the lakes changing by 0.5% and 1.7% each. Open space in the PUD is currently at least 55.2%, at the time of the latest amendment to the development (petition no. 20-05PP – Fiore). The requirement in the Binding Master Plan for open space is a minimum of 50%, and the stormwater changes proposed through the subject petition will not change the land use distribution by enough to cause issue with this requirement.

LDC Compliance

The subject petition has been processed with the procedural requirements to consider a preliminary plat amendment. 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 amendment complies with all sections of the LDC related to planned unit developments, including permitted uses, land area, height, density, and open space. This amendment proposes no changes to previously approved landscaping for Aria Phase 4. No code modifications are required to accomplish the proposed amendment to the Aria preliminary plat, and no inconsistencies have been identified with the LDC.

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.

Concurrency/Mobility

Regarding concurrency for public services, no additional residential units are proposed beyond the allowed maximum, and therefore no additional impacts will result from this amendment.

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