



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: January 3, 2022

Re: Woods Edge PD Plan – Major Amendment (Case #28-2022)

## Executive Summary

Approval of the request will amend a portion of the existing Woods Edge Planned Development (PD) Plan by authorizing the reduction of acreage allocated to two common lots and the expansion of eight existing residential lots within the development abutting those common lots. The revision also updates the PD Plan to reflect previously approved platting actions that resulted in the extension of Hoylake Drive between Highway WW and Rolling Hills Road.

## Discussion

Crockett Engineering Consultants (agent), on behalf of JQB Construction Inc. and other property owners (owners), are seeking approval of a major amendment to the Woods Edge PUD Plan. The amendment proposes to expand existing Lots 14, 20, and 24-29 via a reduction in the size of common lots C7 and C9 as well as proposes the creation of two new common lots to be known as Lot C10 (formerly part of C7) and C11 both along Hoylake Drive. The affected lots are located to the north and south of Hoylake Drive and west of Bandon Dunes Ct, approximately 1,500 feet west of Rolling Hills Road.

The applicants are seeking to enlarge several residential lots within the neighborhood by transferring property currently allocated to common lots C7 and C9 to adjacent property owners. With the exception of the expansion of Lot 14, the property currently in the common lots proposed to be transferred does not include any trees or other existing vegetation and is adjacent to the rear of the properties that would be expanded. Lot 14 includes about 8,000 square feet of climax forest area that potentially could be removed.

As a result of the proposed revision a new common lot (C10) will be created. C10 is the portion of original C7 that had a stand of trees upon it which was part of the development's overall tree preservation area. Common lot (C11), located in the southwest corner of the development, will also be shown on the revised PD. This lot was previously created by the platting action that joined the Wood Edge PD with the Brooks subdivision to the southwest with the extension of Hoylake Drive from Rolling Hills Drive to Highway WW.

The Planning and Zoning Commission considered this request at their December 9, 2021 meeting. Staff presented its report and the applicant gave an overview of the request. The agent for the property owners gave an overview of the proposal, and several of the property owners involved with the request spoke during the public hearing. In addition to members of the public addressing the Commission directly, staff received an email (attached) expressing concerns with the proposal. One member of the public not involved



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in the revision, but directly west of the area in question, shared concerns that the transfer of the common lot could exacerbate a stormwater issue she experiencing on her property. One of the owners involved in the project responded that they intend to grade the site and seed/sod the area, which would likely help reduce stormwater impacts on their neighbor's property, which is located at a lower grade than the other lots involved in the project.

The Commission expressed concerns with the stormwater issues, inquired on the responsibility to complete the grading and seeding of the common lot, and discussed the impacts that the condition of the common lot (an unseeded topsoil stockpile) may be having on stormwater. Staff noted it was unaware of the stated concerns and indicated that the City's site development staff would review the existing stormwater plan and land disturbance permit for the site.

Following additional discussion, a motion to approve the PD plan amendment passed (5-3). Commissioners voting against the motion expressed concerns with transferring the common lots before they had been graded and seeded. Commissioners in support of the motion favored allowing the residents to complete the work on the site as requested.

Following the public hearing, Building and Site Development Division staff visited the area in question and based upon their inspection it did not appear there were any specific discrepancies between the land disturbance plan and the grading of the lot of the individual who shared concerns during the hearing. The common lot includes a topsoil stockpile, which has been seeded to the extent required.

The Planning Commission staff report, locator maps, PD plan, PUD Plan (8/4/14), Final Plat (3/20/17), Final Plat (8/20/18), statement of intent (12/6/10), public 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: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

### [Comprehensive Plan Impacts:](#)

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



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## Legislative History

Date	Action
08/04/2014	Approved PUD Plan of Woods Edge (Ord. #22150)
03/20/2017	Approved Final Plat of The Brooks, Plat No. 1 (Ord. #23118)
08/20/2018	Approved final plat of The Brooks, Plat No. 1-A (Ord. #23616)

## Suggested Council Action

Approve the major amendment to the *Woods Edge PD Plan* as recommended by the Planning and Zoning Commission.