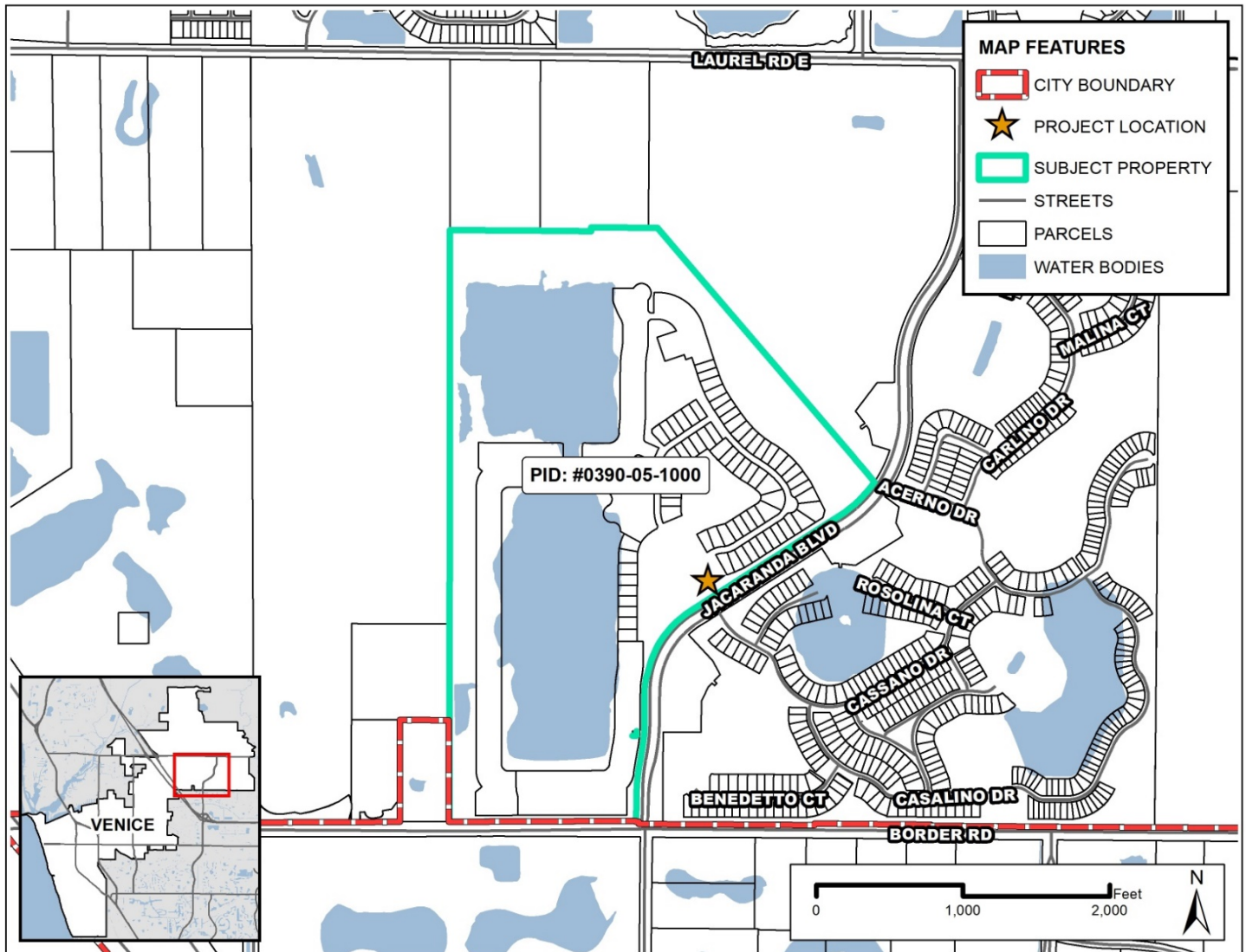


SITE AND DEVELOPMENT PLAN - ARIA ENTRY GATEHOUSE, WALLS AND SIGNAGE STAFF REPORT

March 19, 2019

18-11SP



PETITION NO.: 18-11 SP Aria Entry Gatehouse, Walls and Signage

REQUEST: Site and development plan to build an entry gatehouse, walls, signage and associated landscaping.

