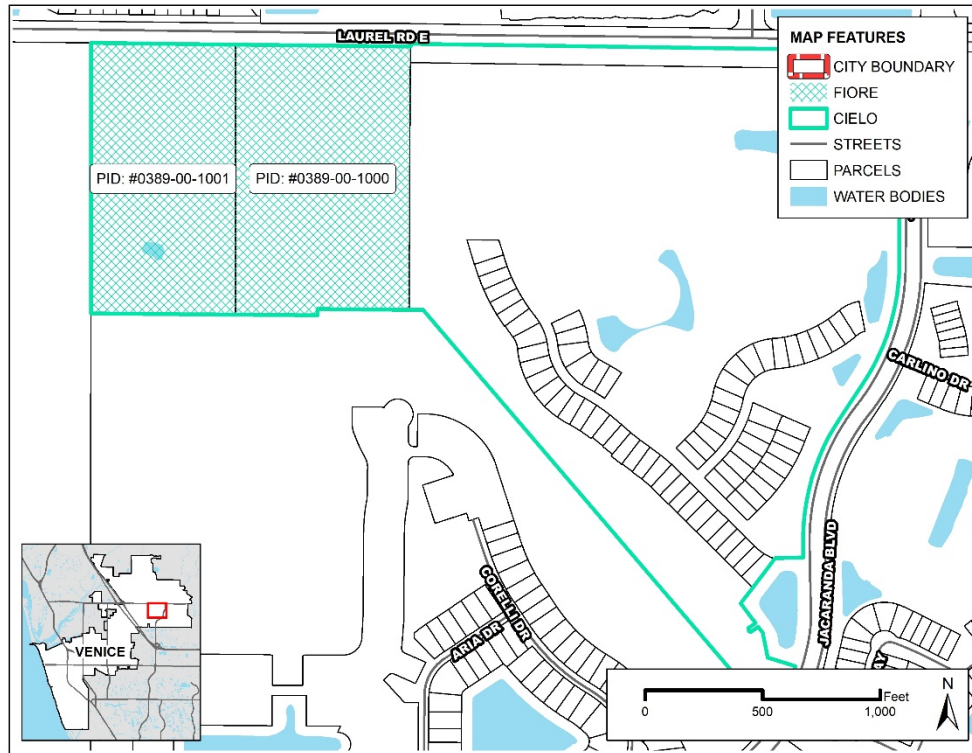




PRELIMINARY PLAT STAFF REPORT FIORE (CIELO PHASE 2)

October 6, 2020
20-04PP



GENERAL INFORMATION	
Petition Number:	20-04PP
Address:	Laurel Road
Request:	Platting a 126-unit townhouse subdivision with amenity area.
Owners:	Border and Jacaranda Holdings, LLC
Agent:	Chris Fisher, PE
Parcel IDs:	0389-00-1001 & 0389-00-1000
Property Size:	35.52 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood
Associated Petitions:	19-41RZ (Milano PUD Amendment)

ASSOCIATED DOCUMENTS

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

I. BACKGROUND INFORMATION

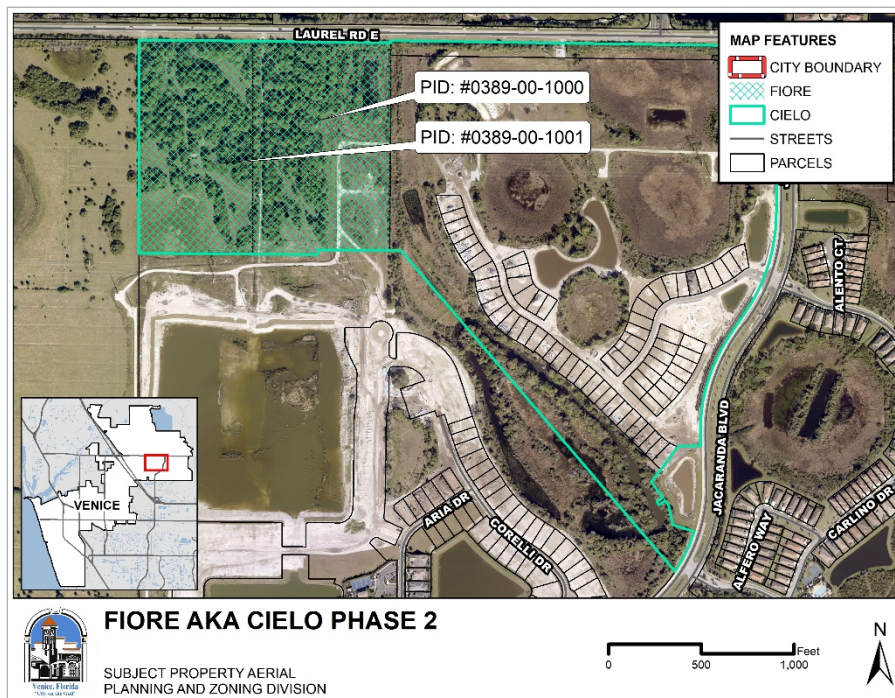
Based on a review of city records, the following is an outline of relevant past development activity on the subject property.

