



Date: March 7, 2022
 To: Planning and Zoning Board
 From: Ellen Hardgrove, City Planning Consultant
 XC: Sandy Riffle, Interim City Clerk
 Brett Sollazzo, Administrative Assistant
 Drew Smith, City Attorney
 Re: Holden Avenue PD Development Plan/Preliminary Subdivision Plan

Agenda Item Description

The Holden Avenue PD Land Use Plan was approved February 16, 2021. The Development Agreement was recorded 3/22/2021 (DOC #202110162289). Per Code Section 134-458, the next phase of the PD process is approval of the Development Plan (DP), which typically is also the Preliminary Subdivision Plan (PSP).

The applicant has submitted the “Holden Avenue PD – Haven Oaks Development Plan/ Preliminary Subdivision Plan” dated “Received February 28, 2022” submitted by AVCON, along with landscape plans from Daly Design Group (ddg) dated “Received February 28, 2022,” and a comprehensive sign plan for the DP/PSP dated “Received March 7, 2022.”

DP/PSP Consistency with Development Agreement

Generally, the DP/PSP is consistent with the Development Agreement; however, it should be noted that there has been a significant change in the subdivision’s lot size composition.

As allowed for in Development Agreement, some of the 60 feet wide lots shown on the Land Use Plan can be exchanged for 50 feet wide lots if competent substantial evidence is shown that the reduction of lot size allows for preservation of historic or specimen trees that would not otherwise have been preserved or expansion of the recreation area. The table below summarizes the change.

Lot width	Number of Lots		
	Per Development Agreement	Approved Land Use Plan	As currently proposed
50 feet	Maximum 3	3 (6.9%)	20(46.5%)
60 feet	Minimum 36	36 (83.7%)	19 (44.2)
70 feet	Minimum 4	4 (9.3%)	4 (9.3%)
Total	43	43	43

Also to be noted was a discussion item at the Development Review Committee related to the proposed “recreation area.” The submitted plans show 0.821 acre of recreation area in two tracts, meeting the minimum required area of 0.775 acre; however, there was question as to whether the “recreation tracts” are recreational areas or simply open space. Furthermore, there was a recommendation that a covered pavilion/area be added to the playground area to provide a shelter from the sun or to accommodate a neighborhood event or birthday party for their child. The applicant has chosen to move forward with only including a pavilion on Tract E and a playground on Tract F.

There is the potential that when construction drawings are finalized, recreation tracts or the number of parking spaces in the lot near the proposed lift station would be reduced. Should this occur below that required by the Development Agreement or the parking spaces reduced below that shown on the Land Use Plan, the DP/PSP approval should be reconsidered.

While the DP/PSP is generally consistent with the Development Agreement, there is a minor change that needs to be made prior to the City Council public hearing. Sheet C-300 Note 9 inaccurately identifies the Development Agreement’s limit on 50 feet wide lots and minimum 60 feet wide lots. The limit of 50 feet wide lots is three (3), not ten (10), and the minimum number of 60 feet wide lots is 36, not 29.

Proposed Signage

In addition to the approval of the DP/PSP, the applicant has submitted an application for a comprehensive sign plan as presented in the ddg plans. The request is made to allow flexibility in sign design.

Whereas the proposed subdivision sign could be placed on the perimeter wall and meet the City sign requirements, the applicant has requested approval of a more creative sign to improve the aesthetics: freestanding signs constructed in front of the perimeter wall on both sides of the entrance road. That proposed will have a positive impact on the aesthetics, and will enhance community character and individual property values.

The proposed eight (8) feet high sign is will be in front of and parallel to the six (6) feet high perimeter wall.

Recommended Motions from a Land Planning Perspective

- I. Approval of the Holden Avenue PD Development Plan/Preliminary Subdivision Plan, known as Haven Oaks DP/PSP, which include the AVCON plans dated “Received February 28, 2022” and Daly Design Group Landscape Plans dated “Received 28, 2022,” conditioned on the following:
 - 1) The DP/PSP will be revised prior to Council’s public hearing to correct Sheet C-300 Note 9 related to the correct number of permissible 50 fee and 60 feet wide lots;

- 2) A requirement that the DP/PSP be revised and resubmitted through the approval process should the preliminary construction drawings demonstrate the need to a) reduce the recreation areas below the minimum required per the Development Agreement or b) reduce the number of parking spaces shown on the Land Use Plan; and,
- 3) Any other conditions the Planning and Zoning Board would recommend related to issues identified in the City Engineer's and Landscape Architect's reports.

II. Approval of the Comprehensive Sign Plan included in the Daly Design Group plans dated "Received March 7, 2022" including the color illustration.