

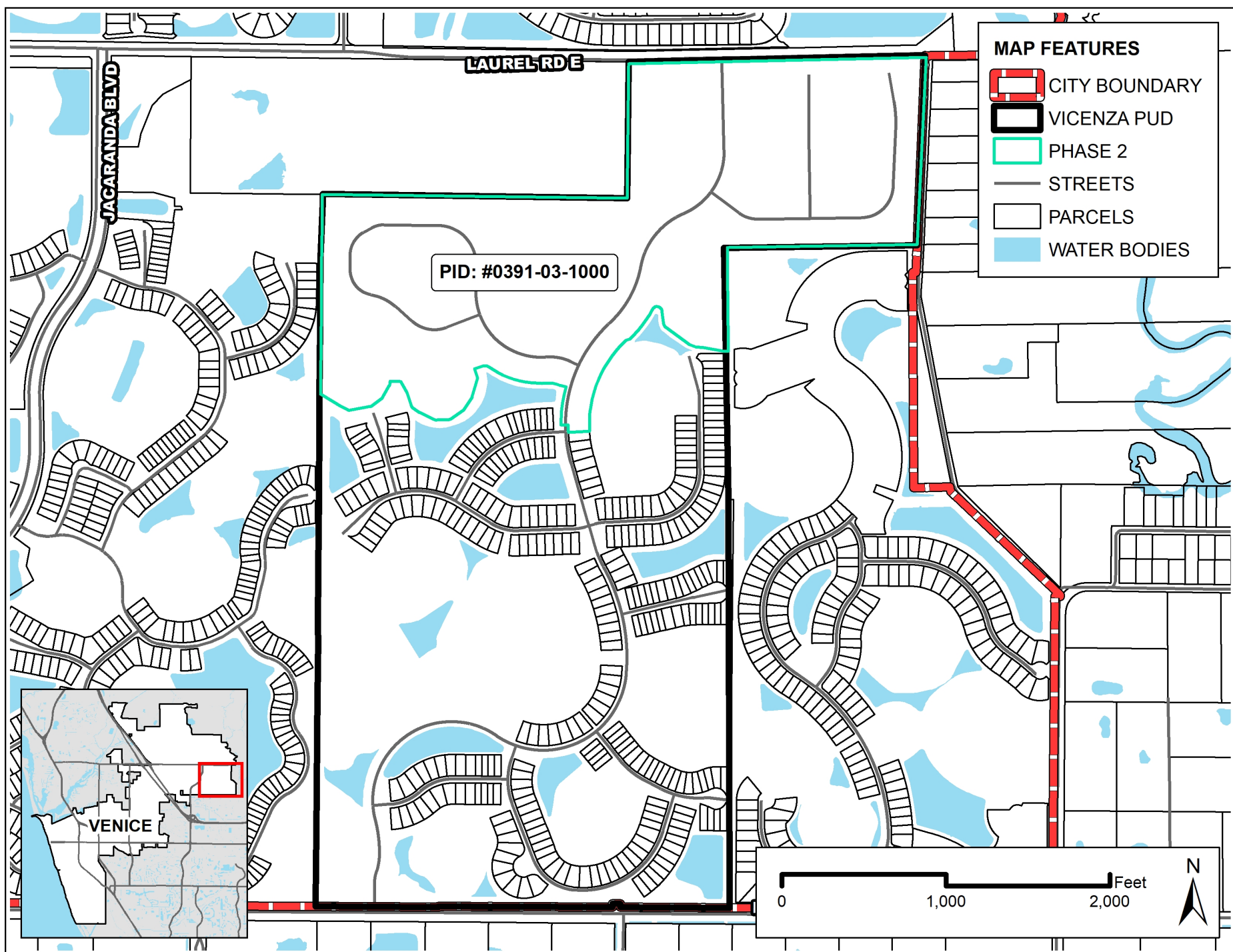
Preliminary Plat Petition No. 20-20PP

Owner: Pamlico Point Management, LLC

Agent: D. Shawn Liens, P.E.