GENERAL DATA

Owner: Border and Jacaranda Holdings, LLC

Address: 205 & 210 Aria Drive

Property Size: 2.61 acres \pm

Future Land Use: Mixed Use Residential

CP Neighborhood: Northeast Neighborhood

Existing Zoning: Planned Unit Development (PUD)

Agent: Jeff Boone, Esq., Boone Law Firm

Property ID: Portion of 0390-05-1000

ASSOCIATED DOCUMENTS

- A. Completed Application
- B. Site & Development Plans
- C. Landscape Plans

I. BACKGROUND INFORMATION

Based on a review of city records, the following is an outline of the past city actions related to the subject property:

- August 22, 2017 adoption of Ordinance No. 2017-25 approving the Milano PUD that included up to 1,350 residential units with a gross residential density of 2.56 units per acre.
- On June 12, 2018 City Council approved the Aria Preliminary Plat (17-02PP).
- On August 8, 2018 the subject Site and Development Petition was submitted.

II. PROJECT DESCRIPTION

The Aria Preliminary Plat (17-02PP), a portion of the Milano PUD was approved by the City Council June 12, 2018. The subject Site and Development application proposes to construct a gatehouse, entry walls with fountains and signage. If the applicant's proposal is approved, the applicant will have the authority to construct the subject improvements to be maintained by the Aria Homeowner's Association. Improvements include an entry gatehouse, walls and entry signage on each side of the entry, along with fountains and associated landscaping. The architecturals are consistent with the design of the Milano PUD.

Based on the submitted application materials, staff data and analysis, and conclusions of this staff report, staff provides the following summary findings on the subject petitions:

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

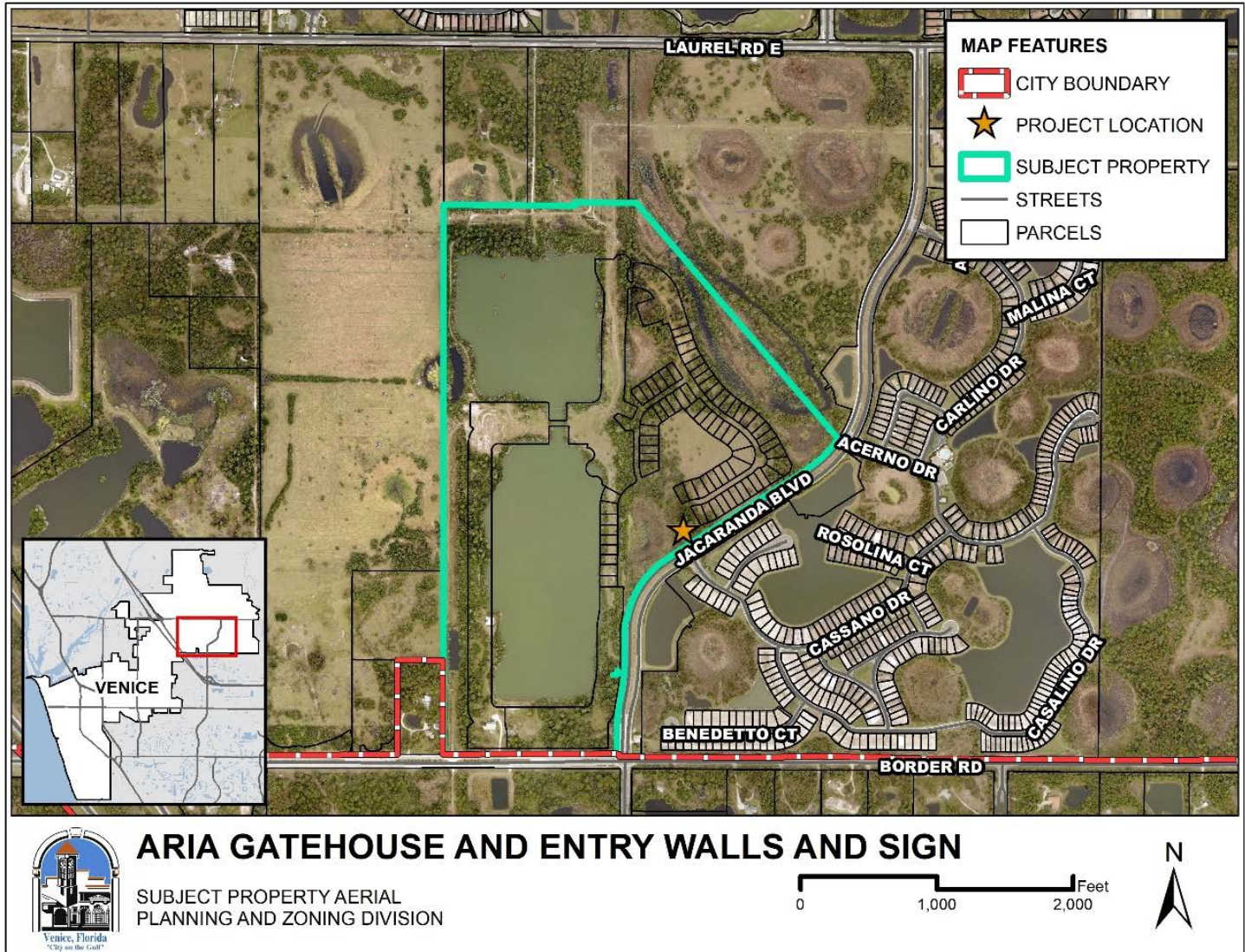
The subject petition is not in conflict with any strategies related to the Northeast Neighborhood and the Mixed Use Residential future land use designation. There are no specific strategies in the Comprehensive Plan regarding the subject improvements. Therefore, no inconsistencies have been identified with the Comprehensive Plan.

