



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: July 1, 2019

Re: Copperstone Lot 102A PD Plan – Major Amendment (Case #122-2019)

Executive Summary

Approval will amend an existing PD plan to provide for the layout of a development that includes two commercial buildings and four residential dwellings, and approve the associated statement of intent.

Discussion

Crockett Engineering (agent) on behalf of HJRJ Investments, LLC is seeking a major amendment to the existing *Copperstone Commercial C-P Plan* to allow for a mixed-use development that includes commercial and residential uses, to be known as *Copperstone Lot 102A PD plan*. The subject property is located on the west side of Frontgate Drive, approximately 300 feet south of Vawter School Road, and is commonly addressed as 4015 Frontgate Drive.

The proposed development will include two commercial buildings on the north and west portion of the site that will provide approximately 17,000 sq.ft. of floor area. The attached statement of intent will allow uses such as office and retail. The southeastern portion of the site will include four single-family attached dwellings. The applicant is also requesting several exceptions to the requirements of the UDC as part of the request that involve reductions in the minimum lot sizes for the single-family dwellings, modifications to the installation of landscaping, buffering and screening, use of commercial setbacks along Frontgate Drive, and waiver of the requirement for an entrance accessing the commercial building along Frontgate Drive to face Frontgate Drive.

The currently existing *Copperstone Commercial C-P* plan did not include any buildings at the time of approval, and was approved to allow the construction of the private street located north of the site.

The Planning and Zoning Commission considered this request at their June 6, 2019 meeting. Staff presented its report and the applicant gave an overview of the request. Several members of the public spoke in favor of the plan as presented, including the request to reduce the typical landscaping requirements. The Commission inquired about the landscaping and verified that the landscaping shown on the plan would be required to be installed.

Following additional discussion, a motion to approve the PD plan amendment with all requested exceptions was passed (8-0).



The Planning Commission staff report, locator maps, PD plan, statement of intent, list of existing permitted C-1 uses prior to UDC adoption, correspondence, and meeting minute excerpts are attached

Fiscal Impact

Short-Term Impact: None anticipated within the next two years. Public infrastructure extension/expansion would be at the cost of the developer.

Long-Term Impact: Public infrastructure maintenance such as roads, sewers, and water, as well as public safety and solid waste service provision. Future impacts may or may not be offset by increased user fees and/or property tax collections.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Land Use & Growth Management, Tertiary Impact: Not Applicable

Legislative History

| Date | Action |
|-----------|--|
| 6/18/2007 | Approved <i>Copperstone Commercial C-P</i> plan (Ord. #19553) |
| 11/2/1998 | Approved annexation and rezoning of the site to C-P. (Ord. #15793) |

Suggested Council Action

Approve the major amendment for the *Copperstone Lot 102A PD* plan, along with the associated statement of intent, as recommended by the Planning and Zoning Commission.