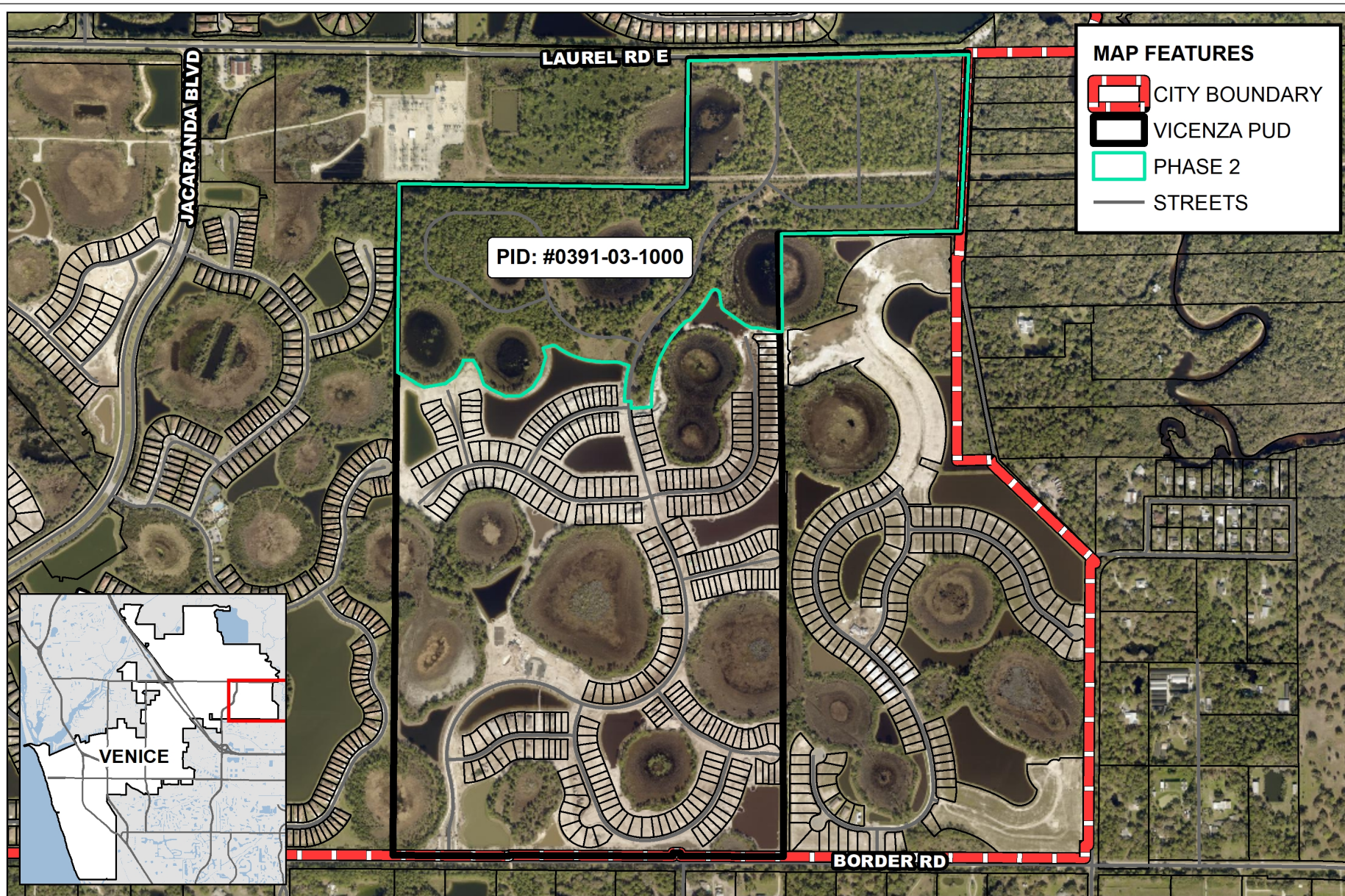
General Information

Petition Number:	20-20PP
Address:	Between Border and Laurel Roads, east of Jacaranda Boulevard
Request:	Platting 228 residential units, comprised of a mix of single family detached home and paired villas.
Owners:	Pamlico Point Management, LLC
Agent:	D. Shawn Liens, P.E.
Parcel ID:	0391031000
Property Size:	105.73 ± acres
Future Land Use:	Mixed Use Residential (MUR)
Zoning:	Planned Unit Development (PUD)
Comprehensive Plan Neighborhood:	Northeast Neighborhood