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

The subject petition complies with all applicable Land Development Code standards, along with the standards of the Milano PUD and there is sufficient information to reach a finding for each of the considerations contained in Section 86-23(m) of the Land Development Code.

III. EXISTING CONDITIONS

The aerial photograph below shows the subject property as well as adjacent properties. The subject property is located west of Jacaranda Blvd., south of Laurel Rd., and directly north of Border Rd. The land was platted through Preliminary Plat No. 17-02PP.

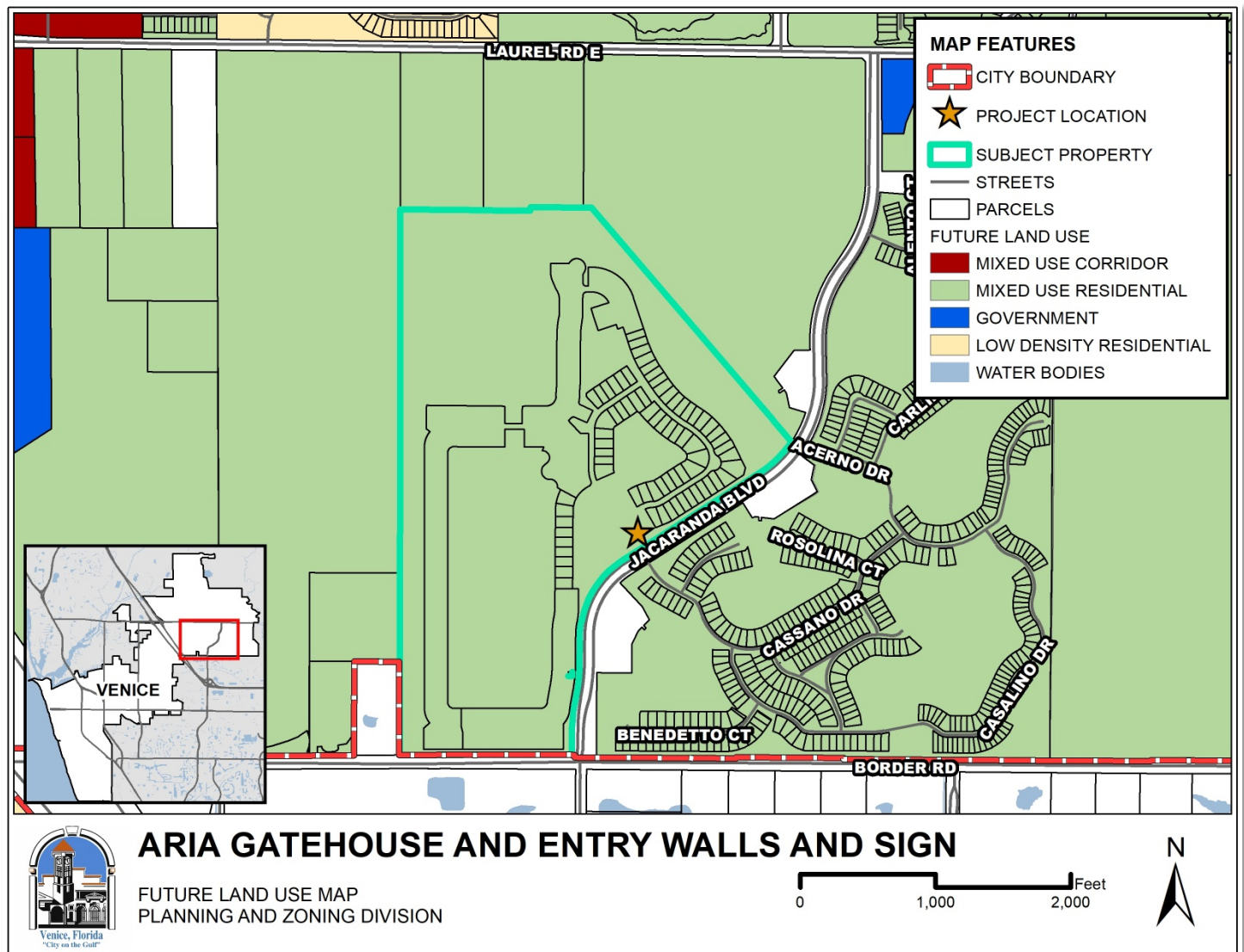




Just south of proposed entry features looking northwest from the Jacaranda Blvd median.