- 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 Cielo Phase 1 was approved in 2018, consisting of 126 single family units.
- An amendment to the approved PUD was proposed in 2019 and will be heard by Planning Commission on October 6, 2020, proposing a new permitted use for townhouses within the PUD and adding an additional access point and amenity area.
- The subject petition was submitted on January 30, 2020.

II. PROJECT DESCRIPTION

The subject property is Phase 2 of Cielo, a portion of the Milano PUD, and has been named Fiore. The preliminary plat request for Fiore proposes 126 townhouses and an amenity area. The applicant is also proposing an additional entry with gates, landscaping, and signage. A twelve-foot multi-use recreational trail (MURT) will be provided along Laurel Road, intended to connect with nearby developments. Aside from the MURT, these are changes to the existing approved binding master plan for Milano, which are addressed in the concurrent PUD amendment proposed through Petition No. 19-41RZ. The PUD allows for 1350 lots, for a density of 2.56 dwelling units per acre, and currently there are 715 platted lots in the development, including Cielo Phase 1. This plat would bring the total number of units to 831, well below the total allowed.

III. Existing Conditions



Site Photos

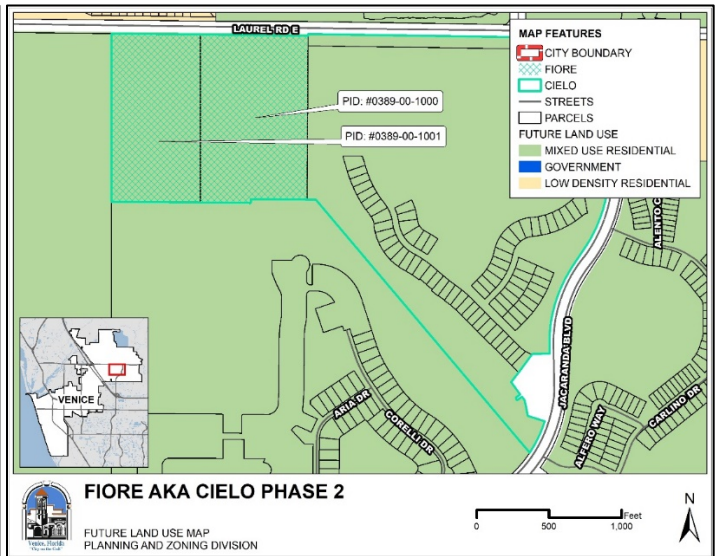




Zoning and Future Land Use

This property is zoned Planned Unit Development (PUD) and is surrounded by PUD zoning on all four sides. There is a neighborhood to the northwest, Willow Chase, which is not part of a PUD and is zoned RSF-4. Likewise, the surrounding future land uses are all mixed use residential for parcels zoned PUD, with Low Density Residential designations on Willow Chase properties. The PUD to the west is SJMR (also known as Vicenza). To the south and east lie other phases of the Milano PUD.

Mixed Use Residential

[illegible]

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential (VGRC PUD and Willow Chase)	Planned Unit Development (PUD) and Residential Single-Family 4 (RSF-4)	Mixed Use Residential (MUR) and Low Density Residential (LDR)
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 petition assumes that the concurrent PUD amendment has been approved and 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. The applicant has also addressed Strategy LU 1.2.14 regarding connectivity in mixed use areas through the provision of a multi-use recreational trail along Laurel Road.

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 for 126 townhouses and associated improvements has been reviewed for consistency with the existing PUD, along with the proposed changes to the PUD, and has been deemed compliant. The density for Fiore will be 3.57 dwelling units per acre (du/ac), and the cumulative unit density for Milano will be 1.58 dwelling units per acre (du/ac) with this plat. 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 use of townhouses and the additional access point on Laurel Road have been added to the PUD through

Petition No. 19-41RZ. This access point will be used as the primary entrance to Fiore, and the previously approved access will be designated as exit only. New roadway standards proposed through the PUD amendment reflect the use of both parallel and perpendicular parking in this phase, and the proposed preliminary plat is consistent with these roadway standards. Limited access gates, which are proposed for both access points in Fiore, are allowed by the existing binding master plan, in section F.3 regarding roadways.

This phase of development is located along the northern and western perimeters of the PUD, and will conform to the approved buffers Type B – West Property Line (no FPL easement) and Type C – Laurel and Border Road Typical (with FPL conflict). Signage conforms to the existing standards for ground signs in the PUD, and the location is consistent with the proposed location in the PUD amendment petition (No. 19-41RZ).

LDC Compliance

The subject petition has been processed with the procedural requirements to consider 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. One modification to driveway standards is proposed through the zoning amendment, limited to the townhouse use, to reduce the required minimum distance from the edge of pavement of two intersecting streets from 40 feet to 30 feet (Sec. 86-423(b)).

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 preliminary plat plans are 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.

An analysis of transportation for Petition No. 19-41RZ was provided in a memorandum by the applicant's transportation consultant, through Stantec Consulting Services, Inc., stating that trip generation and trip distribution would remain unchanged by the proposed PUD amendment, and therefore no change will result from the proposed preliminary plat for Fiore. The access points on Laurel Road constitute one ingress/egress and one egress only access. The memorandum also states that no additional turning lanes will be required by the PUD 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 take action on Preliminary Plat Petition No. 20-04PP.