Location Map

Aerial Map



VICENZA PHASE 2

SUBJECT PROPERTY AERIAL
PLANNING AND ZONING DIVISION



Background Information

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graph LR; A[April 2018 SJMR PUD] --> B[December 2018 Vicenza Phase I  
• 311 single-family units]; B --> C[April 2019 Amenity Center]
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April 2018
SJMR PUD

December 2018
Vicenza Phase I
• 311 single-family units

April 2019
Amenity Center

Unit Totals for Vicenza

	Number of Units (% of total allowed)	Open Space (% of total land area)
Phase 1	311 (58%)	117.2 (40.1%)
Phase 2	228 (42%)	63.3 (21.7%)
Total	539 (100%)	180.5 (61.8%)

Existing Conditions

Site Photos

Zoning Map

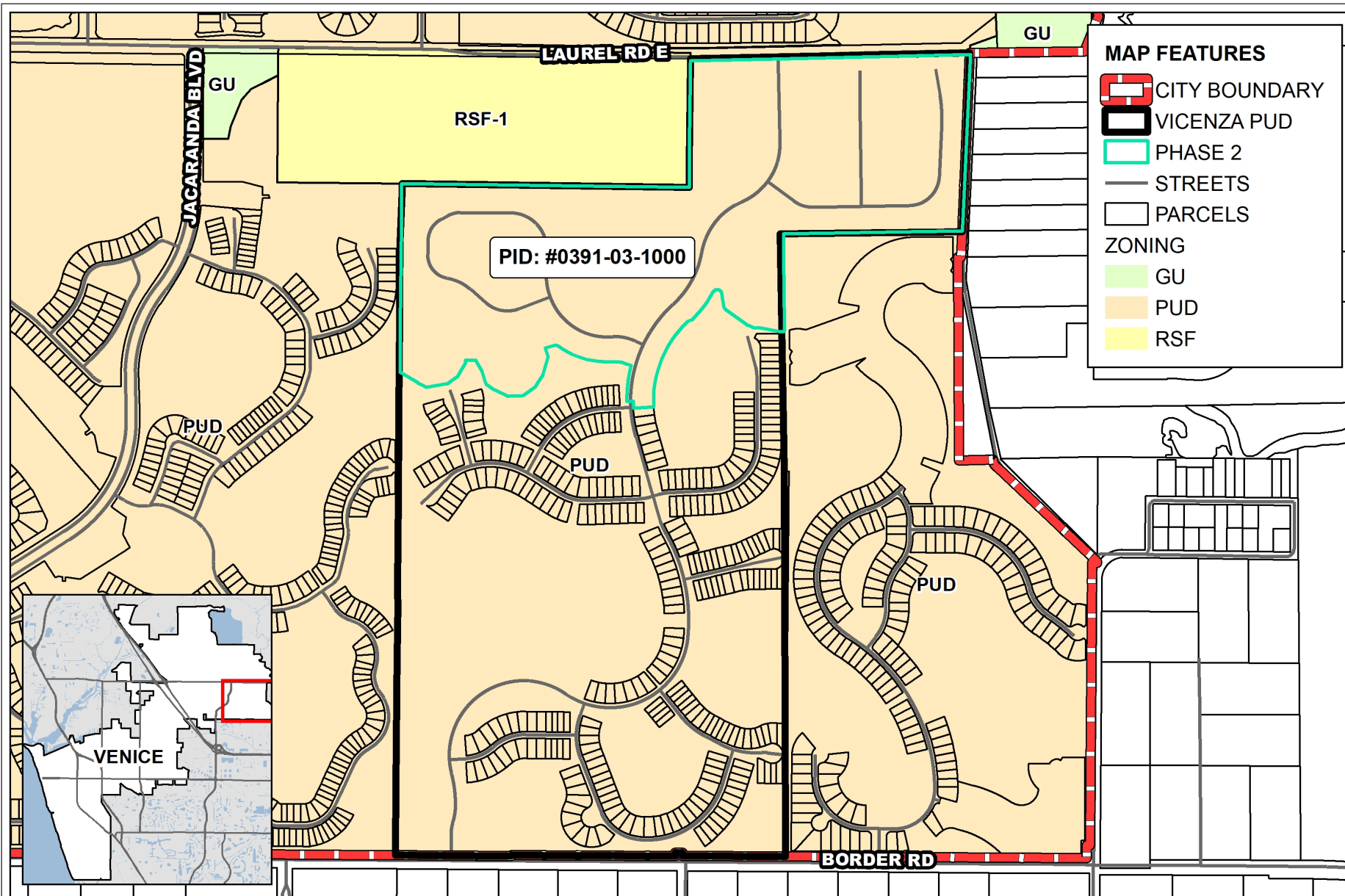
Future Land Use Map

Surrounding Land Uses Table

Site Photos



Zoning Map

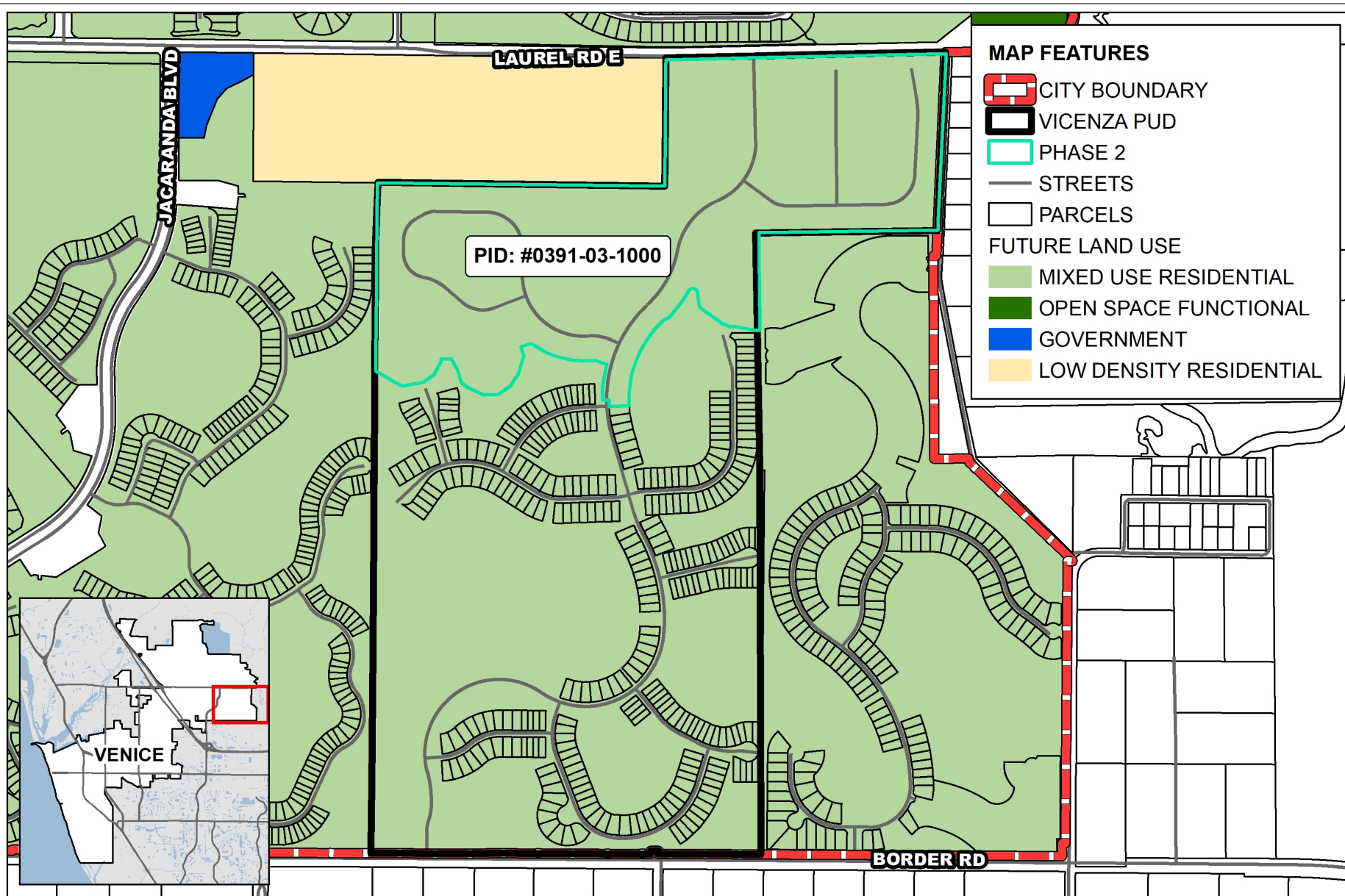


VICENZA PHASE 2

ZONING MAP
PLANNING AND ZONING DIVISION



Future Land Use Map



VICENZA PHASE 2

FUTURE LAND USE MAP
PLANNING AND ZONING DIVISION



Surrounding Land Uses

Direction	Existing Land Use(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Residential and utilities (VGRC and FPL)	Planned Unit Development (PUD) and Residential Single-Family 1 (RSF-1)	Mixed Use Residential (MUR) and Low Density Residential (LDR)
West	Residential (Milano PUD)	PUD	MUR
South	Residential (SJMR PUD)	PUD	MUR
East	Residential (Woodlands PUD)	PUD	MUR

Planning Analysis

Comprehensive Plan
Land Development Code and PUD
Concurrency and Mobility