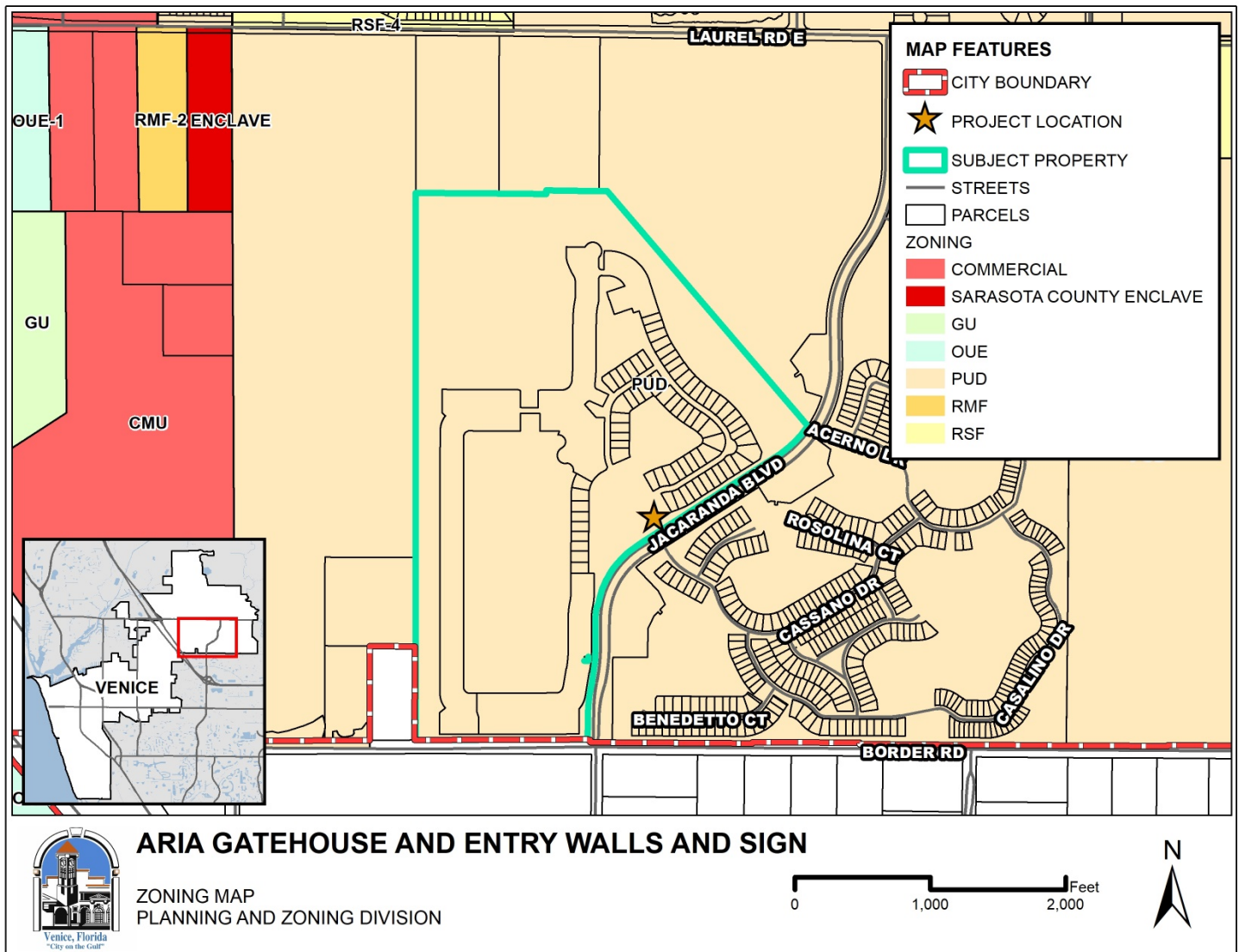
Future Land Use

The subject property is located in the Northeast Neighborhood. The Future Land Use Map shown below indicates the future land use map designation for the subject property and adjacent properties. The project location is identified on the map as Mixed Use Residential and is surrounded by properties designated as Mixed Use Residential.

