



## ITEM SUMMARY

**MEETING DATE:** May 17, 2021

**FROM:** Kara Irwin-Ferris, AICP, Building, Planning & Engineering Director

**SUBJECT:** **Resolution 2021-07, SP-20-01**  
Site Plan for Ranchette Road Townhomes

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### BACKGROUND

Urban Design Kilday Studios, as agent for James H. and Elona I. Henry Revocable Trust, Henry Holdings, Inc. and Joseph and Vicki Byrne, the owners of three parcels of land totaling approximately 10.58 acres is requesting site and development plan approval for 74 townhouse units. The property is located on the west side of Ranchette Road at 1281, 1283 and 1351 Ranchette Road. The subject site is currently in unincorporated Palm Beach County. The site is comprised of three (3) parcels of land, with two (2) single-family homes and a nursery. Concurrent petitions for an annexation (ANX-20-02), comprehensive plan amendment (CPA-20-03), and a zoning change (ZC-20-03) are being processed for the site.

On January 25, 2021, the Zoning Board of Adjustments and Appeals granted a variance request (BA-20-02) for reduction of single car garage dimensions for interior townhome units only.

The Land Development Staff reviewed this proposal and recommended approval, followed by the Planning Commission recommending approval by a vote of 7-0 at their meeting February 17, 2021.

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### ANALYSIS

The petition is for site and development plan approval to construct 74 townhouse unit dwellings. The dwellings are attached in groups of four (18 buildings) and two unit building (1), with each dwelling having its own lot under fee-simple ownership. The common areas of the project will be maintained by a Homeowners Association. The plans depict landscape buffers around the entire perimeter of the project as well as landscaping internal to the project in common areas and individual lots. A total of 276 vehicle parking spaces, 112 in garages, 111 in driveways, and 53 on street parking spaces throughout the site. Ingress and egress to the site will be provided from Ranchette Road, as well as a sidewalk system to each unit and Ranchette Road. The proposed townhouse development is compatible with surrounding uses and comply with all the requirements in the RM-2 zoning district.

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### FINANCIAL INFORMATION

N/A

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### LEGAL

The site and development plan has been reviewed in accordance with applicable City Code requirements.

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## **STAFF RECOMMENDATION**

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*Approval of SP-20-02 through the adoption of Resolution 2021-07.*