Comprehensive Plan Consistency

- Applicant provided an updated analysis of consistency with the 2017-2027 Comprehensive Plan
 - Notes that design satisfies Mixed Use Residential strategies in the Land Use Element and Northeast Neighborhood Element related to density, open space connectivity, and wildlife corridors
- Strategy LU 1.2.14 regarding connectivity in mixed use areas satisfied through the provision of a multi-use recreational trail along Laurel Road

Conclusions / Findings of Fact:

- 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 Land Development Code and Existing PUD

	SINGLE FAMILY DETACHED	SINGLE-FAMILY ATTACHED
Minimum Lot Size	4,500 SQFT	4,140 SQFT
Lot Coverage	None	None
Lot Width	40 FT	36 FT
Front Setback	20FT or 15FT w/ Side-Entry Garage	20 FT
Side Setback	5 FT	5 FT, 0FT Interior-Side
Rear Setback	10 FT	10 FT
Accessory Structure Setback	5 FT from Rear Property Line	5 FT from Rear Property Line

Compliance with Land Development Code and Existing PUD

- Density:

Area	Density (du/ac)
Phase II	2.16
Vicenza (cumulative)	1.85
Maximum allowed	1.85

- Stipulations from ordinance 2018-11 were addressed
 - Primary effects: inclusion of 8-foot Multi-Use Recreational Trail, provision of environmental protections
- Phase II touches northern, eastern, and western perimeters of the PUD, conforms to approved buffers
 - Type A - East and West Property Line (no FPL easement)
 - and Type B - Laurel and Border Road Typical (no FPL conflict)

Compliance with Land Development Code and Existing PUD

- Signage conforms to PUD in both design and location
- Note that landscape plans are required as part of a preliminary plat application, but there are no general code standards that apply to the provided plan
 - Also no requirements for street trees or entryway plantings, and buffer landscaping is regulated through the PUD

Conclusions / Findings of Fact:

- The proposed preliminary plat plans are compliant with the approved PUD and no inconsistencies have been identified with the LDC.

Concurrency & Mobility

- Regarding public facilities concurrency, no additional residential units are proposed beyond the allowed maximum, and therefore no additional impacts will result.
- An analysis of transportation concurrency for the SJMR PUD was provided for Petition No. 17-13RZ and summarized by the applicant in the submittal for the subject preliminary plat petition. The City's transportation consultant reviewed the application materials and indicated additional trips were due to the mix of residential units. However, the number of units is consistent with the original approval and therefore no additional issues have been identified regarding transportation.

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.
- Mobility:
- The applicant has provided traffic analysis that has been reviewed by the City's transportation consultant. No additional issues have been identified.

Planning Commission Recommendation

- 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. 20-20PP.