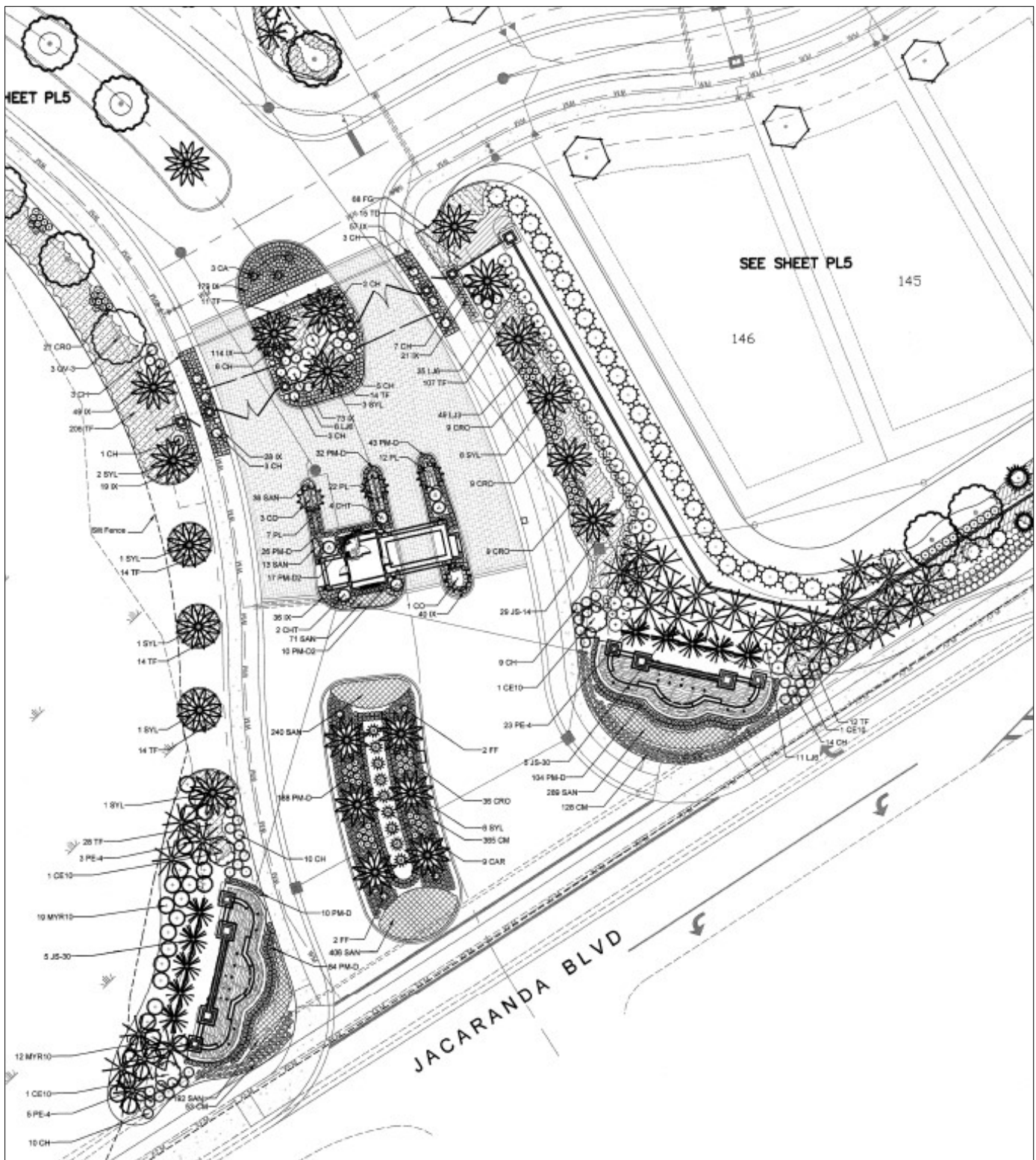


Zoning Designation

The map below shows the existing zoning of the project location and adjacent properties. The subject property has Planned Unit Development (PUD) zoning and is surrounded by PUD zoned property.



Below is the Site Plan and Digital Sketches of the Entry Gatehouse, Walls and Signage.





IV. PLANNING ANALYSIS FOR SITE AND DEVELOPMENT PLAN AMENDMENT 18-11SP

The planning analysis provided in this section of the report will evaluate the site and development plan amendment for 1) consistency with the comprehensive plan, 2) compliance with the Land Development Code.

A. Consistency with the Comprehensive Plan

The 2017 Comprehensive Plan identifies the subject property as being within the 2,827 acre Northeast Neighborhood. The subject property has a Mixed Use Residential (MUR) future land use designation. There are no specific strategies in the Comprehensive Plan regarding the subject improvements.

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

The subject petition is not in conflict with any strategies related to the Northeast Neighborhood and the Mixed Use Residential future land use designation. There are no specific strategies in the Comprehensive Plan regarding the subject improvements. Therefore, no inconsistencies have been identified with the Comprehensive Plan.

B. Compliance with the Land Development Code

The subject petition has been processed with the procedural requirements contained in Section 86-49 of the Land Development Code (LDC). In addition, the petition has been reviewed by the Technical Review Committee and no issues regarding compliance with the Land Development Code were identified.

Section 86-23(m) specifies the Planning Commission's role in taking action on a site and development plan application and reads in part, "..... the planning commission shall be guided in its decision and exercise of its discretion to approve, approve with conditions, or to deny by the following standards". Staff has provided commentary on each standard or finding to facilitate the Planning Commission's review and evaluation of the site and development plan application.

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

Applicant Response: Please see previously submitted deed.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in article IV, division 2 of this chapter.

Applicant Response: The proposed use is wall sign, entry gate, and guard house for the Aria subdivision.

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing utilities and refuse collection, and access in case of fire, catastrophe or emergency.

Applicant Response: The proposed entry gate has been designed to ensure automotive and pedestrian safety.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

Applicant Response: Not applicable.

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

Applicant Response: Screens and buffers have been approved with the Aria Preliminary Plat.

Staff Comment: The applicant has provided landscaping and buffering to enhance the overall project. The landscaping and buffering were designed in compliance with the approved preliminary plat.

- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

Applicant Response: Drainage has been approved with the Aria Preliminary Plat.

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

Applicant Response: Sanitary sewer has been approved with the Aria Preliminary Plat.

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

Applicant Response: Utilities have been approved with the Aria Preliminary Plat.

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

Applicant Response: N/A

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

Applicant Response: Site arrangement, amenities and development layout have been approved with the Aria Preliminary Plat.

- (11) Such other standards as may be imposed by this chapter on the particular use or activity involved.

Applicant Response: N/A

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the Planning Commission. The Planning Commission may consider modifications to these standards under the provisions and requirements for special exceptions.

Applicant Response: N/A

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

The subject petition complies with all applicable Land Development Code standards, along with the standards of the Milano PUD and there is sufficient information to reach a finding for each of the considerations contained in Section 86-23(m) of the Land Development Code.

VI. CONCLUSION

Planning Commission Action

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 Site and Development Plan Petition No. 18-11SP.